

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/14/18
Agenda Item: 3

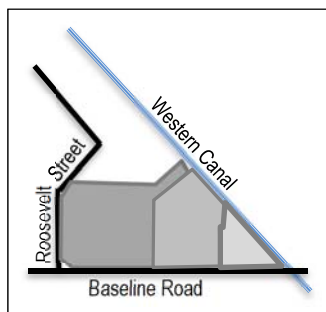
ACTION: Request a Preliminary Subdivision Plat, for three new lots for NEC BASELINE ROAD & ROOSEVELT STREET RETAIL and COBBLESTONE CARWASH, located at 660 and 616 West Baseline Road. The applicant is 3 Engineering LLC.

FISCAL IMPACT: There is no fiscal impact on City funds

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: NEC BASELINE ROAD & ROOSEVELT STREET RETAIL and COBBLESTONE CARWASH (PL180172) is comprised of 3 properties, one is a vacant lot from a former Trailer Park, which includes a small remnant extension to the east that was sold by a prior owner to the adjacent car wash but was never platted, the other two lots are the carwash. The current owner of the vacant lot and the owner of the carwash, is requesting a Preliminary Subdivision Plat to create two lots of the 1.54-acre parcel and would plat the .082-acre remnant parcel to the east along with the two lots to the south of the remnant into one lot that currently is used by the car wash, to create one lot for this commercial use to the east. The two new commercial pad lots are proposed for two restaurant buildings, each approximately 2,400 s.f. in size, each with drive throughs. This request includes the following:

SBD180022 Preliminary Subdivision Plat to subdivide one parcel into two lots and incorporate a remnant parcel with two additional lots to create a single lot, resulting in three new lots on 2.97 acres.



Existing Property Owner	Charlie Pelletier, Avalon Roosevelt, LLC
Existing Property Owner	Tuck Bettin, Cobblestone Carwash
Zoning District	TP Trailer Park, CSS Commercial Shopping & Service
<u>Existing parcels:</u>	
APN123-54-002L	67,201 s.f. (1.543 acres) (vacant)
APN123-54-002M	3,573 s.f. (.082 acres) (remnant)
APN124-54-009A	42,273 s.f. (.970 acres) (existing car wash)
APN123-54-003A	<u>16,350 s.f. (.375 acres) (existing car wash)</u>
Gross / Net site area	2.97 acres
<u>New Lots:</u>	
Lot 1	.830 acres (pad A)
Lot 2	.712 acres (pad B)
Lot 3	1.428 acres (existing car wash)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

The site is located on the north side of Baseline Road, east of Hardy Drive and west of College Avenue, in alignment with Kyrene Road to the south and adjacent to the Western Canal. Casa Fiesta HOA has a .79-acre landscape retention basin to the north of the site. The site includes a vacant parcel of land and an existing car wash. The car wash purchased a remnant portion of the existing vacant lot and redeveloped it with parking for the car wash without completing a subdivision plat or zoning amendment for the trailer park zoning. The proposed subdivision plat is required to rectify the existing discrepancies on the County Assessor site and the City parcel maps, as well as to facilitate the development of the lot at the north-east corner of Baseline Road and Roosevelt Street into two separate commercial lots.

This request includes the following: a Preliminary Subdivision Plat to create three new lots. The applicant is requesting the Development Review Commission take action on the Preliminary Plat, for further processing, the applicant will need City Council approval for a Final Subdivision Plat, for these three lots.

SITE PLAN REVIEW

The project was routed for the development plan review design request. Except for formatting and technical corrections, there were no site plan comments related to the Subdivision Plat.

PUBLIC INPUT

- A Neighborhood meeting is not required for Subdivision Plats.
- Neighborhood meeting was held for the requested zoning amendment of the vacant lot: June 21, 2018 from 5:30p.m. to 8:00 p.m. at Kiwanis Recreation Center, 6111 S. All American Way.
- Community Development staff attended the meeting

PROJECT ANALYSIS

GENERAL PLAN

The General Plan identifies this site as a Commercial Land Use. The proposed zoning amendment will bring the site into conformance with the General Plan and implement several of the goals and objectives within the General Plan. A portion of the site has never been platted, the Subdivision Plat is necessary to rectify errors in the County Assessor map and to facilitate development of the existing vacant lot.

CHARACTER AREA PLAN

The site is located within Character Area Six, which has not been developed at this time.

ZONING

The proposed project will amend the Zoning Map to CSS, Commercial Shopping and Service, to match the existing zoning on the adjacent car wash site.

CONDITIONS OF APPROVAL

PRELIMINARY SUBDIVISION PLAT:

1. If the subdivision plat contains common areas (OR if the condominium has multiple owners), a continuing care condition, covenant and restriction shall be provided (CC&R). The CC&Rs shall be reviewed and in a form satisfactory to the Community Development Director and City Attorney.
2. The Final Subdivision Plat shall be recorded prior to issuance of permits.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

DEADLINE: Preliminary Subdivision Plat shall be valid for a period of twelve (12) months from the date of Commission approval. Failure to submit a Final Subdivision Plat application within 12 months shall make the Preliminary Plat null and void.

CC&R'S: The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

HISTORY & FACTS:

- 500-1450 This parcel is within the boundaries of La Ciudad de Los Hornos (City of the Ovens), commonly known as Los Hornos, a sizeable Hohokam archaeological site. Tempe Historic Preservation Commission has classified this property as Archaeologically Sensitive.
- 1930-1969 According to historic aerials the site was used for agricultural uses. Sometime in the late 1960's residential structures were built on the portion currently used as a car wash.
- 1964 According to the Zoning map, the lots were zoned R-1 Single Family
- 1976 Grading and improvements were made for the trailer park
- 1979 The north-east corner lot was part of a larger area used as a trailer park.
- September 26, 1985 City Council approved a request to amend the zoning of 616 W Baseline Road from R1-6 to C-2 for Burke Auto Wash & Gas Facility. This zoning change did not include the vacant lot at 660 W. Baseline.
- October 16, 1985 Design Review Board approved design for Burke Auto Spa at 616 W Baseline Road.
- July 2, 1986 Design Review Board approved design for The Wash Works car wash.
- July 15, 1986 Hearing Officer approved a Use permit to operate a convenience market in conjunction with a gas station and carwash and a variance to reduce the required landscape strip along the north property line adjacent to the SRP canal from 6' to 0' for 616 W Baseline Road in the C-2 District.
- 1992 The new zoning map changed the zoning from R-1 Single Family to TP Trailer Park, a new classification more specific to the existing use on site.
- 1986-present 616 W. Baseline has been in operation as the current car wash use, currently Cobblestone Carwash.
- January 23, 1997 The property to the west of the car wash was vacated of the trailer use, and the Casa Fiesta Subdivision was created, excluding the vacant north-east corner of Roosevelt and Baseline, now addressed as 660 W. Baseline.
- 1979-1997 660 W. Baseline was a trailer park use.
- 1997-present 660 W. Baseline has remained vacant.
- May 8, 2012 A portion of the property addressed at 660 W. Baseline Road was assigned an APN number and sold to Cobblestone Carwash, without creation of a subdivision plat.
- June 21, 2018 Neighborhood meeting was held to introduce the project and receive public input.
- July 11, 2018 A second neighborhood meeting was held to meet advertising requirements and provide opportunity for further discussion with residents.
- August 14, 2018 DRC is scheduled for the requested Zoning Map Amendment from TP to CSS, a Development Plan Review, two Use Permits for drive throughs and a Preliminary Subdivision Plat.

August 30, 2018 City Council is scheduled for an introduction and first public hearing for the requested Zoning Map Amendment and Development Plan Review and a Final Subdivision Plat.

September 27, 2018 City Council is scheduled for a second and final public hearing for the Zoning Map Amendment and Development Plan Review.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments



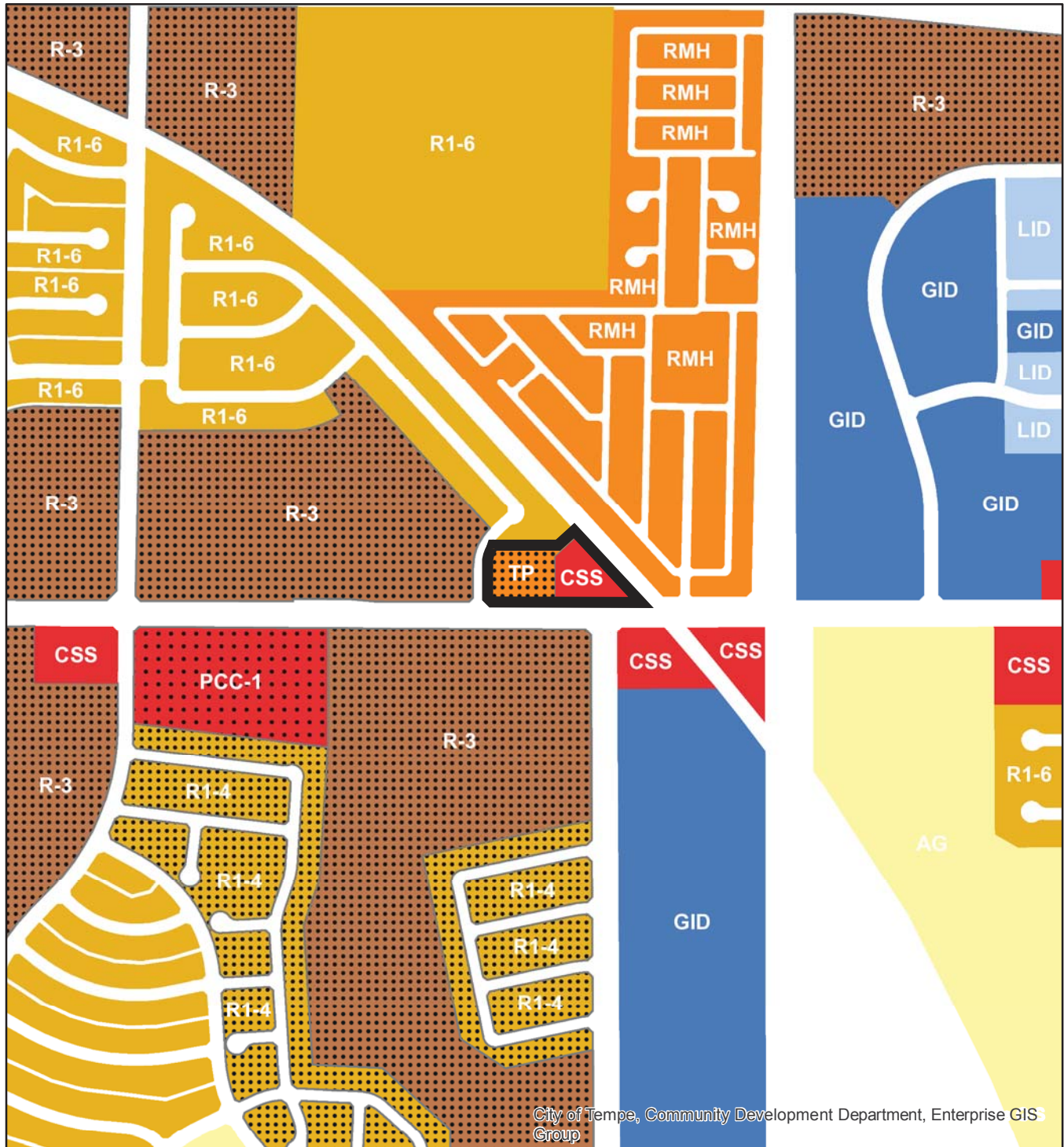
DEVELOPMENT PROJECT FILE
for
NEC BASELINE ROAD & ROOSEVELT STREET RETAIL
PLAT
(PL180172)

ATTACHMENTS:

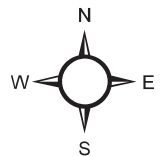
1. Location Map
2. Aerial
3. Site Plan Overlay on Aerial (for reference)
4. Letter of Explanation
- 5-8. Preliminary Subdivision Plat

NEC Baseline Road & Roosevelt Street Retail Plat

PL 180172



- | | |
|--|--|
|  Light Industrial District (LID) |  Single-Family Residential (R1-6) |
|  General Industrial District (GID) |  Single-Family Residential (R1-4) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential Limited (R-3) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Mobile Home Residence (RMH) |
|  Agricultural (AG) |  Trailer Park (TP) |

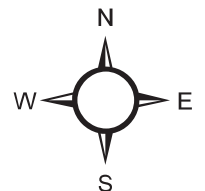


NEC Baseline Road & Roosevelt Street Retail

PL 180172



Aerial Map





PROJECT TEAM

ARCHITECT
 VERTICAL DESIGN STUDIOS, LLC
 4650 EAST COTTON CENTER BLVD, SUITE 140
 PHOENIX, ARIZONA 85040
 PHONE: 602.395.1000
 FAX: 602.395.1005
 EMAIL: jgreg@verticaldesignstudios.com
 CONTACT: Justin Gregonis

OWNER
 AVALON INVESTMENTS, INC
 19511 N HAVEN ROAD, STE D103
 SCOTTSDALE, ARIZONA 85260
 PHONE: 480.750.0750

ENGINEER
 CH2M HILL
 4801 S KYRENE RD, SUITE 100
 PHOENIX, ARIZONA 85044
 CONTACT: Chris Johnson

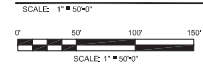
PROJECT DESCRIPTION

THIS SUBMITTAL CONTAINS INFORMATION FOR (2) NEW 10,000-SQ-FOOT PAD BUILDINGS TO BE CONSTRUCTED ON A 1.56-ACRE SITE LOCATED ON THE NORTHEAST CORNER OF BASELINE ROAD AND ROOSEVELT STREET.

SITE DATA

STANDARD	PROJECT DATA		
	EXISTING	PROPOSED	PROPOSED
GENERAL PLAN LAND USE & DENSITY	RESIDENTIAL USE	COMMERCIAL	RETAIL & RESTAURANT
ZONING	TRAILER PARK (RESIDENTIAL)	COMMERCIAL SHOPPING & SERVICE	COMMERCIAL SHOPPING & SERVICE
APNA SITE ADDRESS	12354 RD, 660% BASELINE RD, TEMPE, AZ		
GROSS NET SITE AREA	71,446 SF (1.56 AC)		
SUBMITTAL PLAT ON RECORD			
REBID DENSITY (DU/AC)	14	20 (U)	
TOTAL BUILDING AREA			4,000 SF
BUILDING HEIGHT (MEASURED FROM TOP OF GRADE - NOT FINISHED FLOOR)			
MAXIMUM BUILDING HEIGHT	30 FT	35 FT	26 FT
STEPBACK REQUIRED ADJACENT TO SF OR MF DISTRICTS	NO	NO	NA
MAXIMUM LOT COVERAGE (SF AND % OF NET SITE AREA (OVERALL))	60%	50%	4.9%
PAD A	60%	50%	2.2%
PAD B	60%	50%	6.6%
MINIMUM NET LOT AREA (SF)	1,500 SF (RENTAL SPACE)	NA	NA
MINIMUM COMMON RECREATION AREA PER SWIMMING (SF)	100 SF	NA	NA
MINIMUM SPREAD (FOOT WIDTH (FEET) X LENGTH (FEET))	30 FT X 55 FT	NA	NA
MINIMUM LANDSCAPE AREA (SF AND % OF NET SITE AREA) (OVERALL)	NA	15%	36.2%
PAD A	NA	15%	38.2%
PAD B	NA	15%	34.5%
SETBACKS			
PAD A			
FRONT	10 FT	10 FT	58 FT
PARKING			22 FT
SIDE			
BUILDING WALL (WEST)	5 FT	0 FT	19 FT
BUILDING WALL (EAST)	5 FT	0 FT	69 FT
REAR			
BUILDING WALL	5 FT	10 FT	32 FT
PAD B			
FRONT	10 FT	10 FT	52 FT
PARKING			20 FT
SIDE			
BUILDING WALL (EAST)	5 FT	0 FT	78 FT
STREET SIDE (WEST)	20 FT	0 FT	39 FT
REAR			
BUILDING WALL	5 FT	10 FT	112 FT
PAD A PARKING REQUIRED	2,400 S.F.	1/75	32 SPACES
PAD A PATIO PARKING REQ.	300 S.F.	1/75 (REST 300 S.F.)	0 SPACES
PAD B PARKING REQUIRED	2,230 S.F.	1/75	30 SPACES
PAD B PATIO PARKING REQ.	300 S.F.	1/75 (REST 300 S.F.)	0 SPACES
PAD A PARKING PROVIDED			30 SPACES
PAD B PARKING PROVIDED			30 SPACES
TOTAL PARKING REQUIRED			62 SPACES
TOTAL PARKING PROVIDED			62 SPACES
TOTAL DIFFERENCE			0
BI-CYCLE PARKING (REQ. RATIO)		1/1000	4 SPACES (4 SPACES PER PAD)

REFERENCE SITE PLAN



Restaurant Pad Buildings

660 West Baseline Road

Tempe, Arizona

07.12.18
 PROJECT NO.: 18009.00



4650 E. Cotton Center Boulevard Phoenix, AZ 85040
 602.395.1000 www.verticaldesignstudios.com

July 30, 2018

3 Engineering Job No. 1534

RE: *Plat Letter of Explanation*

The purpose of this plat is to combine all the parcels Cobblestone owns into 1 parcel and split the vacant parcel west of Cobblestone into 2 parcels. Cobblestone owns parcels APN 123-54-003A, 123-54-009A, and 123-54-002M. The vacant parcel is APN 123-54-002L. APN 123-54-002M is a remnant parcel of that was previously sold to Cobblestone but never platted as a part of a recorded Subdivision. Cobblestone has previously developed on APN 123-54-003A and 123-54-009A and then built parking on APN 123-54-002M. The area encompassed by the legal description of this plat includes all 3 parcels Cobblestone owns and the vacant parcel of land. APN 123-54-003A, 123-54-009A, and 123-54-002M will be combined into one lot and APN 123-54-002L will be split into two new parcels.

If you have any questions, please contact Mr. Dan Mann, P.E., 6370 E. Thomas Road, Suite 200, Scottsdale, AZ 85251, phone number 602-402-9017, dan@3engineering.com.

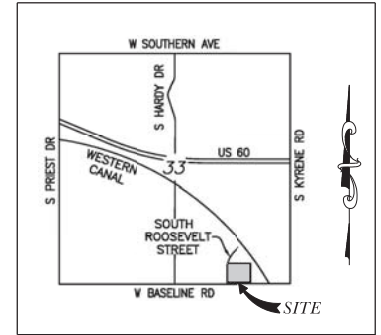
Sincerely,



Daniel G. Mann, P.E.
President

A PRELIMINARY PLAT
FOR
**N.E.C. BASELINE ROAD &
ROOSEVELT STREET RETAIL**

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

DEDICATION:

CASA FIESTA TEMPE LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP AND COBBLESTONE AUTO SPA & MARKET XI L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS; HAVE PLATTED UNDER THE NAME OF "N.E.C. BASELINE ROAD & ROOSEVELT STREET RETAIL", LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISH THIS PLAT OF "N.E.C. BASELINE ROAD & ROOSEVELT STREET RETAIL" 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:

ON THIS _____ DAY OF _____, 2018 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 FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CASA FIESTA TEMPE LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP:

BY: _____ SCOTT WHITTINGTON _____ DATE: _____

ITS: MANAGER

ACKNOWLEDGMENT:

ON THIS _____ DAY OF _____, 2018 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 FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

COBBLESTONE AUTO SPA & MARKET XI L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ TUCK BETTIN _____ DATE: _____

ITS: MANAGER

**CASA FIESTA TEMPE
LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):**

SEE SHEET 2 FOR CASA FIESTA TEMPE LEGAL DESCRIPTION

**COBBLESTONE AUTO SPA & MARKET XI
LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):**

SEE SHEET 3 FOR COBBLESTONE AUTO SPA & MARKET XI LEGAL DESCRIPTION

OWNER(S)/DEVELOPER(S):

AVALON INVESTMENTS
7333 E. DOUBLETREE RANCH ROAD, SUITE 140
SCOTTSDALE, ARIZONA 85258

CONTACT: SCOTT WHITTINGTON
PHONE: (480) 376-8750
EMAIL: SCOTT@AVALONINVESTMENTSINC.COM

COBBLESTONE AUTO SPA
3739 E. BELL ROAD
PHOENIX, ARIZONA 85032

CONTACT: TUCK BETTIN
PHONE: (602) 920-9274
EMAIL: T.BETTIN@COBBLESTONE.COM

BENCHMARK:

SOUTH 1/4 COR, SEC 33, T-1-N, R-4-E
BRASS CAP IN HANDHOLE

ELEVATION: 1191.00 (CITY OF TEMPE DATUM) *120

BASIS OF BEARING:

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SEC. 33 T-1-N, R-4-E USING A BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, BEING NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST BY C.O.T. DATUM.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2018.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

BY: _____ CITY ENGINEER _____ DATE _____

BY: _____ COMMUNITY DEVELOPMENT _____ DATE _____

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES A. LOFTIS, R.L.S.
ARIZONA NO. 26404



NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. IN ACCORDANCE WITH ARS 45-578.
2. LOT CORNERS TO BE SET WITH 1/2" REBAR. R.L.S. #26404 OR "P.K." NAIL WITH TAG R.L.S. #26404
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL RETAIN THE 100-YR DESIGN STORM PER ORD. 819.1 AND 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 "X"(DOTTED) AND ZONE "A" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 04013C2240L, DATED OCTOBER 16, 2013. ZONE "X"(DOTTED) 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 WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE "A" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD, THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.

<p>planning civil engineering surveying</p>	<p>30 engineering, LLC 1076 E. BELL ROAD SUITE 200 SCOTTSDALE, ARIZONA 85251 PHONE: (480) 884-8841 FAX: (480) 884-8820 WWW.30ENGINEERING.COM</p>	<p>PROJECT NO. 1534</p> <p>DATE: 07/26/18</p> <p>SHEET NO. PLAT01</p> <p>1 of 4</p>
	<p>DESIGNED: _____ DRAWN: _____</p>	

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DS171245

SBD180022

REC18109

REC18 109

SBD180022

DS171245

**CASA FIESTA TEMPE
LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE NORTH 1 DEGREES 19 MINUTES 47 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 39.94 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY-LINE OF BASELINE ROAD, SAID LINE BEING 55 FEET FROM ITS CENTERLINE AND SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1 DEGREES 19 MINUTES 47 SECONDS EAST, ALONG THE SAID MID-SECTION LINE A DISTANCE OF 1900.54 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WESTERN CANAL;

THENCE SOUTHEASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF THE WESTERN CANAL, SAID LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 3767.19 FEET AND A CENTRAL ANGLE OF 0 DEGREES 40 MINUTES 22 SECONDS, A DISTANCE OF 44.25 FEET TO A POINT, SAID POINT BEING THE TRUE NORTHWESTERLY PROPERTY CORNER;

THENCE CONTINUING ALONG THE SAID SOUTH RIGHT-OF-WAY LINE ALONG A CURVE HAVING A RADIUS OF 3767.19 FEET AND A CENTRAL ANGLE OF 20 DEGREES 28 MINUTES 30 SECONDS, AN ARC DISTANCE OF 1346.23 FEET TO ITS POINT OF TANGENCY;

THENCE SOUTH 42 DEGREES 33 MINUTES 10 SECONDS EAST, A DISTANCE OF 1087.30 FEET TO A POINT;

THENCE SOUTH 37 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE OF 132.60 FEET TO A POINT;

THENCE SOUTH A DISTANCE OF 190.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID LINE BEING 55 FEET FROM ITS CENTERLINE;

THENCE NORTH 89 DEGREES 40 MINUTES 20 SECONDS WEST, ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1747.78 FEET TO A POINT;

THENCE CONTINUING NORTH 89 DEGREES 40 MINUTES 10 SECONDS WEST; A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WEST 40 FEET THEREOF; AND

EXCEPT THAT PORTION CONVEYED TO MARICOPA COUNTY IN WARRANTY DEED RECORDED AS DOCKET 8311, PAGE 676; AND

EXCEPT THAT PORTION CONVEYED TO STEVE BURK AND CAROL BURK, HUSBAND AND WIFE IN SPECIAL WARRANTY DEED RECORDED AS 1997-792210; AND

EXCEPT THAT PORTION LYING WITHIN FINAL PLAT FOR CASA FIESTA RECORDED IN BOOK 435 OF MAPS, PAGE 25; AND

EXCEPT THAT PORTION LYING WITH IN SAN PALMILLA RECORDED IN BOOK 496 OF MAPS, PAGE 6.



REC-18 109
SBD 180022
DS 171245

	30 ENGINEERING, LLC 6716 BIRDALE ROAD SUITE 202 SCOTTSDALE, ARIZONA 85251 PHONE: (480) 354-8497 FAX: (480) 494-2230 WWW.30ENGINEERING.COM	PROJECT NO. 1534
	planning civil engineering surveying	DATE: 07/26/18
DRAWN: H.B.V.		SHEET NO. PLAT02 2 of 4

DS171245 SBD180022 REC18109

**COBBLESTONE AUTO SPA & MARKET XI
LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED TEMPE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 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 33;

THENCE EAST 658.66 FEET (MEASURED 659.01 FEET) TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33;

THENCE NORTH 01 DEGREES 18 MINUTES 47 SECONDS EAST 36.17 FEET ALONG THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33 TO THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID POINT BEING DISTANT 55.00 FEET FROM ITS CENTERLINE;

THENCE SOUTH 89 DEGREES 40 MINUTES 20 SECONDS EAST 1,129.21 FEET (MEASURED 1,130.42 FEET) ALONG SAID NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD TO THE TRUE POINT OF BEGINNING, SAID POINT BEING NORTH 29.70 FEET FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 33;

THENCE NORTH 190.00 FEET (MEASURED 190.02 FEET);

THENCE NORTH 47 DEGREES 26 MINUTES 50 SECONDS EAST 130.10 FEET (MEASURED NORTH 47 DEGREES 25 MINUTES 42 SECONDS EAST, 136.47 FEET) TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF THE WESTERN CANAL;

THENCE SOUTH 42 DEGREES 33 MINUTES 10 SECONDS EAST 117.05 FEET (MEASURED SOUTH 42 DEGREES 25 MINUTES 42 SECONDS EAST, 110.37 FEET) ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF THE WESTERN CANAL;

THENCE SOUTH 192.75 FEET (MEASURED 201.82 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID POINT BEING DISTANT 55.00 FEET FROM ITS CENTERLINE;

THENCE NORTH 89 DEGREES 40 MINUTES 20 SECONDS WEST 175.00 FEET (MEASURED 174.88 FEET) TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THAT LIES WITHIN THE FOLLOWING DESCRIBED PROPERTY; COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1990.19 FEET TO THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST 28.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID POINT BEING 55.00 FEET NORTH OF THE CENTERLINE OF SAID BASELINE ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 40 MINUTES 20 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 25.04 FEET TO THE SOUTHEAST OF THAT CERTAIN PARCEL CONVEYED TO C & L INVESTMENT CO., A CALIFORNIA PARTNERSHIP, IN DEED RECORDED IN DOCKET 8311, PAGE 675, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL, 93.68 FEET; THENCE EAST 9.30 FEET; THENCE NORTH 97.98 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF THE WESTERN CANAL;

THENCE SOUTH 42 DEGREES 25 MINUTES 42 SECONDS EAST ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, 256.33 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD;

THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 157.22 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THAT PORTION OF ABANDONED BASELINE ROAD LYING IMMEDIATELY SOUTH AND ADJACENT TO PARCEL NO. 1 DESCRIBED HEREIN, AS SUCH TITLE VESTS AS PROVIDED BY LAW PURSUANT TO ORDINANCE OF ABANDONMENT RECORDED OCTOBER 15, 1996 IN RECORDING NO. 1996-730762, RECORDS OF MARICOPA COUNTY, ARIZONA.

**COBBLESTONE AUTO SPA & MARKET XI
LEGAL DESCRIPTION (PRIOR TO SUBDIVISION): CONTINUED**

PARCEL NO. 3:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 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 33;

THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1990.19 FEET TO THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST 28.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID POINT BEING 55.00 FEET NORTH OF THE CENTERLINE OF SAID BASELINE ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 40 MINUTES 20 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 25.04 FEET TO THE SOUTHEAST OF THAT CERTAIN PARCEL CONVEYED TO C & L INVESTMENT CO., A CALIFORNIA PARTNERSHIP, IN DEED RECORDED IN DOCKET 8311, PAGE 675, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL, 93.68 FEET; THENCE EAST 9.30 FEET; THENCE NORTH 97.98 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF THE WESTERN CANAL;

THENCE SOUTH 42 DEGREES 25 MINUTES 42 SECONDS EAST ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, 256.33 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD;

THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 157.22 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:

THAT PORTION OF ABANDONED BASELINE ROAD LYING IMMEDIATELY SOUTH AND ADJACENT TO PARCEL NO. 3 DESCRIBED HEREIN, AS SUCH TITLE VESTS AS PROVIDED BY LAW PURSUANT TO ORDINANCE OF ABANDONMENT RECORDED OCTOBER 15, 1996 IN RECORDING NO. 1996-730762, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE NORTH 01 DEGREES 19 MINUTES 47 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 39.94 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID LINE BEING 55.00 FEET FROM THE MONUMENT LINE OF SAID BASELINE ROAD;

THENCE SOUTH 89 DEGREES 40 MINUTES 20 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1,524.20 FEET; THENCE NORTH 44 DEGREES 36 MINUTES 10 SECONDS WEST, 28.25 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, 435.69 FEET, TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 172.50 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 16 MINUTES 59 SECONDS (MEASURED 29 DEGREES 14 MINUTES 23 SECONDS), A DISTANCE OF 88.16 FEET (MEASURED 88.03 FEET);

THENCE SOUTH 89 DEGREES 40 MINUTES 20 SECONDS EAST, 259.59 FEET (MEASURED 261.20 FEET) TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 40 MINUTES 20 SECONDS EAST, 10.05 FEET;

THENCE NORTH 47 DEGREES 26 MINUTES 50 SECONDS EAST, 91.42 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WESTERN CANAL;

THENCE SOUTH 42 DEGREES 33 MINUTES 10 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 30.00 FEET (MEASURED 29.87 FEET);

THENCE SOUTH 47 DEGREES 26 MINUTES 50 SECONDS WEST, 132.60 FEET;

THENCE NORTH, 49.92 FEET TO THE TRUE POINT OF BEGINNING.

**COBBLESTONE AUTO SPA & MARKET XI
LEGAL DESCRIPTION (PRIOR TO SUBDIVISION): CONTINUED**

PARCEL NO. 6:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER FROM WHICH THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER BEARS WEST 1964.96 FEET;

THENCE NORTH 28.70 FEET TO A POINT ON THE NORTH 55 FOOT RIGHT-OF-WAY LINE OF BASELINE ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 201.82 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE WESTERN CANAL; THENCE SOUTH 42 DEGREES 25 MINUTES 42 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 13.78 FEET;

THENCE SOUTH 191.70 FEET TO A POINT ON THE NORTH 55 FOOT RIGHT-OF-WAY LINE OF BASELINE ROAD;

THENCE NORTH 89 DEGREES 40 MINUTES 20 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 9.30 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THEREFROM THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 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 33;

THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1990.19 FEET TO THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST 28.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID POINT BEING 55.00 FEET NORTH OF THE CENTERLINE OF SAID BASELINE ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 40 MINUTES 20 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 25.04 FEET TO THE SOUTHEAST OF THAT CERTAIN PARCEL CONVEYED TO C & L INVESTMENT CO., A CALIFORNIA PARTNERSHIP, IN DEED RECORDED IN DOCKET 8311, PAGE 675, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL, 93.68 FEET; THENCE EAST 9.30 FEET; THENCE NORTH 97.98 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF THE WESTERN CANAL;

THENCE SOUTH 42 DEGREES 25 MINUTES 42 SECONDS EAST ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, 256.33 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD;

THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 157.22 FEET TO THE POINT OF BEGINNING.

APN: 123-54-002M, 123-54-003A, 123-54-009A



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<p>planning civil engineering surveying</p>	<p>ENGINEERING LLC 6716 DEVAL ROAD SUITE 205 SCOTTDALE, ARIZONA 85201 PHONE: 480-358-8847 FAX: 480-358-8820 WWW.30ENGINEERING.COM</p>	<p>PROJECT NO. 1534</p> <p>DATE: 07/26/18</p> <p>SHEET NO. PLAT03</p> <p>3 of 4</p>
	<p>DESIGNED: N.H.V.</p>	

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