

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/23/16
Agenda Item: 5

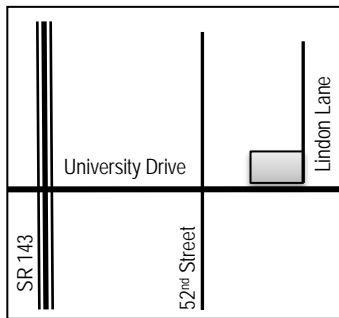
ACTION: Approve a Preliminary Subdivision Plat for UNIVERSITY TECH CENTER, located at 1830 West University Drive. The applicant is Alliance Land Surveying.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: UNIVERSITY TECH CENTER (PL160202) is requesting a two (2) lot subdivision plat for a property that has never been subdivided. There are currently two buildings onsite, primarily consisting of office and warehouse uses. The request includes the following:

1. Preliminary Subdivision Plat consisting of two (2) lots.



Property Owner
Applicant
Current Zoning District
Lot 1
Lot 2

University Tech Center, LLC
William Barnes, Alliance Land Surveying
General Industrial (GID)
+/- 2.038 acres (88,792 SF)
+/- 1.559 acres (67,889 SF)

ATTACHMENTS: Development Project File

STAFF CONTACT: Obenia Kingsby, Planner I (480) 858-2394

Department Director: Jeff Tamulevich, Interim Community Development Director
Legal review by: N/A
Prepared by: Obenia Kingsby, Planner I
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located on the northwest corner of Lindon Lane and University Drive. The requested plat will create a two lot subdivision. The building on Lot 1 of this plat is approximately 26,735 SF and 18,816 SF on Lot 2.

REASONS FOR APPROVAL:

Based on the information provided, staff recommends approval of the requested Subdivision plat. The lots will have access to a public street and meet the technical standard of the Tempe City Code, Chapter 30, Subdivisions. This request will also conform to the conditions proposed.

CONDITIONS OF APPROVAL:

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department no later than one year from the date of City Council approval of the Final Subdivision Plat. Failure to record the plat within one year of City Council approval shall make the plat null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
3. Provide a legal description and exhibit for dedication of any new cross drainage agreement, if necessary.
4. Dedicate a cross access agreement between the new lots.
5. An easement shall be recording by separate instrument for the existing private fire line crossing the proposed property line. The Development Services Division – Civil Engineering will need to review and approve easement document prior to recordation of Subdivision Plat.

HISTORY & FACTS:

According to information available on the Maricopa County Assessor's website, both buildings onsite were constructed in 1987.

ZONING AND DEVELOPMENT CODE REFERENCE:

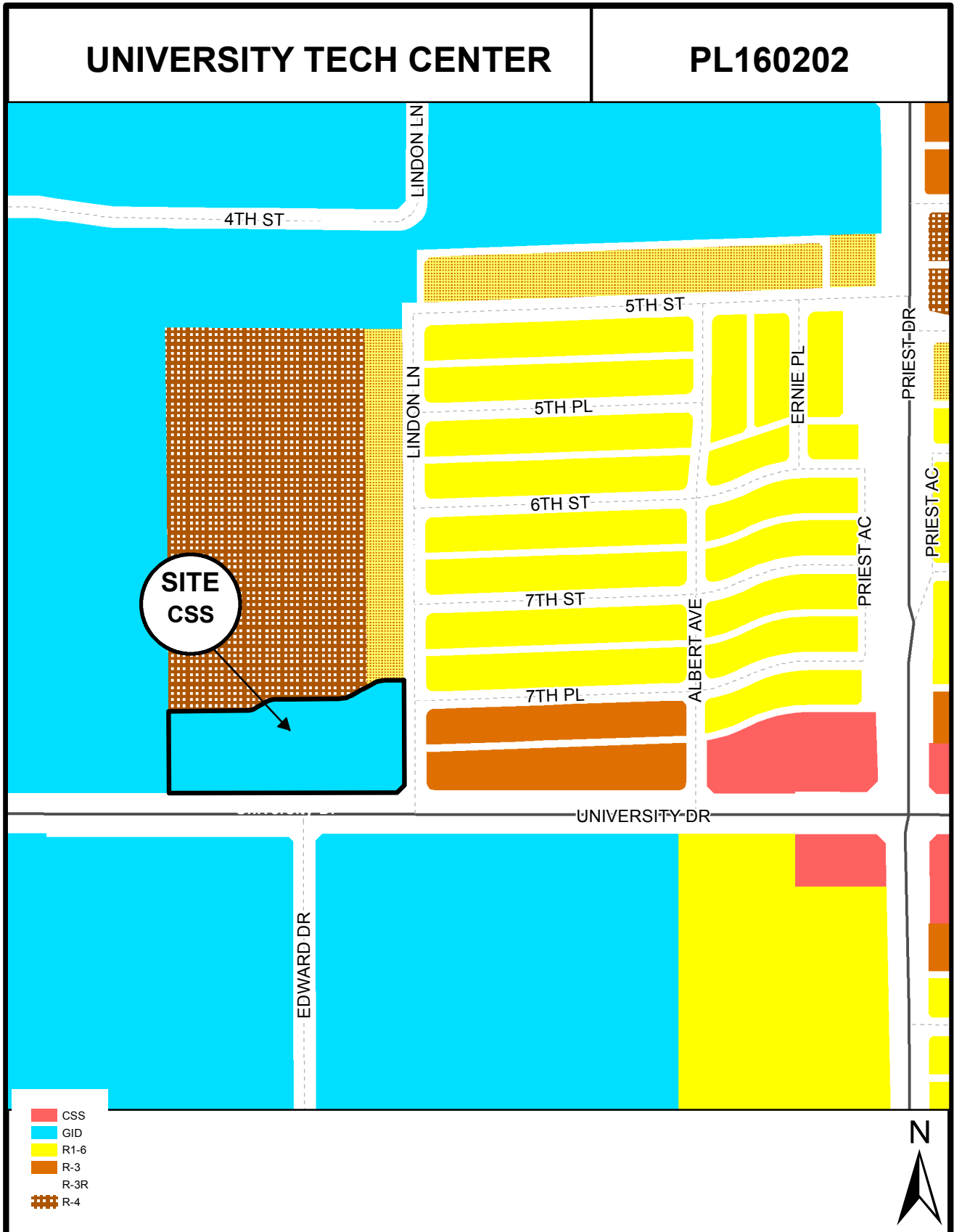
Section 6-307, Subdivisions



DEVELOPMENT PROJECT FILE
for
UNIVERSITY TECH CENTER
(PL160202)

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
- 4-6. Subdivision Plat



Location Map

UNIVERSITY TECH CENTER**PL160202****University Dr**

Maricopa County Assessor's Office

**Aerial Map**

ALLIANCE LAND SURVEYING, LLC

Professional Land Surveyors in Arizona

Letter of Explanation

For

Subdivision of 1830 & 1860 W. University Drive, Tempe, Arizona

The purpose of this application and submittal is to split Maricopa County Assessor's Tax Parcel 124-38-001-E into two parcels of land.

7900 North 70th Avenue, Suite 104 | Glendale, Arizona 85303

Phone (623) 972-2200 | Fax (623) 972-1616

E-mail: contactus@azals.com

A SUBDIVISION PLAT
FOR
UNIVERSITY TECH CENTER

LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

UNIVERSITY TECH CENTER, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AS OWNER; HAS PLATTED UNDER THE NAME OF "UNIVERSITY TECH CENTER", LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "UNIVERSITY TECH CENTER" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:

UNIVERSITY TECH CENTER, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY:

BY: _____ DATE: _____

ITS: _____

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED, _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

SEE SHEET 2

OWNER:

UNIVERSITY TECH CENTER, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
6501 WYOMING BOULEVARD NE
BUILDING 1, STE 3
ALBUQUERQUE, NM

BENCH MARK:

THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS CAP IN HANDHOLE LOCATED THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, CITY OF TEMPE MONUMENT NUMBER 106, HAVING AN ELEVATION OF 1145.47, CITY OF TEMPE DATUM.

BASIS OF BEARINGS:

THE MONUMENT LINE OF UNIVERSITY DRIVE, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, USING A BEARING OF SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST, PER THE DEED NO. 1991-0598790, M.C.R. AND A RECORD BEARING OF SOUTH 89 DEGREES 56 MINUTES 09 SECONDS EAST PER THE CITY OF TEMPE SURVEY CONTROL.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 20____.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

BY: _____ DATE _____
CITY ENGINEER

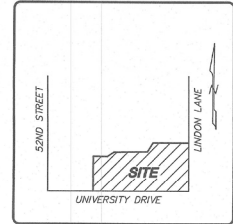
BY: _____ DATE _____
COMMUNITY DEVELOPMENT

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JULY, 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



G. BRYAN GOETZENBERGER, R.L.S. 31020



VICINITY MAP

NOT TO SCALE

NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. LOT CORNERS TO BE SET WITH 1/2" REBAR RLS 31020, UNLESS FOUND AND ACCEPTED OR NOTED OTHERWISE.
2. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
3. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2240L, DATED OCTOBER 16, 2013. ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

DS160477

PL160202

REC16125

**-PRELIMINARY-
NOT FOR
CONSTRUCTION
OR RECORDING**

UNIVERSITY TECH CENTER



STATEWIDE SERVICE IN ARIZONA
www.alliancelandsurveying.com

7000 N. 70th AVENUE TEL (602) 972-2200
SUITE 104 GLENDALE, AZ 85303 FAX (602) 972-1618

SHEET: 1 OF 3 DATE: 7-6-16 JOB NO: 160306

REC16125

PL160202

DS160477

A SUBDIVISION PLAT
FOR
UNIVERSITY TECH CENTER

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

A portion of the East half of the Southwest quarter of the Southeast quarter of Section Seventeen (17), Township One (1) North, Range Four (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described

as follows:

COMMENCING at the South quarter corner of said Section 17;
 THENCE South 89 degrees 59 minutes 53 seconds East along the South line of said Section 17, said line also being the centerline of University Drive, a distance of 661.46 feet to a point;
 THENCE North 00 degrees 34 minutes 32 seconds West, a distance of 55.00 feet to a point on the North right of way line of University Drive, said point also being the TRUE POINT OF BEGINNING;
 THENCE continuing North 00 degrees 34 minutes 32 seconds West, a distance of 219.51 feet to a point;
 THENCE North 89 degrees 44 minutes 00 seconds East, a distance of 206.31 feet to a point of curvature of a curve having a radius of 60.00 feet and a central angle of 30 degrees 00 minutes 00 seconds to the left;
 THENCE along said curve an arc distance of 31.42 feet to a point of tangency;
 THENCE North 59 degrees 44 minutes 00 seconds East, a distance of 27.85 feet to a point of curvature of a curve having a radius of 60.00 feet and a central angle of 30 degrees 00 minutes 00 seconds to the right;
 THENCE along said curve an arc distance of 31.42 feet to a point of tangency;
 THENCE North 89 degrees 44 minutes 00 seconds East, a distance of 162.92 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the left;
 THENCE along said curve an arc distance of 39.65 feet to a point of tangency;
 THENCE North 61 degrees 20 minutes 00 seconds East, a distance of 64.99 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the right;
 THENCE along said curve an arc distance of 39.65 feet to a point of tangency;
 THENCE North 89 degrees 44 minutes 00 seconds East, a distance of 45.76 feet to a point on the West right of way line of Lindon Lane;
 THENCE South 00 degrees 21 minutes 33 seconds East along said line, a distance of 282.63 feet to a point;
 THENCE South 44 degrees 49 minutes 17 seconds West, a distance of 28.19 feet to a point on the North right of way line of University Drive;
 THENCE North 89 degrees 59 minutes 53 seconds West along said line, a distance of 611.66 feet to the TRUE POINT OF BEGINNING.

LIENHOLDER RATIFICATION

STATE OF _____)
) SS.
 COUNTY OF _____)

KNOW ALL MEN BY THESE PRESENTS:

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S

OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER _____, THE UNDERSIGNED HERE BY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAME THIS

_____ DAY OF _____, 20_____.

 (LENDING ENTITY)

BY: _____
 ITS: _____

ACKNOWLEDGEMENT

STATE OF _____)
) SS.
 COUNTY OF _____)

BEFORE ME THIS _____ DAY OF _____, 20_____,
 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
 NOTARY PUBLIC, WHO ACKNOWLEDGED _____ TO BE _____

OF _____, THE BENEFICIARY OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT THEY AS AUTHORIZED PARTY, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

 NOTARY PUBLIC
 MY COMMISSION EXPIRES:

**-PRELIMINARY-
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DS160477

PL160202

REC16125

**-PRELIMINARY-
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UNIVERSITY TECH CENTER



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SHEET: 2 OF 3 | DATE: 7-6-10 | JOB NO: 160308

REC16125

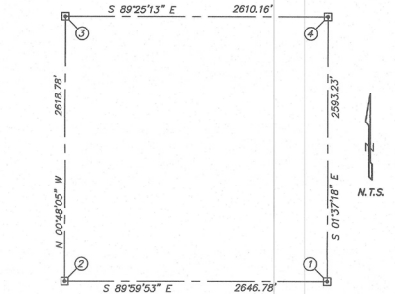
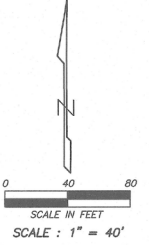
PL160202

DS160477

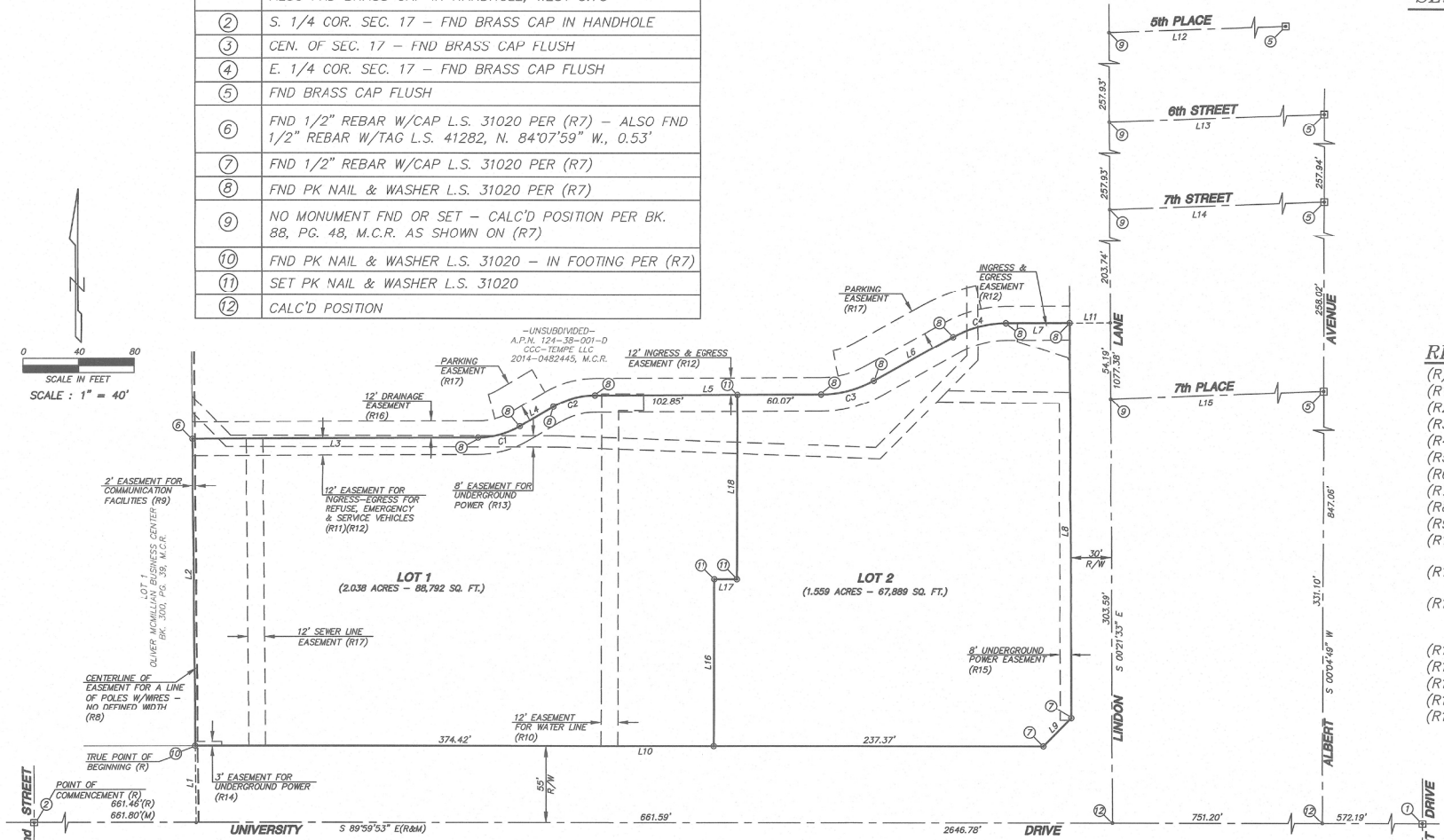
A SUBDIVISION PLAT FOR UNIVERSITY TECH CENTER

SE. 1/4, SEC. 17, T1N, R4E

MONUMENT TABLE	
①	SE. COR. SEC. 17 - FND BRASS CAP IN HANDHOLE - ALSO FND BRASS CAP IN HANDHOLE, WEST 5.75'
②	S. 1/4 COR. SEC. 17 - FND BRASS CAP IN HANDHOLE
③	CEN. OF SEC. 17 - FND BRASS CAP FLUSH
④	E. 1/4 COR. SEC. 17 - FND BRASS CAP FLUSH
⑤	FND BRASS CAP FLUSH
⑥	FND 1/2" REBAR W/CAP L.S. 31020 PER (R7) - ALSO FND 1/2" REBAR W/TAG L.S. 41282, N. 84°07'59" W., 0.53'
⑦	FND 1/2" REBAR W/CAP L.S. 31020 PER (R7)
⑧	FND PK NAIL & WASHER L.S. 31020 PER (R7)
⑨	NO MONUMENT FND OR SET - CALC'D POSITION PER BK. 88, PG. 48, M.C.R. AS SHOWN ON (R7)
⑩	FND PK NAIL & WASHER L.S. 31020 - IN FOOTING PER (R7)
⑪	SET PK NAIL & WASHER L.S. 31020
⑫	CALC'D POSITION



- REFERENCE DOCUMENTS**
- (R) RECORDING NO. 1991-0598790, M.C.R.
 - (R1) PLAT PER BOOK 88, PAGE 48, M.C.R.
 - (R2) PLAT PER BOOK 78, PAGE 22, M.C.R.
 - (R3) PLAT PER BOOK 81, PAGE 46, M.C.R.
 - (R4) PLAT PER BOOK 1006, PAGE 20, M.C.R.
 - (R5) R.O.S. PER BOOK 1022, PAGE 36, M.C.R.
 - (R6) R.O.S. PER BOOK 1233, PAGE 50, M.C.R.
 - (R7) R.O.S. PER BOOK 1238, PAGE 24, M.C.R.
 - (R8) DOCKET 5606, PAGE 3, M.C.R.
 - (R9) DOCKET 5763, PAGE 438, M.C.R.
 - (R10) RECORDING NO: 86-018760, M.C.R. RECORDING NO: 86-018761, M.C.R.
 - (R11) RECORDING NO: 86-018762, M.C.R. RECORDING NO: 86-018763, M.C.R.
 - (R12) RECORDING NO: 86-018764, M.C.R. RECORDING NO: 2014-0747606, M.C.R. RECORDING NO: 2015-0254762, M.C.R.
 - (R13) RECORDING NO: 86-245544, M.C.R.
 - (R14) RECORDING NO: 89-511234, M.C.R.
 - (R15) RECORDING NO: 93-0647062, M.C.R.
 - (R16) RECORDING NO: 2014-0746685, M.C.R.
 - (R17) RECORDING NO: 2014-0748950, M.C.R.



LINE	BEARING	DISTANCE
L1(R&M)	N 00°34'32" W	55.00'
L2(R&M)	N 00°34'32" W	219.51'
L3(R&M)	N 89°44'00" E	208.31'
L4(R&M)	N 89°44'00" E	27.85'
L5(R&M)	N 89°44'00" E	162.92'
L6(R&M)	N 61°20'00" E	64.99'
L7(R)	N 89°44'00" E	45.78'
L7(M)	N 89°44'00" E	45.97'
L8(R)	S 00°21'33" E	282.63'
L8(M)	S 00°21'33" E	282.64'
L9(R&M)	S 44°49'12" W	28.19'
L10(R)	N 89°59'53" W	611.66'
L10(M)	N 89°59'53" W	611.79'
L11	N 89°44'00" E	30.00'
L12	N 87°54'12" E	75.22'
L13	N 87°54'49" E	758.02'
L14	N 87°54'33" E	756.04'
L15	N 07°54'40" E	754.00'
L16	N 00°24'50" E	16.99'
L17	S 89°59'53" E	16.15'
L18	N 00°24'50" E	132.36'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	80.00'	31.42'	30°00'00"		
C1(M)	80.00'	31.42'	30°00'00"	S 74°44'00" W	31.06'
C2(R)	60.00'	31.42'	30°00'00"		
C2(M)	60.00'	31.42'	30°00'00"	N 74°44'00" E	31.06'
C3(R)	80.00'	39.65'	28°24'00"		
C3(M)	80.00'	39.65'	28°24'00"	S 75°32'00" W	39.25'
C4(R)	80.00'	39.65'	28°24'00"		
C4(M)	80.00'	39.65'	28°24'00"	N 75°32'00" E	39.25'

LEGEND

PROPERTY LINE —————
 EASEMENT LINE - - - - -
 MONUMENT LINE ————
 SUBDIVISION CORNER PIN TO BE SET (OR FOUND AS NOTED)
 FOUND SURVEY MONUMENT - SEE MONUMENT TABLE
 MARICOPA COUNTY RECORDER
 NOT TO SCALE
 SEE REFERENCE MATERIALS
 MEASURED
 RIGHT OF WAY

M.C.R.
 N.T.S.
 (R)
 (M)
 R/W

DS160477

PL160202

REC16125

ATTACHMENT 6

**-PRELIMINARY-
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UNIVERSITY TECH CENTER

ALLIANCE
LAND SURVEYING, LLC

STATEWIDE SERVICE IN ARIZONA
www.alliancelandsurveying.com

7900 N. 70TH AVENUE TEL: (623) 972-2200
 SUITE 104 GLENDALE, AZ 85303 FAX: (623) 972-1616

SHEET: 3 OF 3 DATE: 7-6-16 JOB NO: 160306

REC16125

PL160202

DS160477