

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/12/2013  
Agenda Item: 2**

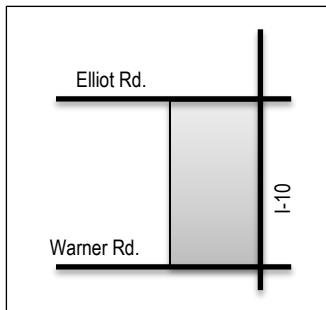
**ACTION:** Request approval of a Preliminary Subdivision Plat for the ASU RESEARCH PARK, located at 8750 South Science Drive. The applicant is Survey Innovation Group.

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

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** ASU RESEARCH PARK (PL120203) consisting of a subdivision of the existing development, roadways, utility and future development sites into individual lots. The request includes the following:

SBD12012 Preliminary Subdivision Plat consisting 28 lots and 13 tracts, all on approximately 282 acres.



Property Owner	Arizona Board of Regents / Arizona State University		
Applicant	Laurie Castillo, Survey Innovation Group		
Current Zoning District	AG, Agricultural District		
Total Net Site Area	282.423 acres		
Lot 1 10.105 acres	Lot 12 16.478 acres	Lot 23 9.631 acres	Tract F 1.323 acres
Lot 2 1.903 acres	Lot 13 4.161 acres	Lot 24 12.266 acres	Tract G 6.469 acres
Lot 3 4.315 acres	Lot 14 13.636 acres	Lot 25 4.750 acres	Tract H 12.729 acres
Lot 4 5.264 acres	Lot 15 7.087 acres	Lot 26 2.309 acres	Tract I 12.387 acres
Lot 5 12.464 acres	Lot 16 7.916 acres	Lot 27 12.719 acres	Tract J 0.600 acres
Lot 6 4.254 acres	Lot 17 6.046 acres	Lot 28 17.889 acres	Tract K 0.785 acres
Lot 7 2.571 acres	Lot 18 2.000 acres	Tract A 1.650 acres	Tract L 1.379 acres
Lot 8 17.811 acres	Lot 19 6.680 acres	Tract B 2.809 acres	Tract M 0.207 acres
Lot 9 10.308 acres	Lot 20 3.935 acres	Tract C 2.102 acres	
Lot 10 11.257 acres	Lot 21 9.510 acres	Tract D 1.556 acres	
Lot 11 9.081 acres	Lot 22 10.897 acres	Tract E 1.190 acres	

**ATTACHMENTS:** Development Project File

**STAFF CONTACT:** Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Lisa Collins, Interim Community Development Director  
 Legal review by: N/A  
 Prepared by: Ryan Levesque, Senior Planner



**COMMENTS:**

The ASU Research Park is located west of the Loop 101 freeway and south of Elliot Road and north of Warner Road. This request intends to subdivide the existing ASU property into individual lots for the existing development, future development and tracts for existing features, roadways, etc.

The lots have access to a public street and conform to the technical standards found in the Tempe City Code, Chapter 30, Subdivisions. Therefore staff recommends approval of the requested Subdivision Plat, subject to the conditions listed below.

**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 Subdivision Plat 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 Community Development Department on or before February 12, 2014. Failure to record the plat on or before within one year of City Council approval, shall make the plat null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

**HISTORY & FACTS:**

- |                    |   |
|--------------------|---|
| September 20, 1984 | City Council approved a Map of Dedication consisting of the dedication of public utilities and public streets located within the ASU Research Park. |
| February 12, 2013  | Scheduled meeting with the Development Review Commission for this request.  |
| March 7, 2013      | Proposed meeting with the City Council for a Final Subdivision plat.  |

**ZONING AND DEVELOPMENT CODE REFERENCE:**

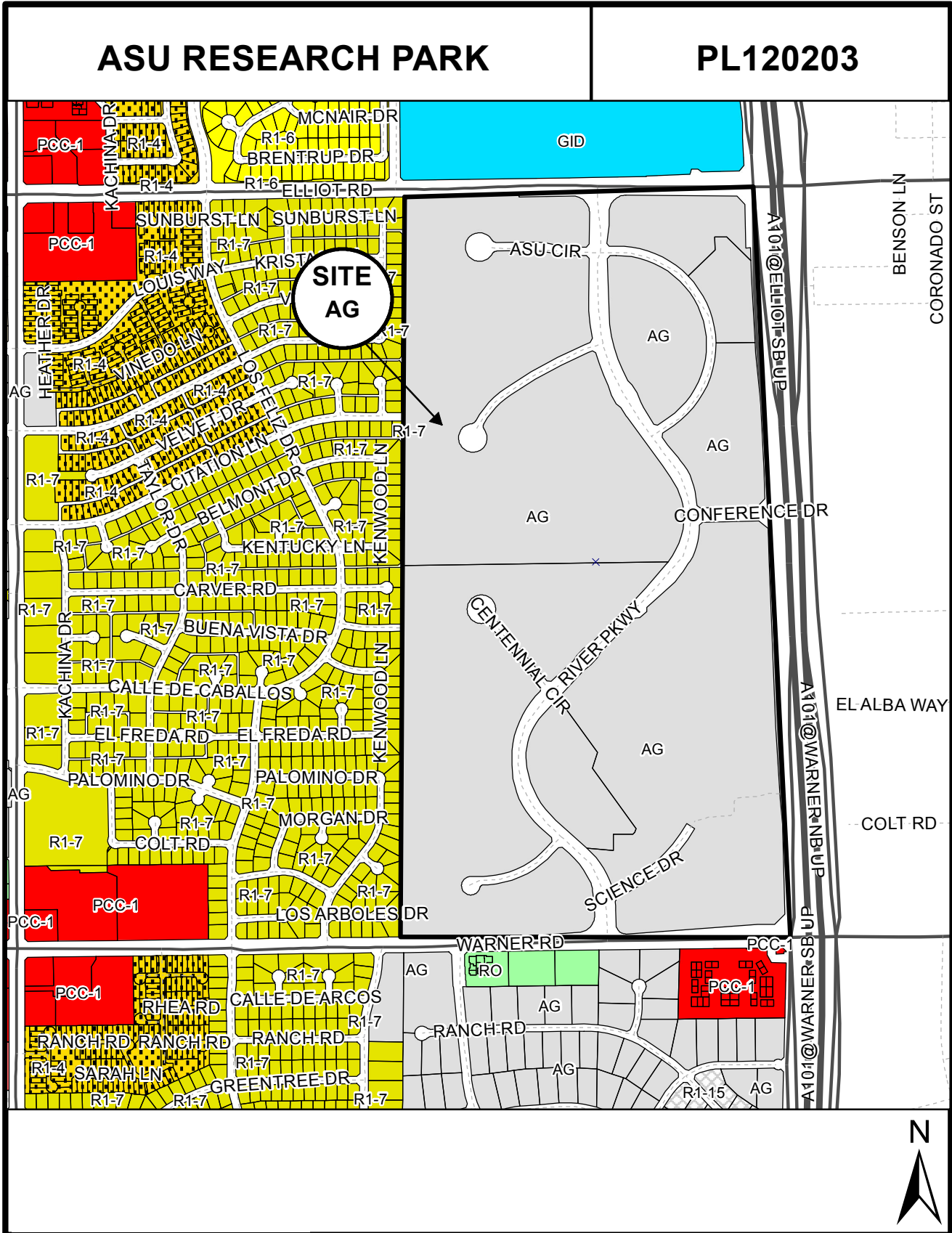
Section 6-307, Subdivisions, Lot Splits and Adjustments



**DEVELOPMENT PROJECT FILE**  
for  
**ASU RESEARCH PARK**

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
- 3-7. Subdivision Plat



**Location Map**



**ASU RESEARCH PARK (PL120203)**

# ASU RESEARCH PARK

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

## DEDICATION

ARIZONA BOARD OF REGENTS, A BODY CORPORATE AS OWNER HAS PLATTED UNDER THE NAME OF "ASU RESEARCH PARK", A PORTION OF THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, 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 OF "ASU RESEARCH PARK", AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN 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 GRANTS TO THE CITY OF TEMPE RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY AND REFUSE VEHICLES OVER AND ACROSS TRACTS A-F.

OWNER RESERVES, FOR THE BENEFIT OF LOTS 1-27 AND TRACT M, A NON EXCLUSIVE, PERPETUAL AND APPURTENANT EASEMENT, RIGHT AND AUTHORITY FOR STORM WATER DRAINAGE AND RETENTION OVER, UPON, ALONG AND THROUGH ALL LOTS, TRACTS, STREETS AND EASEMENTS HEREIN.

TRACTS G, H AND I ARE FOR THE SOLE AND EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND LESSEES OF THE HEREIN DESCRIBED PREMISES AND THEIR RESPECTIVE EMPLOYEES AND INVITEES.

## ACKNOWLEDGMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO BE THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

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

ARIZONA BOARD OF REGENTS, A BODY CORPORATE

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ITS: \_\_\_\_\_  
SECTION LINE \_\_\_\_\_  
STREET CENTERLINE \_\_\_\_\_  
BOUNDARY LINE \_\_\_\_\_  
EASEMENT LINE \_\_\_\_\_  
R/W RIGHT OF WAY \_\_\_\_\_

## CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2012, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST; THAT THE MONUMENTS SHOWN ARE CORRECTLY BE SET AS SHOWN; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

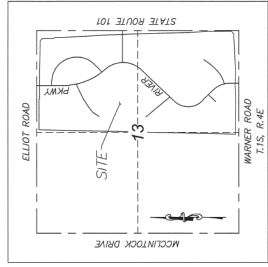
JASON SEGNERI, RLS# 35833 DATE 4/1/12



**OWNER**  
ARIZONA BOARD OF REGENTS  
PO BOX 870401  
TEMPE, ARIZONA 85287

## BENCHMARK

FOUND BRASS CAP IN A HANDHOLE AT THE NORTH QUARTER CORNER OF SECTION 13, T1S, R4E.  
ELEVATION=1186.66 (COT DATUM)



## NOTES

- THIS LAND DIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- LOT CORNERS TO BE SET WITH 1/2" REBAR, RLS #35833.
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- WITH RESPECT TO ANY WATER RETENTION SYSTEM SHOWN ON THE APPROVED GRADING AND DRAINAGE PLANS, OWNER SHALL HAVE THE SOLE RESPONSIBILITY 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 APPROVED DESIGN PLANS. THE FOREGOING ASSUMPTION OF RESPONSIBILITY SHALL NOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

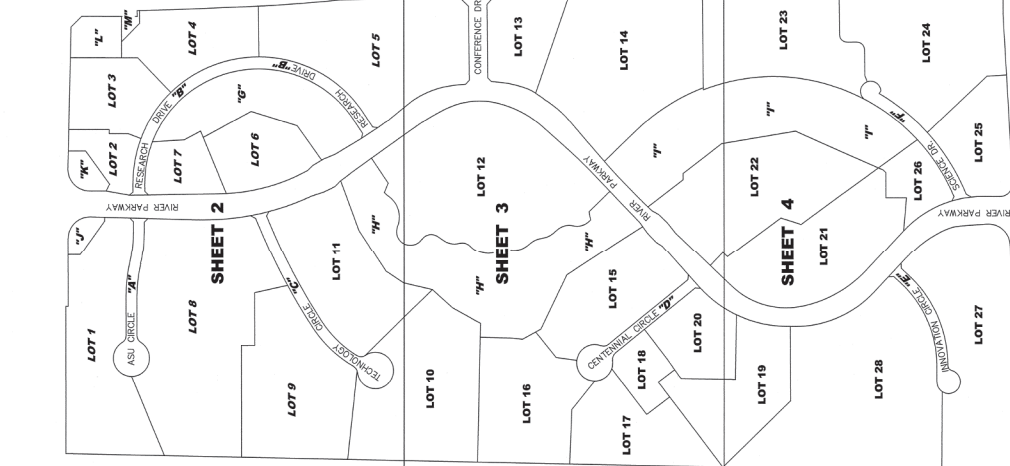
## BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID LINE BEARS SOUTH 89 DEGREES 57 MINUTES 14 SECONDS WEST (NORTH 89 DEGREES 06 MINUTES 15 SECONDS EAST, CITY OF TEMPE DATUM(R)).

## APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_ COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_



SIK  
SURVEY INNOVATION  
GROUP, INC.  
Land Surveying Services

# FINAL PLAT ASU RESEARCH PARK TEMPE, ARIZONA

DS120617 SBD12012 REC12036

DRAWING NAME: 11-102 FINAL PLAT  
JOB NO. 2011-102  
DRAWN: RHM  
CHECKED: JAS  
DATE: 08/27/12  
SCALE: N.E.S.  
SHEET: 1 OF 5

DS120617 SBD12012 REC12036









