

Staff Summary Report

Development Review Commission Date: 08/11/09

Agenda Item Number: ____

SUBJECT: Hold a public for a Preliminary Subdivision Plat BABA'S ACRES, located at 12623 South 71st Street.

DOCUMENT NAME: DRCr_BABA's Acres_081109

PLANNED DEVELOPMENT (0406)

COMMENTS: Request by BABA'S ACRES (PL090181) (Donald R. Liem / Barbara K. Liem, property owners; Dennis H. Brady, Brady Aulerich Associates, applicant) consisting of 2.01327 net acres, located at 12623 South 71st Street in the AG, Agricultural District. The request includes the following:

SBD09012 – A Preliminary subdivision plat, dividing one (1) lot into two (2) lots on 2.01 acres.

PREPARED BY: Jon Christopher , Planner II (480-350-8436)

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



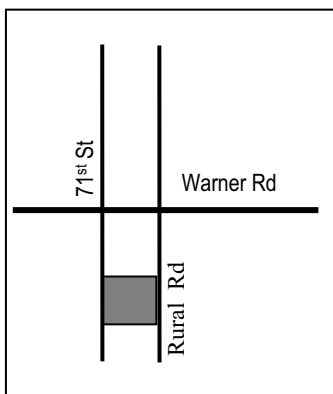
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY:

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO: The site is located south and west of Rural and Warner Roads. The request by the applicant is to record a subdivision plat that will consist of two (2) lots.



PAGES:

1. List of Attachments
2. Comments
- 3-4. Reason for Approval / Conditions of Approval
- 5-6. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

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

COMMENTS:

This is a request by Donald and Barbara Liem for a Preliminary Subdivision Plat to create two (2) lots from one (1) lot. A 1' VNAE (vehicular non-access easement) along Rural Road is being recorded as part of this plat requiring that both lots access 71st Street. A 20' wide ingress and egress easement along the south side of the west lot will provide access to the eastern lot. The proposed lots are located south and west of Rural and Warner Roads in an AG, Agricultural District. Staff recommends approval of this request subject to a condition.

The proposed plat meets the minimum required technical standards of Tempe City Code Chapter 30, subdivisions. Staff recommends approval of this request subject to a condition.

REASON(S) FOR APPROVAL:

1. The plat has access to public streets and meets the technical standards of Tempe City Code Chapter 30, Subdivisions.

CONDITION(S) OF APPROVAL:

1. The Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before August 20, 2010. Failure to record the plat on or before August 20, 2010, which is one (1) year from the date of City Council approval, shall make the approval of the plat null and void.

HISTORY & FACTS:

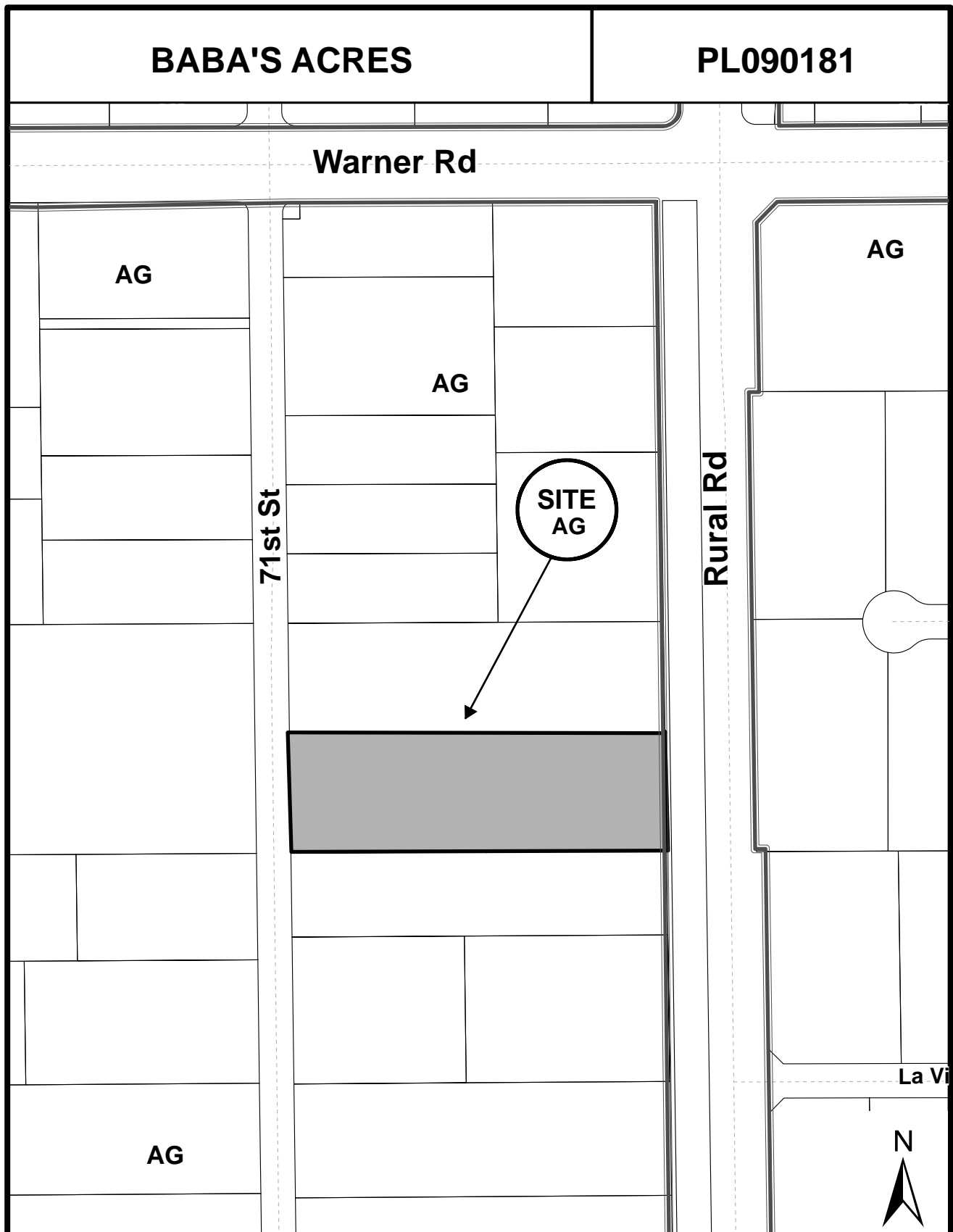
May 20, 2009	BABA'S Acres was reviewed by Preliminary Site Plan review process to obtain information to move forward effectively with the project.
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DESCRIPTION: Owner - Donald and Barbara Liem
 Applicant – Dennis H. Brady

Zoning:
Existing zoning – AG

<u>Site Data</u>	:
Lot 2	1.00715 ac. (43,871 s.f.)
Lot 3	1.00612 ac. (43,827 s.f.)
Total Net Site Area:	2.01327 ac. 87,698 s.f.

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



Location Map



BABA'S ACRES (PL090181)



BRADY • AULERICH & ASSOCIATES, INC.

Civil Engineering • Land Surveying
Construction Staking

C.E. Aulerich	P.L.S.
Dennis H. Brady	R.L.S.
Robert N. Hermon	P.E./R.L.S.
Blair C. Meggitt	R.L.S.

May 26, 2009

CITY OF TEMPE
DEVELOPMENT SERVICES
31 East Fifth Street
Tempe, AZ 85280-5002

ATTN: Jon Christopher

RE: LETTER OF EXPLANATION – BABA'S ACRES – BRADY•AULERICH & ASSOCIATES,
INC. JOB NO. 09-04-01

A proposed resubdivision of Lot 5 of TALLY-HO FARMS recorded in Book 107 of Maps, Page 2, Maricopa County Records into three lots, two one-acre lots and one 2.15 acre lot, be known as BABA'S ACRES, is requested by Donald and Barbara Liem, the owners of said Lot 5.

The Southerly portion of said Lot 5, approximately 161.00 feet, in the past has been used as horse pasture, that portion being the proposed two one-acre parcels.

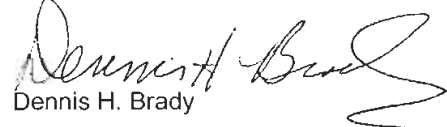
The Liems have ceased owning horses, and the pasture is not needed. They felt subdividing the property would be the best use.

Both parcels would face 71st Street with a 20.00 foot wide ingress and egress easement along the South side of the West lot, for the benefit of the East lot, the existing house is on the 2.15 acre parcel.

All utilities exist along 71st Street, with exception of natural gas and sanitary sewer. Natural gas is not needed and sanitary sewer would be septic tank.

If you have any questions, please do not hesitate to contact me at (480) 839-4000 or (480) 773-4543.

Respectfully Submitted,
BRADY•AULERICH & ASSOCIATES, INC.



Dennis H. Brady

DHB:abc

BABA'S ACRES

A REPLAT OF LOT 5 OF "TALLY-HO FARMS" RECORDED IN BOOK 107 OF MAPS, PAGE 2 MARICOPA COUNTY RECORDS, ALSO BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, 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 DONALD R. LIEM AND BARBARA K. LIEM, AS OWNERS HAVE REPLATTED UNDER THE NAME OF "BABA'S ACRES", A REPLAT OF "TALLY-HO FARMS LOT 5", BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT OF "BABA'S ACRES", A SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME 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 AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS:

ON THIS _____ DAY OF _____, 2009 BEFORE ME, UNDERSIGNED, PERSONALLY APPEARED DONALD R. AND BARBARA K. LIEM, WHO ACKNOWLEDGED THEMSELVES TO BE THE OWNERS AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO EXECUTED THIS INSTRUMENT ON THE _____ DAY OF _____, 2009.

BY: DONALD R. LIEM _____ BARBARA K. LIEM _____

LEGAL DESCRIPTION: (PRIOR TO SUBDIVISION)

LOT 5 OF TALLEY-HO FARMS, A SUBDIVISION RECORDED IN BOOK 107 OF MAPS, PAGE 2, MARICOPA COUNTY RECORDS, EXCEPT THE SOUTH 120 FEET OF THE WEST 150 FEET THEREOF, AND THE SOUTH 120' FEET OF THE WEST 150 FEET OF LOT 5 OF TALLEY-HO FARMS, A SUBDIVISION RECORDED IN BOOK 107 OF MAPS, PAGE 2, MARICOPA COUNTY RECORDS.

OWNER/DEVELOPER:

DONALD R. LIEM & BARBARA K. LIEM
12623 S. 71ST STREET
TEMPE, ARIZONA 85284

BASIS OF BEARINGS:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE TALLY-HO FARMS, RECORDED IN BOOK 107 OF MAPS, PAGE 2 MARICOPA COUNTY RECORDS.

SAID BEARING = N00°00'00"E

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2009.

BY: _____ MAYOR _____ DATE _____

DATE ATTEST: _____ CITY CLERK _____ DATE _____

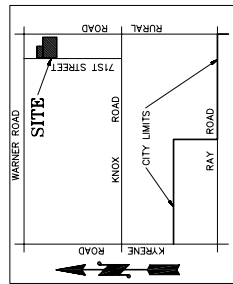
BY: _____ CITY ENGINEER _____ DATE _____

BY: _____ DEVELOPMENT SERVICES _____ DATE _____

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2009; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

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



VICINITY MAP

N.T.S.

LEGEND

RIGHT-OF-WAY LINE	---	FOUND BRASS CAP	■
MONUMENT LINE	---	PROPERTY CORNER PIN TO BE SET	•
PROPERTY LINE	---	VEHICULAR NON ACCESS EASEMENT	V.N.A.E
EASEMENT LINE	---	MARICOPA COUNTY RECORDER	M.C.R.
SECTION LINE	---	MEASURED	M
SUBDIVISION CORNER TO BE SET	■	RECORDED	R

NOTES:

- 1.) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2.) PROPERTY AND SUBDIVISION CORNERS TO BE SET WITH 1/2" WITH TAG RLS #6451 UNLESS NOTED OTHERWISE
- 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 ZONE SHADED "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, PANEL 2635 OF 4350, MAP NUMBER 0401SC2635H, MAP REVISED SEPTEMBER 30, 2005. ZONE SHADED "X" IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH ALEIGH AREA OF 0.2% ANNUAL CHANCE FLOOD WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES, DIKES OR OTHER STRUCTURES SUBJECT TO FAIL DURING LARGER FLOODS, FROM 1% ANNUAL CHANCE FLOOD.

SHEET 1 OF 2

BRADY AULIERICH & ASSOCIATES, INC. CIVIL ENGINEERING - LAND SURVEYING 1300 E. Guadalupe Road Tempe, Arizona 85284 Phone (480) 838-4000 Fax (480) 345-8259 DENNIS H. BRADY P.L.S. ROBERT N. HERMON P.E. CONSULDER E. AULIERICH P.L.S.	
PA	
DATE 04/09/09	BABA'S ACRES
SCALE:	DRAWN BY: DAC
	CHECKED BY: DHB
	JOB NO. 09040

REC09012

SBD09008

DS090490

