

Staff Summary Report



City Council Meeting Date: 12/06/07

Agenda Item Number: 31

SUBJECT: This is a request for a Final Subdivision Plat for WEST RIO SALADO located at 1850 West Rio Salado Parkway.

DOCUMENT NAME: 20071206dsrl03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **WEST RIO SALADO (PL070013)** (City of Tempe, property owner; Brady - Aulerich & Associates, applicant) located at 1850 West Rio Salado Parkway, in the GID, General Industrial District. This request includes the following:

SBD07001 – Final Subdivision Plat for four (4) lots totaling +/-127.02 gross acres.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)

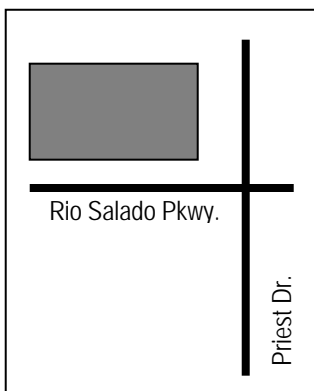
A handwritten signature in black ink, appearing to be 'LC' or similar, located to the right of the 'REVIEWED BY' line.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to condition (1)

ADDITIONAL INFO:



Gross site area

127.02 acres

of Lots

4

Zoning

GID, General Industrial District

PAGES:

1. List of Attachments
2. Comments / Reason for Approval / Conditions of Approval / History & Facts / ZDC Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
- 4-5. Subdivision Plat

COMMENTS:

This is a request for a Final Subdivision Plat for WEST RIO SALADO to divide one (1) lot into four (4). At this time, no development has been proposed for this request. Lot #4 includes the existing Transit Maintenance Facility. Staff recommends approval of this request with conditions.

REASON(S) FOR APPROVAL:

1. The proposed lots have access to a public street and meet the technical standards of the City Code Chapter 30, Subdivisions.

CONDITION(S) OF APPROVAL:

1. The Subdivision Plat for WEST RIO SALADO shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before December 6, 2008. Failure to record the plan within one year of City Council approval shall make the plan null and void.

HISTORY & FACTS:

February 13, 2007	Development Review Commission approved a Preliminary Subdivision Plat for WEST RIO SALADO consisting of four (4) lots totaling +/-127.02 gross acres.
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ZONING AND DEVELOPMENT CODE REFERENCE:

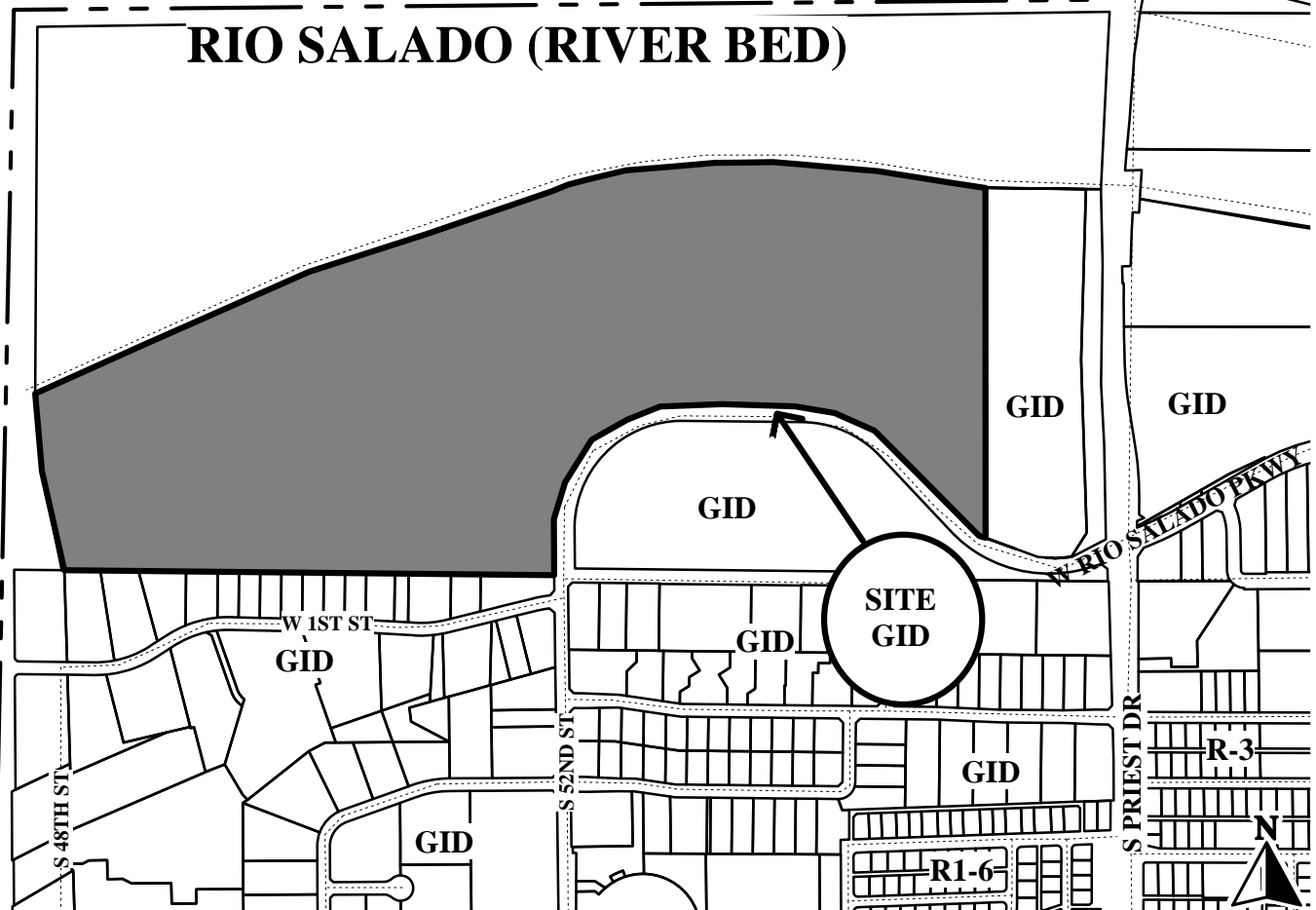
Section 6-307, Subdivisions, Lot Splits and Adjustments

WEST RIO SALADO SUBDIVISION

PL070013

CITY OF PHOENIX

RIO SALADO (RIVER BED)



Location Map



m:\tgis\lnd\lne17\n4.lnd Nov. 20, 2007 15:55:12 City of Tempe - Do not reproduce



BRADY • AULERICH & ASSOCIATES, INC.

Civil Engineering • Land Surveying
Construction Staking

C.E. Aulerich	P.L.S.
Dennis H. Brady	P.L.S.
Robert N. Hermon	P.E./P.L.S.
John R. Colling	P.L.S.
Greg Rugland	R.L.S.

January 12, 2007

CITY OF TEMPE
31 East Fifth Street
Tempe, AZ 85281

To Whom It May Concern:

The City of Tempe, through the Rio Salado project of Tempe, has requested a four-lot subdivision plat located between Priest Drive and 49th Street (Hohokam Expressway), North of Rio Salado Parkway and South of the Rio Salado Channel. This property is presently zoned G.I.D. – General Industrial District.

No new streets will be required and the existing street (Rio Salado Parkway) is fully developed.

Respectfully submitted,

BRADY•AULERICH & ASSOCIATES, INC.

Dennis H. Brady, R.L.S. 6491

DHB/jde

JAN 17 2007

WEST RIO SALADO

A SUBDIVISION OF A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF TEMPE, A MUNICIPAL CORPORATION, AS OWNER, HAS PLATTED UNDER THE NAME OF "WEST RIO SALADO" A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISHES THIS PLAT OF "WEST RIO SALADO" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS INVOLVED IN THE ABOVE DESCRIBED SUBDIVISION. THE CITY OF TEMPE, BY THE UNDERSIGNED, HAS AGREED TO EACH DESCRIBED EASEMENT, AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE AS SUCH, THE STREETS, PUBLIC UTILITIES, DRAINAGE AND RETENTION EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS:

ON THIS _____ DAY OF _____, 2007 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHOSE NAME IS: _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHO HAS EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
THE CITY OF TEMPE A MUNICIPAL CORPORATION
BY: _____ DATE: _____
ITS: MAYOR

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

LOTS 1 AND 2, THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER/DEVELOPER:

CITY OF TEMPE
31 EAST FIFTH STREET
TEMPE, ARIZONA 85281

BENCH MARK:

CITY OF TEMPE BRASS CAP (FLUSH) IN THE SIDEWALK, WEST SIDE RIEST ROAD 160 FEET SOUTH OF RIO SALADO DRIVE, SAID ROAD BEING EAST QUATER CORNER SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST.

ELEVATION 1147.68 (CITY OF TEMPE DATUM)

BASIS OF BEARINGS:

THE BEARING OF N 89° 12' 28" W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS SHOWN ON THE SUBDIVISION PLAT OF RIO SALADO WEST BUSINESS PARK RECORDED IN BOOK 866, PAGE 17, MARICOPA COUNTY RECORDS.

APPROVALS:

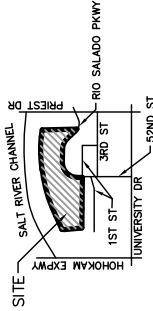
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2007.

BY: _____ MAYOR _____ DATE _____
ATTEST: _____ CITY CLERK _____ DATE _____
BY: _____ CITY ENGINEER _____ DATE _____
BY: _____ DEVELOPMENT SERVICES _____ DATE _____

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED IN THE PLAT OF "WEST RIO SALADO" WAS MADE BY ME OR UNDER MY MONTH OF FEBRUARY, 2007; 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 THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DENNIS H. BRADY, R.L.S. _____ E.L.S.#6451 _____ DATE _____



VICINITY MAP
N.T.S.

LEGEND

SECTION LINE	---
PROPERTY LINE	---
BASEMENT LINE	---
MONUMENT LINE	---
SUBDIVISION CORNER PIN TO BE SET	⊠
FOUND BRASS CAP AS NOTED	⊙
PROPERTY CORNER PIN TO BE SET	●
MARICOPA COUNTY RECORDER	M.C.R.
BUREAU OF LAND MANAGEMENT	B.L.M.

NOTES:

- 1.) THIS SUBDIVISION IS LOCATED WITH THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2.) LOT CORNERS TO BE SET WITH 1/2" REBAR WITH TAG ELS #6451.
- 3.) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN OF THE GILA AND SALT RIVER. THE FLOOD PLAIN MAP NUMBER 040-3C-2148 G, DATED SEPTEMBER 30, 2005, AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% 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.

SHEET 1 OF 2

PA	BRADY-AULERCH & ASSOCIATES, INC. CIVIL ENGINEERING - LAND SURVEYING 1001 N. CENTRAL AVENUE, SUITE 100 Tempe, Arizona 85283 Phone: (602) 944-4000 Fax: (602) 944-8598 E-MAIL: INFO@BAA-PA.COM P.E. DENNIS H. BRADY, R.L.S. CHRISTOPHER E. AULERCH, P.L.S.		
	DATE: 06-09-07	CITY OF TEMPE	
SCALE: N.T.S.	DRAWN BY: REA	CHECKED BY: DHB	JOB NO: 000006

REC07009

SBD070001

DS070045

DS070045

SBD070001

REC07009

WEST RIO SALADO

LINE TABLE		
LINE	STATION	LENGTH
1	588+33.71	386.50
2	588+33.71	172.58
3	588+33.71	428.90
4	588+33.71	428.90
5	588+33.71	384.19
6	588+33.71	313.14
7	588+33.71	191.00
8	588+33.71	191.00
9	588+33.71	313.14
10	588+33.71	384.19
11	588+33.71	428.90
12	588+33.71	428.90
13	588+33.71	384.19
14	588+33.71	313.14
15	588+33.71	191.00
16	588+33.71	191.00
17	588+33.71	313.14
18	588+33.71	384.19
19	588+33.71	428.90
20	588+33.71	428.90
21	588+33.71	384.19
22	588+33.71	313.14
23	588+33.71	191.00
24	588+33.71	191.00
25	588+33.71	313.14
26	588+33.71	384.19
27	588+33.71	428.90
28	588+33.71	428.90
29	588+33.71	384.19
30	588+33.71	313.14
31	588+33.71	191.00
32	588+33.71	191.00
33	588+33.71	313.14
34	588+33.71	384.19
35	588+33.71	428.90
36	588+33.71	428.90
37	588+33.71	384.19
38	588+33.71	313.14
39	588+33.71	191.00
40	588+33.71	191.00
41	588+33.71	313.14
42	588+33.71	384.19
43	588+33.71	428.90
44	588+33.71	428.90
45	588+33.71	384.19
46	588+33.71	313.14
47	588+33.71	191.00
48	588+33.71	191.00
49	588+33.71	313.14
50	588+33.71	384.19
51	588+33.71	428.90
52	588+33.71	428.90
53	588+33.71	384.19
54	588+33.71	313.14
55	588+33.71	191.00
56	588+33.71	191.00
57	588+33.71	313.14
58	588+33.71	384.19
59	588+33.71	428.90
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63	588+33.71	191.00
64	588+33.71	191.00
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66	588+33.71	384.19
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72	588+33.71	191.00
73	588+33.71	313.14
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75	588+33.71	428.90
76	588+33.71	428.90
77	588+33.71	384.19
78	588+33.71	313.14
79	588+33.71	191.00
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82	588+33.71	384.19
83	588+33.71	428.90
84	588+33.71	428.90
85	588+33.71	384.19
86	588+33.71	313.14
87	588+33.71	191.00
88	588+33.71	191.00
89	588+33.71	313.14
90	588+33.71	384.19
91	588+33.71	428.90
92	588+33.71	428.90
93	588+33.71	384.19
94	588+33.71	313.14
95	588+33.71	191.00
96	588+33.71	191.00
97	588+33.71	313.14
98	588+33.71	384.19
99	588+33.71	428.90
100	588+33.71	428.90

CURVE TABLE		
CURVE	DELTA	RADIUS
C1	157.00°	1609.94'
C2	157.00°	1609.94'
C3	157.00°	1609.94'
C4	157.00°	1609.94'
C5	157.00°	1609.94'
C6	157.00°	1609.94'
C7	157.00°	1609.94'
C8	157.00°	1609.94'
C9	157.00°	1609.94'
C10	157.00°	1609.94'
C11	157.00°	1609.94'
C12	157.00°	1609.94'
C13	157.00°	1609.94'
C14	157.00°	1609.94'
C15	157.00°	1609.94'
C16	157.00°	1609.94'
C17	157.00°	1609.94'
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C31	157.00°	1609.94'
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C43	157.00°	1609.94'
C44	157.00°	1609.94'
C45	157.00°	1609.94'
C46	157.00°	1609.94'
C47	157.00°	1609.94'
C48	157.00°	1609.94'
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C61	157.00°	1609.94'
C62	157.00°	1609.94'
C63	157.00°	1609.94'
C64	157.00°	1609.94'
C65	157.00°	1609.94'
C66	157.00°	1609.94'
C67	157.00°	1609.94'
C68	157.00°	1609.94'
C69	157.00°	1609.94'
C70	157.00°	1609.94'
C71	157.00°	1609.94'
C72	157.00°	1609.94'
C73	157.00°	1609.94'
C74	157.00°	1609.94'
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C76	157.00°	1609.94'
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C89	157.00°	1609.94'
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C98	157.00°	1609.94'
C99	157.00°	1609.94'
C100	157.00°	1609.94'

LOT AREA TABLE		
LOT	AREA	PERCENT
1	1.28	0.0001
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4	1.28	0.0001
5	1.28	0.0001
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21	1.28	0.0001
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29	1.28	0.0001
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36	1.28	0.0001
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91	1.28	0.0001
92	1.28	0.0001
93	1.28	0.0001
94	1.28	0.0001
95	1.28	0.0001
96	1.28	0.0001
97	1.28	0.0001
98	1.28	0.0001
99	1.28	0.0001
100	1.28	0.0001

SHEET 2 OF 2

BRADY AUERICH & ASSOCIATES, INC.
CIVIL ENGINEERS AND SURVEYORS
1030 E. McDowell Road
Tempe, Arizona 85283
Phone: (480) 966-0000 Fax: (480) 966-0000
JENNIS H. BRADY P.L.S. ROBERT N. HERMAN P.E.
CHRISTOPHER E. AUERICH P.L.S.

DATE: 01-05-07
SCALE: 1"=200'
DRAWN BY: REA
CHECKED BY: DHB

REC070009

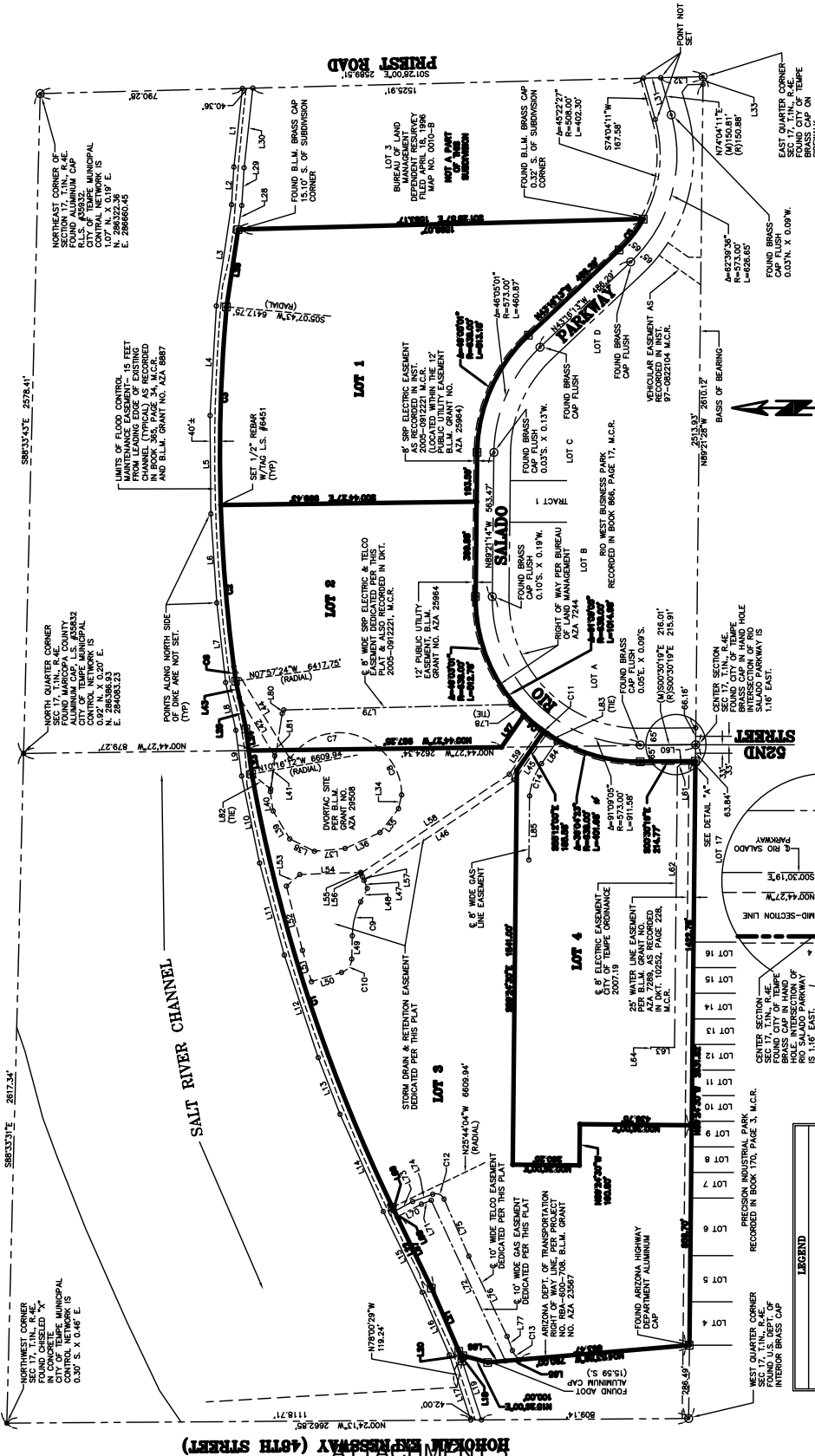
SBD070001

DS070045

N.T.S.

LEGEND

SECTION LINE
PROPERTY LINE
SUBDIVISION CORNER SET 1/2" REBAR
W/TAG L.S. 6451 (UNLESS OTHERWISE
NOTED)
BRASS CAP
AS NOTED
PROPERTY CORNER, SET 1/2" REBAR
W/TAG L.S. 6451 (UNLESS OTHERWISE
NOTED)
NOT FOUND OR SET
MARCOPA COUNTY RECORDS
BUREAU OF LAND MANAGEMENT



HONOLULU (18TH STREET)