



**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 6/11/2019  
Agenda Item: 3**

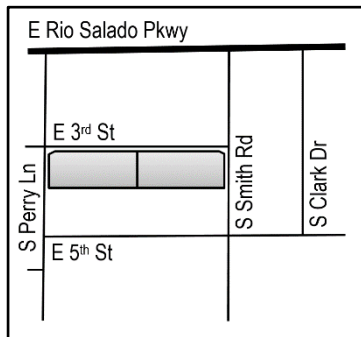
**ACTION:** Request a Preliminary Subdivision Plat to create two lot subdivision for **PRECISION FLEET SERVICES**, located at 360 South Smith Road. The applicant is Ganem Construction, LLC.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** **PRECISION FLEET SERVICES (PL180002)** consists of three (3) parcels, neither of which are part of a subdivision. There is an existing industrial building and parking lot across the parcels. On June 28, 2018 City Council approved an ordinance for a Planned Area Development (PAD) Overlay and a Development Plan Review for **PRECISION FLEET SERVICES (PL180002)**, consisting of a new 3-Story, 252,335 square-foot industrial building, located at 360 South Smith road, the GID zoning district. A condition of approval for the PAD Overlay requires a preliminary and final subdivision plat prior to final certificate of occupancy. On March 21, 2019 the Community Development Planning Division approved the 1<sup>st</sup> Amended Planned Area Development Overlay and a Minor Development Plan Review to reduce the warehouse/garage area. The request includes the following:

SBD190009 Preliminary Subdivision Plat consisting of two (2) lots.



Property Owner	309 South Perry, LLC
Applicant	Kenny Knight, Ganem Construction, LLC
Zoning District	GID (PAD)
Gross / Net site area	7.82 acres
Lot 1	3.63 acres
Lot 2	4.19 acres

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Lee Jimenez, Senior Planner (480) 350-8486

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

## COMMENTS

This site is located between East 3<sup>rd</sup> Street, East 5<sup>th</sup> Street, South Smith Road, and South Perry Street and is within the GID, General Industrial District, and within the Precision Fleet Services Planned Area Development Overlay District.

## Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Preliminary Subdivision Plat. The properties will have access to public streets and conform to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

## CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Final Subdivision Plat shall be recorded prior to issuance of permits.

## HISTORY & FACTS:

January 21, 1963	Board of Adjustment granted permission to build a new factory, SPORT CRAFT HOMES, located at 309 S Perry Ln in the I-2, General Industrial District.
March 22, 1972	Building Inspection Department passes final inspection of new building for NATIONAL MOBILE HOMES located at 309 S Perry Ln in the I-2, General Industrial District.
June 15, 1983	Design Review Board approved building elevations, site and landscape plan for PALM HARBOR HOMES (DR-83.80) located at 309 S Perry Ln in the I-2, General Industrial District.
April 18, 1984	Design Review Board approved the building addition for PALM HARBOR HOMES (DR-83.80) located at 309 S Perry Ln in the I-2, General Industrial District.
February 5, 1986	Design Review Board approved building elevations, and site plans for PALM HARBOR HOMES (DR-86.12) located at 309 S Perry Ln in the I-2, General Industrial District.
April 26, 1986	Board of Adjustment granted a variance for PALM HARBOR HOMES (A-83-4.7) to waive the required landscaping pockets within the on-site parking lot located at 309 S Perry Ln in the I-2, General Industrial District.
February 8, 1996	Design Review Board staff approved site plan modification to provide a 6' masonry wall and slatted gates required to screen mechanical equipment for PALM HARBOR HOMES located at 309 S Perry Ln in the I-2, General Industrial District.
November 20, 2012	Building Safety Division issued Building Permit (BP121764) to demolish seven (7) buildings at old Palm Harbor Homes site.
November 20, 2013	Building Safety Division Building Permit (BP121764) to demolish seven (7) buildings on old Palm Harbor Homes site expires.
August 8, 2017	Development Review Commission approved a Use permit to allow vehicle sales (indoor) and a Development Plan Review for a new industrial development consisting of 161,168 square-feet of above and below ground warehouse/garage and 13,106 square-feet of two-story office for PRECISION FEET SERVICES (PL160420), located at 360 South Smith Road in the GID, General Industrial District.
June 28, 2018	City Council approved an ordinance for a Planned Area Development Overlay and a Development Plan Review for PRECISION FLEET SERVICES (PL180002), consisting of a new 3-Story,

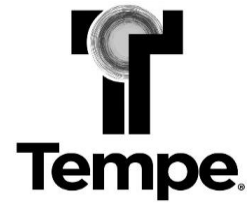
252,335 square-foot industrial building, located at 360 South Smith road, the GID zoning district.

March 21, 2019

Community Development Planning Division approved the 1<sup>st</sup> Amended Planned Area Development Overlay and Minor Development Plan Review for PRECISION FLEET SERVICES (PL180002), consisting of a new 2-Story industrial building with office and a warehouse/garage, located at 360 South Smith road, the GID zoning district.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-307, Subdivisions, Lot Splits and Adjustments



# **DEVELOPMENT PROJECT FILE**

for

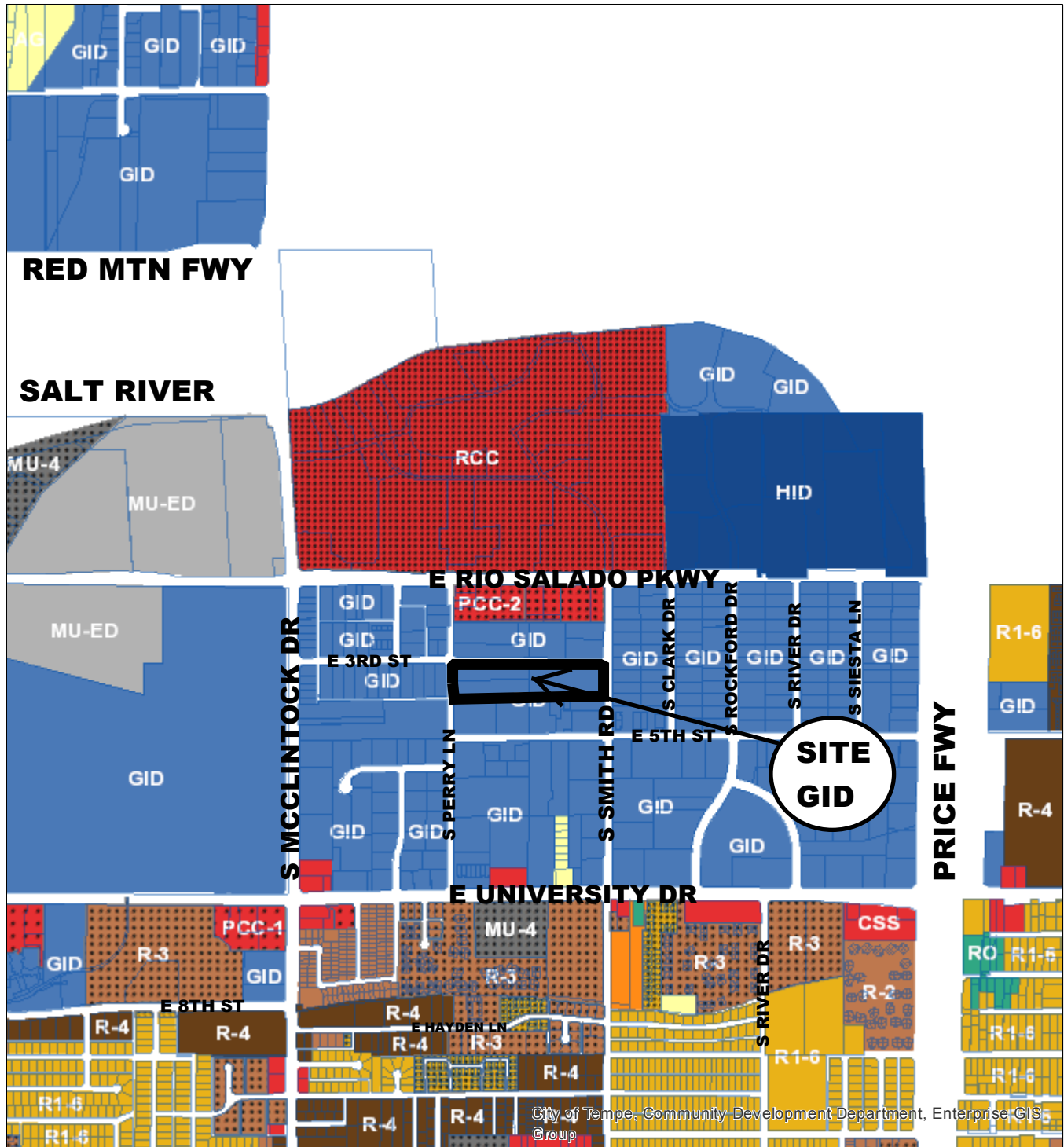
**PRECISION FLEET SERVICES  
(PL180002)**

## **ATTACHMENTS:**


















- 1-2. Site Context (Location Map and Aerial)
3. Applicant's Letter of Explanation
- 4-6. Preliminary Subdivision Plat

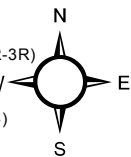
# PRECISION FLEET SERVICES

PL 180002



City of Tempe, Community Development Department, Enterprise GIS Group

- |  |   |  |
|--|---|--|
|  General Industrial District (GID)              |  Planned Commercial Center General (PCC-2)           |  Multi-Family Residential (R-2)             |
|  Heavy Industrial District (HID)                |  Regional Commercial Center (RCC)                    |  Multi-Family Residential Restricted (R-3R) |
|  Mixed Use High (MU-4)                          |  Residential/Office (RO)                             |  Multi-Family Residential Limited (R-3Y)    |
|  Mixed Use Educational (MU-ED)                  |  Agricultural (AG)                                   |  Multi-Family Residential General (R-4)     |
|  Commercial Shopping and Services (CSS)         |  Single-Family Residential (R1-6)                    |  Mobile Home Residence (RMH)                |
|  Planned Commercial Center Neighborhood (PCC-1) |  Single-Family Residential Planned Area Dev (R1-PAD) |  |



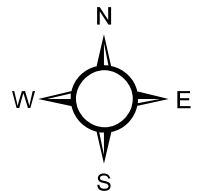


# PRECISION FLEET SERVICES

PL 180002



Aerial Map



To: Lee Jimenez, Senior Planner  
Suparna Dasgupta, Principal Planner  
City of Tempe

From: Christopher Norstrom, Project Manager  
Cawley Architects

Subject: Precision Fleet Services-  
Preliminary Plat Review  
360 S. Smith Road, Tempe, AZ

Date: March 11 , 2019

## PRELIMINARY PLAT REVIEW NARRATIVE

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Precision fleet services phoenix is a family owned & operated boutique dealership that specializes in the sale & service of all import and domestic vehicles.. The proposed use is an indoor climate-controlled vehicle show room at nearly 81,872 s.f. + 14,525 s.f. office.

The project as proposed conforms to the requirements and objectives of the general plan. Adjusting the existing property line will allow the existing site and use to continue and permit the proposed development to proceed in conformance with City of Tempe General Plan requirements.

The project conforms to the requirements of the Zoning and Development code and City regulations. All setbacks, public and private improvements shall be in accordance with City of Tempe ordinances and regulations as specified in Site Plan Review comments SPR18001, PL180002, PAD180005, DPR180031 and ZUP180025.

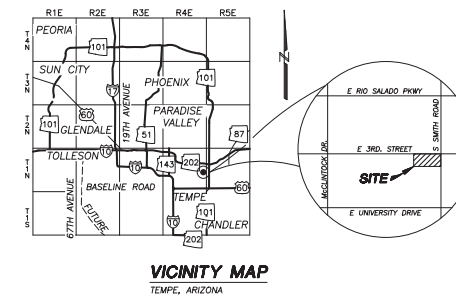
It is important to note that the owner shall abide by DPR-conditions of approval, general item #4. Prior to issuance to building permits, obtain a demolition permit or process a development plan review to address non-conforming parking and landscape standards for parcels 132-38-008K and 132-38-008N. Demolition or Site modifications shall be completed prior to final certificate of occupancy for the new development.

The site is classified as Zone X with 0.2% Annual Chance Flood Hazard per FEMA as shown on map number 04013C2245L, effective on 10/16/2013.





A SUBDIVISION PLAT  
FOR  
**PRECISION FLEET SERVICES**  
360 SOUTH SMITH ROAD, TEMPE ARIZONA 85281  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**DEDICATION:**

309 SOUTH PERRY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS PLATTED UNDER THE NAME "PRECISION FLEET SERVICES", A PLAT OF LOTS 1 AND 2, LOCATED IN THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID PRECISION FLEET SERVICES, A COMMERCIAL SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS, CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER AND NAME GIVEN, AS SHOWN ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR USE, SUCH, STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

**OWNER AUTHORIZATION:**

1309 SOUTH PERRY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ITS: \_\_\_\_\_

**ACKNOWLEDGMENT:**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED SELF 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):**

SEE SHEET 2

**OWNER/ DEVELOPER:**

309 SOUTH PERRY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
1941 E. 3RD STREET  
TEMPE, ARIZONA 85281

**SURVEYOR:**

JMA ENGINEERING CORPORATION  
727 E. BETHANY HOME ROAD, SUITE B110  
PHOENIX, ARIZONA 85012  
PHONE: (602) 248-0286  
CONTACT: JAY MIHALEK, PE, RLS

**BENCHMARK:**

BRASS CAP IN HANDHOLE AT INTERSECTION OF SOUTH SMITH ROAD AND UNIVERSITY DRIVE.

ELEVATION 1181.76 N.V.G.D. 29 (CITY OF TEMPE DATUM)

**BASIS OF BEARINGS:**

THE BASIS OF BEARING FOR THIS MAP IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN AS SHOWN ON THE CITY OF TEMPE, ARIZONA SURVEY CONTROL MAP DATED NOVEMBER 10, 2008, HAVING A BEARING OF NORTH 00° 10' 30" EAST.

**APPROVALS:**

APPROVED BY THE MAYOR AND 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 WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY OF 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Jay Mihalek* 5-10-19  
JAY E. MIHALEK, RLS # 17375 DATE

**NOTES:**

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2-INCH REBAR WITH RLS 17375 TAG OR AS NOTED.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. THE UNDERGROUND RETENTION SYSTEM AND/OR DRYWELL AS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLANS SHALL RETAIN THE RUNOFF VOLUME FROM THE 100-YEAR DESIGN STORM 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 THE STORM WATER WITHIN 36 HOURS, 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"; AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 04013C 2245 L, DATED OCTOBER 16, 2013. AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

REC19050

SBD190009

DS160021

**JMA ENGINEERING CORPORATION**

Voice 602.248.0286  
Fax 602.248.0276

727 E. Bethany Home Rd., Ste. B110  
Phoenix, Arizona 85014

**A SUBDIVISION PLAT  
PRECISION FLEET SERVICES  
360 SOUTH SMITH ROAD, TEMPE ARIZONA 85281**

Manager	BS
Checked	JM
Job No.	1802



SHEET  
**1**  
OF 3

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**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:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; AND

EXCEPT THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF ABOVE SECTION 13;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF ABOVE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTH 0 DEGREES 10 MINUTES 10 SECONDS WEST (ASSUMED BEARING) TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 13, A DISTANCE OF 652.68 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0L DEGREES 10 MINUTES 10 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT;

THENCE NORTH 88 DEGREES 40 MINUTES 05 SECONDS WEST TO THE WESTERLY LINE OF ABOVE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1314.47 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 0 DEGREES 07 MINUTES 15 SECONDS EAST TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 13, A DISTANCE OF 9.00 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 50 SECONDS EAST, A DISTANCE OF 1314.75 FEET TO THE POINT OF BEGINNING, AS SET FORTH IN DECREE RECORDED IN DOCKET 4447, PAGE 423, MARICOPA COUNTY RECORDS; AND

EXCEPT A STRIP OF LAND 30.00 FEET IN WIDTH LYING IMMEDIATELY SOUTH OF A LINE DESCRIBED AS:

COMMENCING AT THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 652.68 FEET;

THENCE CONTINUING SOUTH, A DISTANCE OF 40.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE LINE DESCRIBED HEREIN;

THENCE NORTH 88 DEGREES 40 SECONDS 05 SECONDS WEST, A DISTANCE OF 1314.47 FEET TO A POINT ON THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT BEING THE TERMINUS OF THE LINE DESCRIBED HEREIN.

PARCEL NO. 2:

THE WEST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PREMISES;

THENCE NORTH 89 DEGREES 53 MINUTES EAST (ASSUMED HEARING) ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PREMISES, A DISTANCE OF 657.33 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 01 DEGREES 08 MINUTES 42 SECONDS WEST, ALONG THE EAST LINE OF THE ABOVE DESCRIBED PREMISES, A DISTANCE OF 24.50 FEET;

THENCE NORTH 88 DEGREES 40 MINUTES 05 SECONDS WEST, TO THE WESTERLY LINE OF THE ABOVE DESCRIBED PREMISES;

THENCE NORTH 0L DEGREES 07 MINUTES 15 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THE WEST 30 FEET THEREOF; AND

EXCEPT A STRIP OF LAND 30.00 FEET IN WIDTH LYING IMMEDIATELY SOUTH OF A LINE DESCRIBED AS:

COMMENCING AT THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 652.68 FEET;

THENCE CONTINUING SOUTH, A DISTANCE OF 40.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE LINE DESCRIBED HEREIN;

THENCE NORTH 88 DEGREES 40 SECONDS 05 SECONDS WEST, A DISTANCE OF 1314.47 FEET TO A POINT ON THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT BEING THE TERMINUS OF THE LINE DESCRIBED HEREIN; AND

EXCEPT THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY1 ARIZONA, DESCRIBED AS:

COMMENCING AT THE CENTER OF SECTION 13;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 722.68 FEET;

THENCE NORTH 88 DEGREES 40 MINUTES 05 SECONDS WEST, A DISTANCE OF 1284.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 13;

THENCE SOUTH ALONG A LINE PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY TO A POINT LYING SOUTH 88 DEGREES 40 MINUTES 05 SECONDS EAST, A DISTANCE OF 20.00 FEET FROM THE POINT OF BEGINNING;

THENCE WEST TO THE POINT OF BEGINNING.

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SBD190009

REC19050

**JMA ENGINEERING CORPORATION**

JMA

727 E Bellway Home Rd, Ste B110  
Phoenix, Arizona 85014  
Voice 602.246.0286  
Fax 602.246.0278

REC19050

SBD190009

DS160021

**A SUBDIVISION PLAT**

**PRECISION FLEET SERVICES**

**360 SOUTH SMITH ROAD, TEMPE ARIZONA 85281**

Manager	BS
Checked	JM
Job No.	1802



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**2**  
OF 3

