SUBJECT: This a request for an amended subdivision plat for RANDALL MANOR, located at 2168 East Balboa Drive.

DOCUMENT NAME: 20080207dsjc01
PLANNED DEVELOPMENT (0406)
SUPPORTING DOCS: Yes
COMMENTS: Request by the RANDALL MANOR (PL070473) (Randall Manor, applicant), located at 2168 East Balboa Drive, in R1-6, Single-Family Residential, for the following:

SBD07047 - Amended subdivision plat of a line adjustment on Lot 1and Lot 2 consisting of .3299 net acres.

PREPARED BY: Jon Christopher, Planner II (480-350-8438)
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)


Chris Anaradian, Development Services Department Manager (480-350-2204)
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A

RECOMMENDATION: Staff - Approval, with conditions (1)
ADDITIONAL INFO: The subject site is located on Balboa Drive, just west of Price Road. The applicant is requesting a lot line adjustment for lot 176 and lot 177 that consists of .3299 acres. The proposed lot 177 adjustment will consist of a new custom development.


| Gross site area | .3299 acres |
| :--- | :--- |
| Number of Lots | 2 |
| Zoning | R1-6 |

PAGES:

ATTACHMENTS:

1. List of Attachments
2. Comments, Reasons for Approval/Conditions of Approval; History \& Facts/ZDC Reference
3. Location Map(s)
4. Aerial Photo(s)
5. Letter of Intent

4-5. Subdivision Map


#### Abstract

COMMENTS: The subject site is located on Balboa Drive, just east of Price Road. The site is surrounded by R-3R (MultiFamily Residential Restricted, R1-4 (Single-Family Residential), and R1-6 (Single-Family Residential). The applicant is proposing a lot line adjustment which is located between lot 176 and lot 177 . The lot line in lot 176 will be moving ten (10) feet west from the lot 177 . With this adjustment on the lots, the applicant is planning to build a custom designed home on lot 177 .

The proposed plat meets the minimum required technical standards of Tempe City Code Chapter 30 Subdivisions. Therefore, staff recommends approval of this request subject to conditions.


## REASON(S) FOR

 APPROVAL:1. The proposed Subdivision plat needs the minimum required technical standards of Tempe City Code Chapter 30 Subdivisions.

## CONDITION(S)

OF APPROVAL:

1. The Subdivision Plat for Randall Manor shall be put into proper engineered formal 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 February 07, 2009. Failure to record the plat within one year of Council approval shall make the plat null and void.

HISTORY \& FACTS: None pertinent to this case.

## ZONING AND

DEVELOPMENT
CODE REFERENCE: Section 6-307 Subdivisions, Lot splits and adjustments

## RANDALL MANOR

PL070473



RANDALL MARON (PL070473)

2102 East Balboa Drive
Tempe, Arizona 85282

October 31, 2007

## City of Tempe Arizona

We are making a submittal to replat Lots 176 and 177 in Shalimar Addition \#4.

The replatting moves the lot line of Lot \#176 to become 85 feet frontage instead of 95 feet; and adding that 10 feet frontage to the West 52 feet of Lot \#177 to make that lot 62 feet frontage.

We plan to use this recreated lot (\#177) to build ourselves a custom home.

Thank you,
J. Mark and Alonna Randall
dedication
KNOW ALL MEN BY THESE PRESENTS：
THAT J．MARK RANOALL AND ALONNA RANDALL，HUSEAND ANOR＂A
PAGE 5．RECORDS OF MARICOPA COUNTY ARIZONA，LOCATED WITHIN

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ACKNOWLEDGMENT

 J．mark randall and alonna randall

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PAGE 5，RECORDS OF MARICOPA COUNTY ARIZONA．
N No． 4 AS RECORDED IN BOOK 132 OF MAPS，PAGE 5，MARICOPA COUNTY RECORDS，BEING A PORTION OF THE RIVER BASE AND MERIDIAN，MARICOPA COUNTY，ARIZONA

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M．C．R．MARICOPA COUNTT RECORDER
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APPROVALS

| APPROVED BY THE MAYOR AND CITY COUNCIL OF TEMPE |
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| ARIZONA，THIS |
| DAY OF |

BY：





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