

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 07/28/2020
Agenda Item: 5**

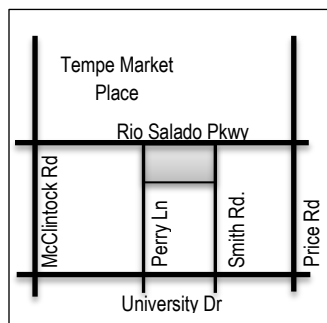
ACTION: Request a Preliminary Subdivision Plat to subdivide fourteen (14) parcels into six (6) lots in the PCC-2 District for TEMPE MARKET STATION located at 1953 East Rio Salado Parkway. The applicant is 3 Engineering, LLC.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: TEMPE MARKET STATION (PL190138) is located on the south side of Rio Salado Parkway between Smith Road and Perry Lane. On September 22, 2016, the site was originally approved by Council with a Planned Area Development Overlay under the name RIO SALADO RETAIL. At that time, the site proposed eight lots with a convenience store and gas station. On September 10, 2019 the Development Review Commission approved a Use Permit to allow a 150-key hotel in the PCC-2 district, and recommended approval of a Development Plan Review for site and landscape modifications, as well as building elevations for the first phase of development, the hotel. The Commission also recommended approval of an Amended Planned Area Development to modify the site from eight lots to six lots to accommodate the hotel and remove the gas station. On October 23, 2019, the existing Planned Area Development Overlay was amended by Council approval to modify the eight approved lots into six new lots. To facilitate the hotel development, the existing fourteen parcels must be platted to match the approved PAD. These parcels are not a part of an existing subdivision, they were assigned Assessor Parcel Numbers under prior ownership possibly decades ago under County jurisdiction. The City of Tempe owns the property at the south east corner of Rio Salado Parkway and Perry Lane, (the north west corner of this development site) and is in the process of transferring ownership of this parcel to the owner of the remaining thirteen parcels. The City Council is scheduled to hear this transaction on August 13, 2020. There is a requirement that this development dedicate a fourteen-foot transit easement the full length of the site, from Perry to Smith, along the northern property adjacent to Rio Salado Parkway. Once the Preliminary Subdivision Plat has been approved, the applicant will be required to submit a Final Subdivision Plat for recordation to establish the final lot lines for the development, based on the PAD of record. The Final Subdivision Plat will be heard at Council after the thirty-day cure period for the ownership transfer. This request includes the following:

SBD200008 Preliminary Subdivision Plat to subdivide fourteen (14) parcels into six (6) lots.



Existing Property Owners	Quemado Partners
Applicant	Dan Mann, 3 Engineering LLC
Zoning District (current/proposed)	PCC-2 PAD Overlay
Gross / Net site area	8.478 acres (total development size)
Total Development Building Area	108,804 s.f. (entire development area)
Lot 1 Area	1.255 acres
Lot 2 Area	2.617 acres
Lot 3 Area	1.210 acres
Lot 4 Area	.503 acres
Lot 5 Area	1.520 acres
Lot 6 Area	1.374 acres

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:

This site is located east of McClintock Drive, west of Price Road, north of University Drive. The property includes fourteen parcels that are bounded by Rio Salado Parkway on the north, Smith Road on the east, and Perry Lane on the west, and existing industrial development to the south. The area is industrial on three sides, and Tempe Marketplace is located to the north of Rio Salado Parkway. The existing lots would be reconfigured and subdivided into six new lots. The current site is vacant. The prior Planned Area Development Overlay had eight lots, including four drive-through restaurants with patios on lots one, two, six and seven, commercial retail and restaurant on lots three and five, a restaurant on lot 4 and a convenience store with fuel station on lot eight. The approved Amended Planned Area Development Overlay reconfigured the lots into six instead of eight, with the removal of the convenience store and fuel station and addition of a hotel. The applicant is requesting the Development Review Commission take action on the Preliminary Subdivision Plat to reflect the approved PAD lot configurations within the overall development. This approval is needed to facilitate the first phase of construction, the hotel on lot 2. The City Council has held the first hearing for the disposition of the north west corner parcel and the dedication of the 14' transit easement and is scheduled for a final hearing in August. The applicant has submitted a formal application for another amended Planned Area Development that would reconfigure the lots for a proposed mixed-use development including residences within the site. The PAD would be scheduled for hearing after completion of the Council action on the land transfer. A Final Subdivision Plat is required for this development. The Final Subdivision Plat will reflect lot lines based on whichever PAD is entitled at the time of the final hearing. City Council is tentatively scheduled to hear the proposed final plat in the fall.

SITE PLAN REVIEW

Subdivision Plats are routed through a separate technical review team who provide comments for requisite formatting and details prior to submission for Commission or Council review. The plat has been reviewed and accepted as accurate for the purpose of this process.

PUBLIC INPUT

No public input was received for this plat.

PROJECT ANALYSIS**SMITH INNOVATION HUB**

The proposed project provides employment opportunity as well as hotel, retail and restaurant uses that may serve the businesses to the south. The project encourages a wider variety of uses for future development. The 14' transit easement and new bus shelter anticipates multi-modal transportation connections (streetcar, light rail, bus, bike and pedestrian amenities). The project invests in streetscape enhancements and public art and provides room for a future gateway element on Smith Road.

TRAFFIC

The 2016 study accounted for existing conditions as well as projected new development in the area in comparison to the opening year and five years later. The study was updated in June 2019 to reflect the proposed changes to the site, without a fuel center and with a hotel. The study provided more updated surrounding data. Opening year was projected for 2020 and analysis was extended to 2025. Traffic Engineering staff has reviewed the report and identified a need to make safety and traffic flow improvements to the intersection of Smith and Rio Salado. The west curb line of Smith Road will be modified to align traffic lanes with Tempe Marketplace to the north. A condition of approval of the Planned Area Development required that Prior to application for building permits, for Lot 5 or Lot 6, whichever is first, the developer shall coordinate with Traffic Engineering for Smith Road improvements on the west side. These improvements are contingent upon the final design solution for the intersection of Smith Road and Rio Salado Parkway, and coordination with the property to the north. The improvements for Tempe Market Station include realignment of the west curb 8' from the current location in alignment with the curb on the north side of Rio Salado Parkway, relocation of the existing traffic signal at the south west corner, requisite accessibility modifications at this corner and construction of a new 8' sidewalk. If the sidewalk or transit stop cross from right-of-way onto private property, a public sidewalk/transit easement shall be required.

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.
2. Provide evidence a cross drainage agreement. Provide evidence of such agreement within thirty (30) calendar days from the date of City Council approval of the Final Subdivision Plat.
3. The property owner shall record an Agreement Creating Easement for Common Driveway for Emergency Vehicles and Trash Collection between all lots. Provide evidence of such agreement within thirty (30) calendar days from the date of City Council approval of the Final Subdivision Plat.
4. The plat shall provide cross access between/among all lots. Provide evidence of such agreement within thirty (30) calendar days from the date of City Council approval of the Final Subdivision Plat.
5. Each lot is self-parked and not proposed for shared parking. Should any of the lots be developed to require a shared parking model, the property owner shall record Parking Affidavits with the Community Development Department to transfer the unqualified availability of a specific number of parking spaces from one property to another to satisfy the minimum required parking spaces for each new lot.

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.

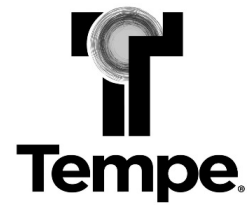
DEADLINE: Preliminary Subdivision Plat approval shall be valid for a period of twelve (12) months from the date of Commission approval. Failure to submit a Final Subdivision Plat application within 12 months shall make the Preliminary Plat null and void.

HISTORY & FACTS:

- 1930 Historic aerial photography indicates this area had natural topography and vegetation.
- 1949 Historic aerial photography indicates establishment of structures and early development, with Perry Lane clearly established, and agricultural uses to the south, east and west of the site.
- 1950-1999 The area developed with industrial uses within the jurisdiction of Maricopa County, and was not under City of Tempe Zoning authority.
- 1983 Discovery of underground aquifer contamination from businesses north of the Salt River led to a 13 mile area around Indian Bend Wash, from Indian Bend Road south to Apache Boulevard, being designated the Indian Bend Wash Superfund Site.
- July 10, 1997 City Council authorized the Public Works Director to enter into Development Agreements with property owners in the County Island per Resolution No. 97.38. The Development Agreement guaranteed 1-2 zoning in exchange for signing a petition and agreeing to the annexation. The Zoning Ordinance established grandfathered rights of existing uses and buildings
- October 14, 1999 City Council annexed the County Island by adopting Ordinance 99.34. The Council also issued a Request for Proposals for environmental remediation and redevelopment of the area. Subsequent to the annexation, various parcels within the Rio Salado Annexation Area were zoned from AG Agricultural to I-2 General Industrial and I-3 Heavy Industrial, and later, the area to the north of Rio Salado Parkway was zoned RCC Regional Commercial Center for the development of Tempe Marketplace. Properties to the south of Rio Salado Parkway were not included in the redevelopment and continued to operate with existing uses.

- August 23, 2016 Development Review Commission heard a request for a Zoning Map Amendment, Planned Area Development Overlay, Development Plan Review and Use Permit for a new commercial center consisting of retail stores, restaurants and a fuel center for RIO SALADO RETAIL, located at 1953 East Rio Salado Parkway. Approve (7-0 vote), subject to conditions.
- September 8, 2016 City Council introduced and held a first public hearing for RIO SALADO RETAIL.
- September 22, 2016 City Council held the second and final public hearing and approved the request for a Zoning Map Amendment, Planned Area Development Overlay, and Development Plan Review for a new commercial center consisting of retail stores, restaurants and a fuel center for RIO SALADO RETAIL, located at 1953 East Rio Salado Parkway.
- October 27, 2016 City Council approved a requested Final Subdivision Plat for the facilitation of development of this project, in fulfillment of the conditions of approval.
- September 10, 2019 Development Review Commission approved a Use Permit for Hotel in the PCC-2 District, and recommended approval of an Amended Planned Area Development Overlay and a Development Plan Review for a new commercial development consisting of a four-story, 150-key hotel for TEMPE MARKET STATION located at 1953 East Rio Salado Parkway. The applicant is Berry Riddell, LLC.
- September 26, 2019 City Council introduced and held a first public hearing for TEMPE MARKET STATION for an Amended Planned Area Development Overlay and Development Plan Review.
- October 17, 2019 City Council held a second and final hearing and approved the above request.
- June 25, 2020 City Council introduced and held a first public hearing for the transfer of property ownership within this development area.
- July 28, 2020 Development Review Commission is scheduled for a meeting for the Preliminary Subdivision Plat to establish six lots in accordance with the approved Planned Area Development.
- August 13, 2020 City Council is scheduled for a second and final hearing on the property transfer.
- September 24, 2020 City Council is tentatively scheduled for a meeting for the Final Subdivision Plat.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307, Subdivisions, Lot Splits and Adjustments



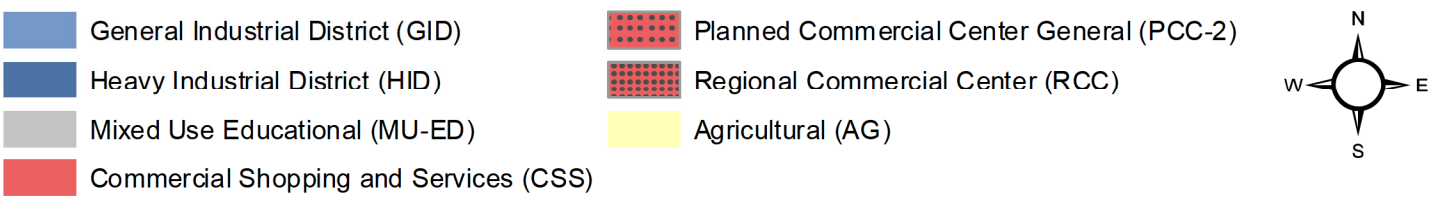
DEVELOPMENT PROJECT FILE

for

TEMPE MARKET STATION COMMERCIAL RETAIL BUILDING (PL190138)

ATTACHMENTS:

- 1-3. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay)
4. Applicant's Letter of Explanation
5. Amended Planned Area Development Site Plan (for reference)
- 6-9. Preliminary Subdivision Plat

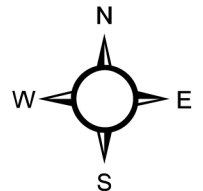


Tempe Market Station

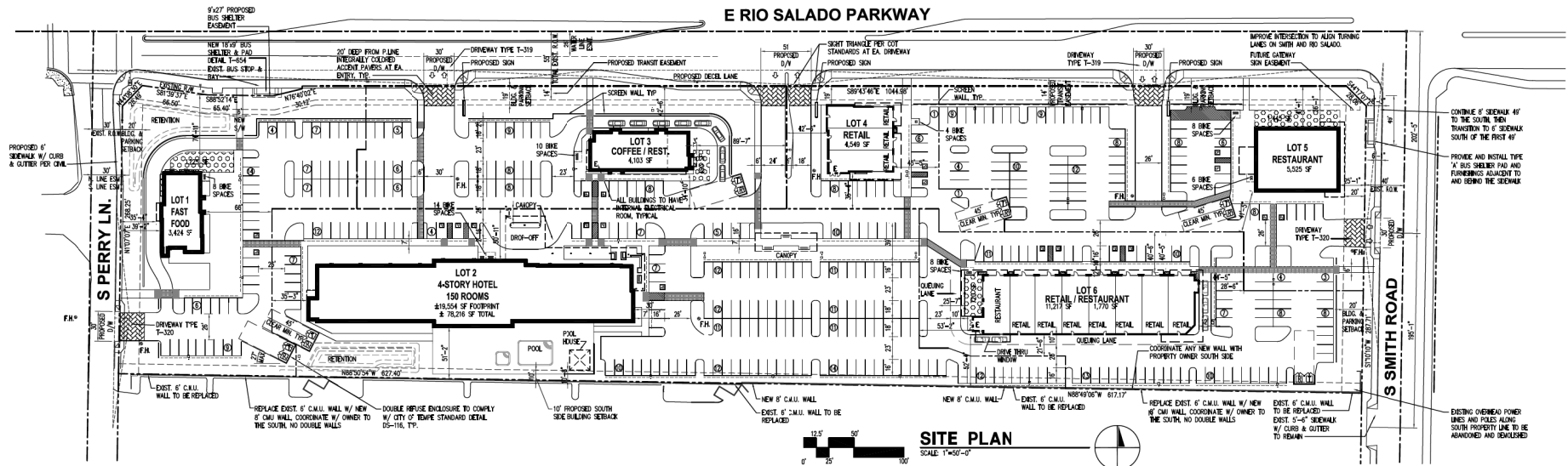
PL 190138



Aerial Map



FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE MARKET STATION SITE PLAN



SITE PLAN
SCALE 1"=50'-0"
125' 50' 100'

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BICYCLE PARKING

1. FAST FOOD LOT:
RESTAURANT (INDOOR) = 1 SPACE PER 500 S.F.
3,424 S.F. / 500 S.F. = 7 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO) = 1 SPACE PER 2,000 S.F.
1,225 S.F. / 2,000 S.F. = 1 SPACE REQUIRED
REQUIRED BIKE PARKING = 8 SPACES
PROVIDED BIKE PARKING = 8 SPACES

2. HOTEL LOT:
HOTEL = 1 PER 20 UNITS
150 UNITS / 20 UNITS = 8 SPACES REQUIRED
OFFICE = 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)
2 M.M. SPACES REQUIRED
CONDOMINIUM 1,132 S.F. / 1 SPACE PER 2,000 S.F.
1,132 S.F. / 2,000 S.F. = 1 SPACE REQUIRED
SERVICE 1,150 S.F. = 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)
2 M.M. SPACES REQUIRED

3. COFFEE / RESTAURANT LOT:
RESTAURANT (INDOOR) = 1 SPACE PER 500 S.F.
1,100 S.F. / 500 S.F. = 2 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO) = 1 SPACE PER 2,000 S.F.
493 S.F. / 2,000 S.F. = 1 SPACE REQUIRED
REQUIRED BIKE PARKING = 9 SPACES
PROVIDED BIKE PARKING = 10 SPACES

4. RETAIL LOT:
RETAIL (INDOOR) = 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)
4,549 S.F. / 10,000 S.F. = 2 SPACES REQUIRED
REQUIRED BIKE PARKING = 2 SPACES
PROVIDED BIKE PARKING = 4 SPACES

5. RESTAURANT LOT:
RESTAURANT (INDOOR) = 1 SPACE PER 500 S.F.
5,225 S.F. / 500 S.F. = 11 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO) = 1 SPACE PER 2,000 S.F.
1,445 S.F. / 2,000 S.F. = 1 SPACE REQUIRED
REQUIRED BIKE PARKING = 12 SPACES
PROVIDED BIKE PARKING = 14 SPACES

6. RESTAURANT / RETAIL LOT:
RESTAURANT (INDOOR) = 1 SPACE PER 500 S.F.
1,770 S.F. / 500 S.F. = 4 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO) = 1 SPACE PER 2,000 S.F.
720 S.F. / 2,000 S.F. = 1 SPACE REQUIRED
RETAIL (INDOOR) = 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)
11,417 S.F. / 10,000 S.F. = 2 M.M. SPACES REQUIRED
REQUIRED BIKE PARKING = 7 SPACES
PROVIDED BIKE PARKING = 8 SPACES

TOTAL BIKE PARKING REQUIRED : 51
TOTAL BIKE PARKING PROVIDED : 58

LOT USES AND PARKING

1. FAST FOOD LOT: 454,568 S.F. (41.25 ACRES)
RESTAURANT (INDOOR) = 1 SPACE PER 75 S.F.
3,424 S.F. / 75 S.F. = 46 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO) = 1 SPACE PER 150 S.F., EXCLUDING THE FIRST 300 S.F.
1,225 S.F. - 300 = 925 S.F. / 150 = 6 SPACES REQUIRED
REQUIRED PARKING STALLS = 52 SPACES
PROVIDED PARKING STALLS = 54 SPACES

2. HOTEL LOT: 415,832 S.F. (42.66 ACRES)
HOTEL GROUND FLOOR AREA: 18,554 S.F.
HOTEL TOTAL BUILDING AREA: 78,216 S.F.
HOTEL = 1 SPACE PER ROOM
150 ROOMS = 150 SPACES REQUIRED
OFFICE = 1 SPACE PER 300 S.F.
1,132 S.F. / 300 S.F. = 4 SPACES REQUIRED
CONDOMINIUM = 1 SPACE PER 120 S.F.
1,150 S.F. / 120 S.F. = 10 SPACES REQUIRED
SERVICE = 1 SPACE PER 10,000 S.F.
1,150 S.F. / 10,000 S.F. = 0.11 SPACES REQUIRED
REQUIRED PARKING STALLS = 174 SPACES
PROVIDED PARKING STALLS = 188 SPACES

3. COFFEE / RESTAURANT LOT: 452,290 S.F. (41.20 ACRES)
RESTAURANT (INDOOR) = 1 SPACE PER 75 S.F.
4,103 S.F. / 75 S.F. = 55 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO) = 1 SPACE PER 150 S.F., EXCLUDING THE FIRST 300 S.F.
493 S.F. - 300 = 193 S.F. / 150 = 1 SPACE REQUIRED
REQUIRED PARKING STALLS = 56 SPACES
PROVIDED PARKING STALLS = 50 SPACES

4. RETAIL LOT: 421,793 S.F. (40.50 ACRES)
RETAIL (INDOOR) = 1 SPACE PER 300 S.F.
4,549 S.F. / 300 S.F. = 15 SPACES REQUIRED
REQUIRED PARKING STALLS = 15 SPACES
PROVIDED PARKING STALLS = 15 SPACES

5. RESTAURANT LOT: 466,207 S.F. (41.92 ACRES)
RESTAURANT (INDOOR) = 1 SPACE PER 75 S.F.
5,225 S.F. / 75 S.F. = 70 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO) = 1 SPACE PER 150 S.F., EXCLUDING THE FIRST 300 S.F.
1,445 S.F. - 300 = 1,145 S.F. / 150 = 8 SPACES REQUIRED
REQUIRED PARKING STALLS = 82 SPACES
PROVIDED PARKING STALLS = 85 SPACES

6. RESTAURANT / RETAIL LOT: 458,647 S.F. (41.35 ACRES)
RESTAURANT (INDOOR) = 1 SPACE PER 75 S.F.
1,770 S.F. / 75 S.F. = 24 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO) = 1 SPACE PER 150 S.F., EXCLUDING THE FIRST 300 S.F.
720 S.F. - 300 = 420 S.F. / 150 = 3 SPACES REQUIRED
RETAIL (INDOOR) = 1 SPACE PER 300 S.F.
11,217 S.F. / 300 S.F. = 37 SPACES REQUIRED
REQUIRED PARKING STALLS = 64 SPACES
PROVIDED PARKING STALLS = 67 SPACES

TOTAL PARKING STALLS REQUIRED : 443
TOTAL PARKING STALLS PROVIDED : 436
NOTE: SHARED MODEL USED BETWEEN LOTS

PROJECT DESCRIPTION
THE PROPOSED SITE IS A 8.478 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF RIO SALADO PARKWAY & PERRY LANE. THIS PROJECT WILL CONSIST OF MULTIPLE RETAIL SHOP SPACES, DRIVE THRU AND SIT-DOWN RESTAURANTS AND A HOTEL AS WELL AS SITE IMPROVEMENTS.

NOTES (CITY OF TEMPE)
1. TRAFFIC CALMING DEVICES SHALL BE PROMOTED UNLESS APPROVED BY THE FIRE CODE OFFICIAL (FC 2018 - 503.4.1)

SITE DATA (COMBINED)
EXISTING ZONING: PCC-2 (PLANNED COMMERCIAL CENTER COMPREHENSIVE)
PROPOSED ZONING: PCC-2 (PLANNED COMMERCIAL CENTER COMPREHENSIVE)
PROPOSED USE: COMMERCIAL / RETAIL HOTEL, RESTAURANTS, DRIVE-THRU CROSS SITE AREA
GROSS SITE AREA: 3,369,300 S.F. (84,478 AC.)
NET SITE AREA: 2,369,302 S.F. (84,478 AC.)
TOTAL BUILDING AREA: 4,504,142 S.F.
TOTAL GROUND FLOOR LOT COVERAGE: 26.7% (69,881 S.F.)
BUILDING COVERAGE: 13.57%
LANDSCAPE AREA: 443 SPACES
PARKING PROVIDED: 436 SPACES
ACCESSIBLE PARKING REQUIRED: 9 SPACES
20 SPACES
BIKE PARKING PROVIDED: 51 SPACES
58 SPACES

BUILDING USES & AREAS

1. FAST FOOD RESTAURANT W/ DRIVE THRU:	454,568 S.F.
OUTDOOR PATIO:	1,125 S.F.
2. HOTEL (1ST FLOOR ONLY):	415,832 S.F.
3. COFFEE / RESTAURANT W/ DRIVE THRU:	452,290 S.F.
OUTDOOR PATIO:	493 S.F.
4. RETAIL:	421,793 S.F.
5. RESTAURANT:	466,207 S.F.
OUTDOOR PATIO:	1,445 S.F.
6. RESTAURANT W/ DRIVE THRU:	458,647 S.F.
OUTDOOR PATIO:	720 S.F.
RETAIL:	11,217 S.F.
TOTAL GROUND FLOOR LOT COVERAGE:	4,504,142 S.F.

NOTES:
- TOTAL BUILDING AREA DOES NOT CONTAIN PATIO OR ONDRY AREAS

1. HOTEL (2ND - 4TH FLOOR):	415,832 S.F.
TOTAL BUILDING AREA:	4,920,000 S.F.

**TEMPLE MARKET STATION
PLANNED AREA DEVELOPMENT**

STANDARD	EXISTING PCC-2 PAD	PROPOSED PCC-2 PAD
DENSITY (DU/ACRE)	25 (U)	25 (U)
MINIMUM NET SITE AREA (SQUARE FEET)	N/A	N/A
PER DWELLING	40 FT	60 FT
MAXIMUM HEIGHT (FEET)	40 FT	60 FT
MINIMUM LOT COVERAGE (% OF NET SITE AREA)	50%	50%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	15%	15%
SETBACKS (FEET) (C):		
NORTH STREET SIDE	10 FT	19 FT
NORTH STREET SIDE PARKING (RIO SALADO PARKWAY)	20 FT	19 FT
NORTH STREET SIDE PARKING (PERRY LANE)	3 FT	5 FT
SIDE COMMON WALL	0 FT	0 FT
SOUTH SIDE	30 FT	10 FT
EAST REVERSE FRONTAGE (SMITH ROAD)	0 FT	20 FT
EAST REVERSE FRONTAGE PARKING (SMITH ROAD)	20 FT	20 FT
WEST STREET FRONTAGE (PERRY LANE)	0 FT	20 FT
WEST STREET FRONTAGE PARKING (PERRY LANE)	20 FT	20 FT

SITE VICINITY MAP - N.T.S.

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TRAFFIC ENGINEER
SD/ENGINEERING & ENVIRONMENTAL DESIGN
CONTACT: JAMES BLAUMANN, P.E., PPRF TRAFFIC ENGINEER
846 E. COTTON W. LOOP, SUITE B2
PHOENIX, ARIZONA 85040
PHONE: (602) 438-2221 EXT. 121
MOBILE: (480) 290-6901
FAX: (602) 438-2225
EMAIL: jblaumann@sdcorp.com

DS181392

PAD190009

REC19120

REC19120
PAD190009

**TEMPLE MARKET STATION
RETAIL LOTS 4 & 6
1953 EAST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281**

REC19120

PAD-2

PLANNED AREA DEVELOPMENT OVERLAY

DS181392

DATE: 08/26/2019
PROJ.#: 156816
DESIGN: -
DRAWN: BG
CHECK: KB
SCALE: 1" = 50'-0"

**PLANNED AREA DEVELOPMENT OVERLAY
PAD-2**

THE BOLLINGER GROUP
1430 N. BOLLINGER
SCOTTSDALE, AZ 85251
DIPRES: 03/29/2020

THE bca companies

BOLLINGER CONSULTING ARCHITECTS, INC.
Architect/Engineer/Interior Project
Management 1428 E. Indian School Rd.
Phoenix, Arizona 85016
Phone: (602) 957-9205
Fax: (602) 954-9577

June 15, 2020

City of Tempe
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
31 E. 5TH Street, Garden Level East
Tempe, AZ 85281

RE: Preliminary Plat for Tempe Market Station Lots 1-6

To Whom This May Concern:

Please accept this project narrative for the purpose of the Preliminary Plat review of the above referenced project located at 1929 E. Rio Salado Parkway, Tempe, AZ 85281. The approximate 8.48-acre project site is comprised of parcel numbers 132-38-001; 002B; 002C; 002K; 002L; 003; 004; 005; 006C; 006D, 006K; 006L; 006G; & 007. The proposed uses are hotel, retail, and restaurant.

The subdivision plat proposes the consolidation and platting of the above-referenced parcels into six (6) lots. Lot 1 will be 1.255 acres in size. Lot 2 will be 2.617 acres in size. Lot 3 will be 1.210 acres in size, Lot 4 will be 0.503 acres in size, Lot 5 will be 1.520 acres in size, and Lot 6 will be 1.374 acres in size. Please refer to the enclosed site plan for the proposed uses and site layout.

Enclosed herewith is the project submittal application packet for the project. Please contact me via email at dan@3engineering.com or at the office number below if you have any questions or need additional information.

Sincerely,

3 engineering, LLC

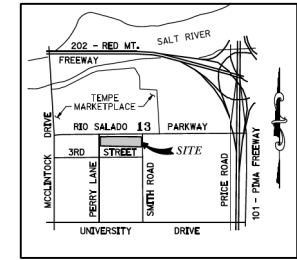


Dan Mann, P.E.
President

A PRELIMINARY PLAT
FOR

TEMPE MARKET STATION

BEING PART 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



VICINITY MAP
N.T.S.

DEDICATION:

QUEMADO PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER; HAS PLATTED UNDER THE NAME OF "TEMPE MARKET STATION" LOCATED WITHIN 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 AND HEREBY PUBLISH THIS PLAT OF "TEMPE MARKET STATION" 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.

OWNER/DEVELOPER:

QUEMADO PARTNERS, LLC
17929 N. 99TH STREET
SCOTTSDALE, ARIZONA 85255

CONTACT: JEFF SCANLON
PHONE: (602) 618-5205
EMAIL: JEFFSCANLON@STEVEJOHNSONDEVELOPMENT.COM

CITY OF TEMPE
31 EAST 5TH STREET
TEMPE, ARIZONA 85281

CONTACT: DIANA KAMINSKI
PHONE: (480) 858-2391
EMAIL: DIANA.KAMINSKI@TEMPE.GOV

ACKNOWLEDGMENT:

ON THIS _____ DAY OF _____, 2020 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 HERETO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

QUEMADO PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ DATE: _____
JEFF SCANLON

ITS: MANAGER

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION) (CONTINUED ON SHEETS 2 AND 3):

APN 132-38-004

THAT PART 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 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 52 YARDS; THENCE EAST 70 YARDS; THENCE NORTH 52 YARDS; THENCE WEST 70 YARDS TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 60 FEET THEREOF.

APN 132-38-005

THAT PART 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 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 70 YARDS EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 52 YARDS; THENCE EAST 70 YARDS; THENCE NORTH 52 YARDS; THENCE WEST 70 YARDS TO THE POINT OF BEGINNING.

BENCHMARK:

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF RIO SALADO PARKWAY AND MCCLINTOCK DRIVE, BEING THE WEST 1/4 COR, SEC 13, T-1-N, R-4-E
ELEVATION: 1171.73 (CITY OF TEMPE DATUM)

BASIS OF BEARING:

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SEC. 13 T-1-N, R-4-E USING A BEARING OF NORTH 01 DEGREES 10 MINUTES 10 SECONDS EAST, BEING NORTH 01 DEGREES 10 MINUTES 10 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 _____, 2020.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

BY: _____ DATE _____
CITY ENGINEER

BY: _____ DATE _____
COMMUNITY DEVELOPMENT

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 JANUARY, 2020; 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:

- 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.
- LOT CORNERS TO BE SET WITH 1/2" REBAR, R.L.S. #26404 OR "P.K." NAIL WITH TAG R.L.S. #26404
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- 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) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 04013C2245L, 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.

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DS181392

SBD200008

REC20058

3e engineering
planning civil engineering surveying

3 ENGINEERING, LLC 4015 E. TEMPE ROAD SUITE 100 SCOTTSDALE, ARIZONA 85261 PHONE: (602) 944-4444 FAX: (602) 944-4444 WWW.3ENGINEERING.COM	PROJECT NO. 1219
DATE: 07/08/20	SHEET NO. PLAT01
DRAWN BY: J. WARDEN	1 of 4

REC20058
SBD200008
DS181392

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION) (CONTINUED FROM SHEET 1):

APN 132-38-002L

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP ONE (1) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 THENCE SOUTH, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 156 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH, ALONG SAID LINE, 63 FEET;
 THENCE EAST, PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 190 FEET;
 THENCE NORTH, PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 63 FEET;
 THENCE WEST, PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 190 FEET TO THE TRUE POINT OF BEGINNING.

APN 132-38-007

THE SOUTH 60 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP ONE (1) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 THENCE SOUTH 52 YARDS;
 THENCE EAST 70 YARDS;
 THENCE NORTH 52 YARDS;
 THENCE WEST 70 YARDS TO THE POINT OF BEGINNING.

APN 132-38-002L

BEGINNING AT A POINT 370 YARDS WEST AND 52 YARDS SOUTH OF THE CENTER OF SECTION THIRTEEN (13), TOWNSHIP ONE (1) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 THENCE WEST 20 FEET;
 THENCE SOUTH 63 FEET;
 THENCE EAST 20 FEET;
 THENCE NORTH 63 FEET TO THE POINT OF BEGINNING.

APN 132-38-002B

THE WEST 49 YARDS OF THE EAST 98 YARDS OF THE FOLLOWING DESCRIBED PROPERTY:
 STARTING AT A POINT 230 YARDS WEST OF THE CENTER OF SECTION THIRTEEN (13) TOWNSHIP ONE NORTH (1N) RANGE FOUR EAST (4E) OF THE GILA AND SALT RIVER BASE AND MERIDIAN;
 RUNNING THENCE WEST 70 YARDS;
 THENCE SOUTH 52 YARDS;
 THENCE WEST 140 YARDS;
 THENCE SOUTH 58 YARDS;
 THENCE EAST 308 YARDS;
 THENCE NORTH 12 YARDS;
 THENCE WEST 98 YARDS;
 THENCE NORTH 98 YARDS TO POINT OF BEGINNING.

APN 132-38-001

A PLOT OF GROUND IN THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTEEN (13), TOWNSHIP ONE NORTH (1N) RANGE FOUR EAST (4E) OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
 STARTING AT A POINT 181 YARDS WEST OF THE CENTER OF SAID SECTION THIRTEEN;
 RUNNING THENCE WEST 49 YARDS;
 THENCE SOUTH 98 YARDS;
 THENCE EAST 98 YARDS;
 THENCE NORTH 98 YARDS, TO POINT OF BEGINNING;
 EXCEPT THE NORTH 55 FEET.

APN 132-38-006D

BEGINNING AT THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 13, SOUTH 01°10'10" WEST (ASSUMED BEARING) TO THE NORTHEAST 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 326.34 FEET;
 THENCE WESTERLY SOUTH 89°59'25" WEST ALONG THE NORTHERLY LINE OF ABOVE SAID SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 TO THE WESTERLY LINE OF THE EASTERLY 181 YARDS, MORE OR LESS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 13, A DISTANCE OF 542.21 FEET, SAID LAST MENTIONED POINT BEING THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 89°59'25" WEST, TO THE WESTERLY LINE OF THE EASTERLY 230 YARDS, MORE OR LESS OF THE ABOVE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 146.21 FEET;
 THENCE SOUTHERLY SOUTH 01°09'25" WEST ALONG THE WESTERLY LINE OF THE ABOVE SAID EASTERLY 230 YARDS, MORE OR LESS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 22.86 FEET;
 THENCE EASTERLY SOUTH 88°50'00" EAST TO THE WESTERLY LINE OF THE ABOVE SAID EASTERLY 181 YARDS, MORE OR LESS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 146.17 FEET;
 THENCE NORTH 01°09'50" EAST A DISTANCE OF 25.87 FEET TO THE TRUE POINT OF BEGINNING.

APN 132-38-003

A PLOT OF GROUND IN THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTEEN, TOWNSHIP ONE NORTH (1N) RANGE FOUR EAST (4E) OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
 STARTING AT A POINT 132 YARDS WEST OF THE CENTER OF SAID SECTION 13;
 RUNNING THENCE WEST 49 YARDS;
 THENCE SOUTH 98 YARDS;
 THENCE EAST 49 YARDS;
 THENCE NORTH 98 YARDS TO POINT OF BEGINNING;
 EXCEPT THE NORTH 55 FEET.

APN 132-38-002C

THE EAST 49 YARDS OF THE FOLLOWING DESCRIBED PROPERTY:
 STARTING AT A POINT 230 YARDS WEST OF THE CENTER OF SECTION THIRTEEN (13) TOWNSHIP ONE NORTH (1N) RANGE FOUR EAST (4E) OF THE GILA AND SALT RIVER BASE AND MERIDIAN;
 RUNNING THENCE WEST 70 YARDS;
 THENCE SOUTH 52 YARDS;
 THENCE WEST 140 YARDS;
 THENCE SOUTH 58 YARDS;
 THENCE EAST 308 YARDS;
 THENCE NORTH 12 YARDS;
 THENCE WEST 98 YARDS;
 THENCE NORTH 98 YARDS TO POINT OF BEGINNING.

APN 132-38-006C

BEGINNING AT THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 13, SOUTH 01°10'10" WEST (ASSUMED BEARING) TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ABOVE SAID SECTION 13, A DISTANCE OF 326.34 FEET;
 THENCE WESTERLY ALONG THE NORTHERLY LINE OF ABOVE SAID SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, SOUTH 89°59'25" WEST TO THE WESTERLY LINE OF THE EASTERLY 132 YARDS, MORE OR LESS OF THE ABOVE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 396.00 FEET, SAID LAST MENTIONED POINT ALSO BEING THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 89°59'25" WEST TO THE WESTERLY LINE OF THE EASTERLY 181 YARDS, MORE OR LESS OF THE ABOVE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 146.21 FEET;
 THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE EASTERLY 181 YARDS, MORE OR LESS OF THE ABOVE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, SOUTH 01°09'50" WEST, A DISTANCE OF 25.87 FEET;
 THENCE EASTERLY SOUTH 88°50'00" EAST TO THE WESTERLY LINE OF THE EASTERLY 132 YARDS, MORE OR LESS OF ABOVE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 146.17 FEET;
 THENCE NORTH 01°10'10" EAST A DISTANCE OF 28.87 FEET TO THE TRUE POINT OF BEGINNING.

APN 132-38-006K

THAT PART 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, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE CENTER OF THE SAID SECTION 13;
 THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 326.34 FEET;
 THENCE CONTINUING SOUTH 01 DEGREE 10 MINUTES 10 SECONDS WEST, A DISTANCE OF 37.00 FEET TO A POINT;
 THENCE NORTH 88 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.00 FEET;
 THENCE NORTH 01 DEGREE 10 MINUTES 10 SECONDS EAST ALONG THE WESTERLY LINE OF THE EAST 150.00 FEET A DISTANCE OF 360.00 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
 THENCE EAST ALONG SAID NORTH LINE, 150.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:
 COMMENCING AT THE CENTER OF SAID SECTION 13;
 THENCE SOUTH 89 DEGREES 16 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, TO A POINT ON THE WEST LINE OF THE EAST 150.00 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 150.07 FEET;
 THENCE SOUTH 00 DEGREES 09 MINUTES 59 SECONDS WEST ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 89 DEGREES 16 MINUTES 26 SECONDS EAST PARALLEL TO AND 40.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 110.06 FEET TO A POINT;
 THENCE SOUTH 00 DEGREES 10 MINUTES 30 SECONDS WEST PARALLEL TO AND 40.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 35.00 FEET TO A POINT;
 THENCE NORTH 45 DEGREES 16 MINUTES 55 SECONDS WEST, A DISTANCE OF 28.06 FEET TO A POINT;
 THENCE SOUTH 89 DEGREES 16 MINUTES 26 SECONDS WEST PARALLEL TO AND 55.00 FEET SOUTH OF SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO A POINT ON THE WEST LINE OF THE EAST 150.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 40.05 FEET;
 THENCE NORTH 00 DEGREES 09 MINUTES 59 SECONDS EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

C:\wp\jacob\wp\132-38-002L\132-38-002L.dwg, 1/17/2024, 10:47:52 AM



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DS181392

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REC20058

	3 ENGINEERING, LLC 4015 E. TEMPE ROAD SUITE 200 SCOTTSDALE, ARIZONA 85261 PHONE: 480-345-8447 FAX: 480-345-8430 WWW.3ENGINEERING.COM	PROJECT NO. 1219
	planning civil engineering surveying	DATE: 07/08/2023 SHEET NO. PLAT02 2 of 4

SBD200008 REC20058 DS181392

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION) (CONTINUED FROM SHEET 2):

APN 132-38-006L

THAT PART 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, DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF THE SAID SECTION 13;
THENCE SOUTH 01 DEGREE 10 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 326.34 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;
THENCE CONTINUING SOUTH 01 DEGREE 10 MINUTES 10 SECONDS WEST, A DISTANCE OF 37.00 FEET;
THENCE NORTH 88 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 246.00 FEET;
THENCE NORTH 01 DEGREE 10 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF THE EAST 396.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 355.26 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;
THENCE EAST ALONG SAID NORTH LINE 245.99 FEET TO THE NORTHWEST CORNER OF THE EAST 150.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;
THENCE SOUTH 01 DEGREE 10 MINUTES 10 SECONDS WEST, A DISTANCE OF 360.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 40 FEET; AND

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THE SOUTH 15.00 FEET OF THE NORTH 55.00 FEET OF THE WEST 246.00 FEET OF THE EAST 396.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.

APN 132-38-002K

STARTING AT A POINT 230 YARDS WEST OF THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
RUNNING THENCE WEST 70 YARDS;
THENCE SOUTH 52 YARDS;
THENCE WEST 140 YARDS;
THENCE SOUTH 58 YARDS;
THENCE EAST 308 YARDS;
THENCE NORTH 12 YARDS;
THENCE WEST 98 YARDS;
THENCE NORTH 98 YARDS TO THE POINT OF BEGINNING;
EXCEPT THOSE PORTIONS THEREOF LYING WITHIN THE FOLLOWING PARCELS A, B AND C:
PARCEL A:
BEGINNING AT THE NORTHWEST CORNER 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;
THENCE SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER 156 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH ALONG SAID LINE 63 FEET TO A POINT;
THENCE EAST PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, 190 FEET TO A POINT;
THENCE NORTH PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, 63 FEET TO A POINT;
THENCE WEST PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, 190 FEET TO THE POINT OF BEGINNING.

PARCEL B:
STARTING AT A POINT 370 YARDS WEST AND 52 YARDS SOUTH OF THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
RUNNING THENCE WEST 20 FEET;
THENCE SOUTH 63 FEET;
THENCE EAST 20 FEET;
THENCE NORTH 63 FEET TO THE POINT OF BEGINNING.

PARCEL C:
THE EAST 98 YARDS OF THE FOLLOWING DESCRIBED PROPERTY:
STARTING AT A POINT 230 YARDS WEST OF THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
RUNNING THENCE WEST 70 YARDS;
THENCE SOUTH 52 YARDS;
THENCE WEST 140 YARDS;
THENCE SOUTH 58 YARDS;
THENCE EAST 308 YARDS;
THENCE NORTH 12 YARDS;
THENCE WEST 98 YARDS;
THENCE NORTH 98 YARDS TO THE POINT OF BEGINNING; AND
EXCEPT THAT PORTION THEREOF SET FORTH IN FINAL ORDER OF CONDEMNATION TO THE CITY OF TEMPE, FILED IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA ON MARCH 2, 1998, CASE NO. CV97-92844 AND RECORDED APRIL 20, 1998 IN DOCUMENT NO. 98-317599, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 15.00 FEET OF THE NORTH 55.00 FEET OF THE WEST 210.00 FEET OF THE EAST 900.00 FEET 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; AND
EXCEPT SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEGINNING AT A POINT 70 YARDS EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 52 YARDS;
THENCE EAST 70 YARDS;
THENCE NORTH 52 YARDS;
THENCE WEST 70 YARDS TO THE POINT OF BEGINNING;
EXCEPT THE NORTH 40 FEET FOR ROADWAY.

APN 132-38-006G

BEGINNING AT THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, SOUTH 1 DEGREE 10 MINUTES 10 SECONDS WEST (ASSUMED BEARING) TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 326.34 FEET;
THENCE WESTERLY ALONG THE NORTH LINE OF THE ABOVE SAID SOUTH HALF, NORTH HALF, NORTHEAST QUARTER, SOUTHWEST QUARTER, SECTION 13, SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST TO THE WESTERLY LINE OF THE EASTERLY 230 YARDS, MORE OR LESS, OF THE ABOVE SAID SECTION 13, A DISTANCE OF 688.42 FEET (THE APPARENT TRUE POINT OF BEGINNING, NOT PREVIOUSLY DEFINED ON RECORD);
THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST TO THE NORTHWEST CORNER OF ABOVE SAID SOUTH HALF, NORTH HALF, NORTHEAST QUARTER, SOUTHWEST QUARTER, SECTION 13, A DISTANCE OF 626.50 FEET;
THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ABOVE SAID NORTHEAST QUARTER, SOUTHWEST QUARTER, SECTION 13, SOUTH 1 DEGREE 07 MINUTES 15 SECONDS WEST A DISTANCE OF 10.00 FEET;
THENCE EASTERLY SOUTH 88 DEGREE 50 MINUTES 00 SECONDS EAST TO THE WESTERLY LINE OF THE EASTERLY 230 YARDS, MORE OR LESS OF THE ABOVE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 13, A DISTANCE OF 626.46 FEET;
THENCE NORTH 1 DEGREE 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 22.86 FEET TO THE TRUE POINT OF BEGINNING.

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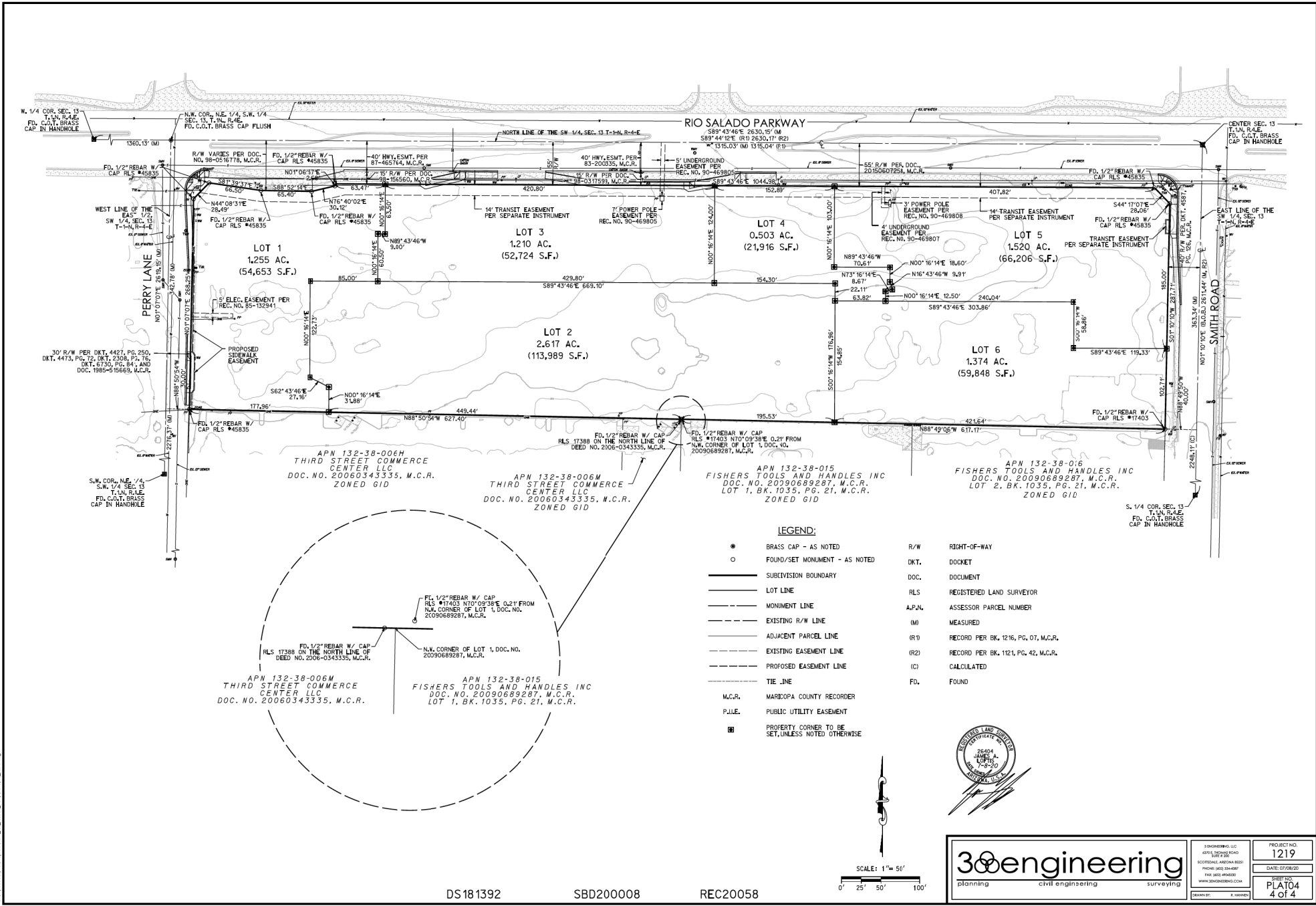
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 planning civil engineering surveying	3 ENGINEERING, LLC 4876 E. DEWAS ROAD SUITE 200 SCOTTSDALE, ARIZONA 85251 PHONE: (480) 344-8447 FAX: (480) 494-2830 WWW.3ENGINEERING.COM	PROJECT NO. 1219 DATE: 07/08/02 SHEET NO. PLAT03 3 of 4
	DRAWN BY: J. SANDERS	CHECKED BY:

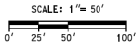
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PROJECT NO. **1219**
DATE: 07/08/20
SHEET NO. **PLAT04**
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