
**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 10/08/2013
Agenda Item: 4**

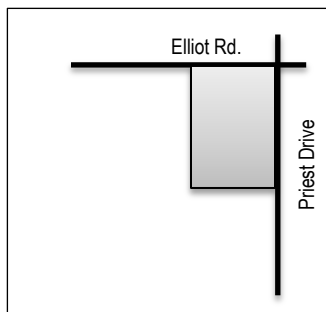
ACTION: Request for a Preliminary Subdivision Plat for SPORTS AUTHORITY, located at 1525 West Elliot Road. The applicant is TPP JV Maricopa LLC.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: SPORTS AUTHORITY (PL130309) consists of the subdivision of an existing development for a new McDonalds Restaurant. The request includes the following:

SBD13020 Preliminary Subdivision Plat consisting of two lots.



Property Owner
Applicant
Current Zoning District
Lot 1
Lot 2

TPP JV Maricopa LLC
Survey Innovation Group, Inc. (surveyor)
PCC-2
51,035 sf.
751,359 sf.

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara (480) 350-8023

Legal review by: N/A

Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

This site is located at the southwest corner of Elliot Road and Priest Drive. The request consists of subdividing an existing parcel into two lots for the purpose of a proposed new McDonalds Restaurant, located that northeast corner of the property.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision plat. The lots will have access to a public street and meet the technical standard of the Tempe City Code, Chapter 30, Subdivisions. This request will also conform to the conditions proposed.

CONDITIONS OF APPROVAL:

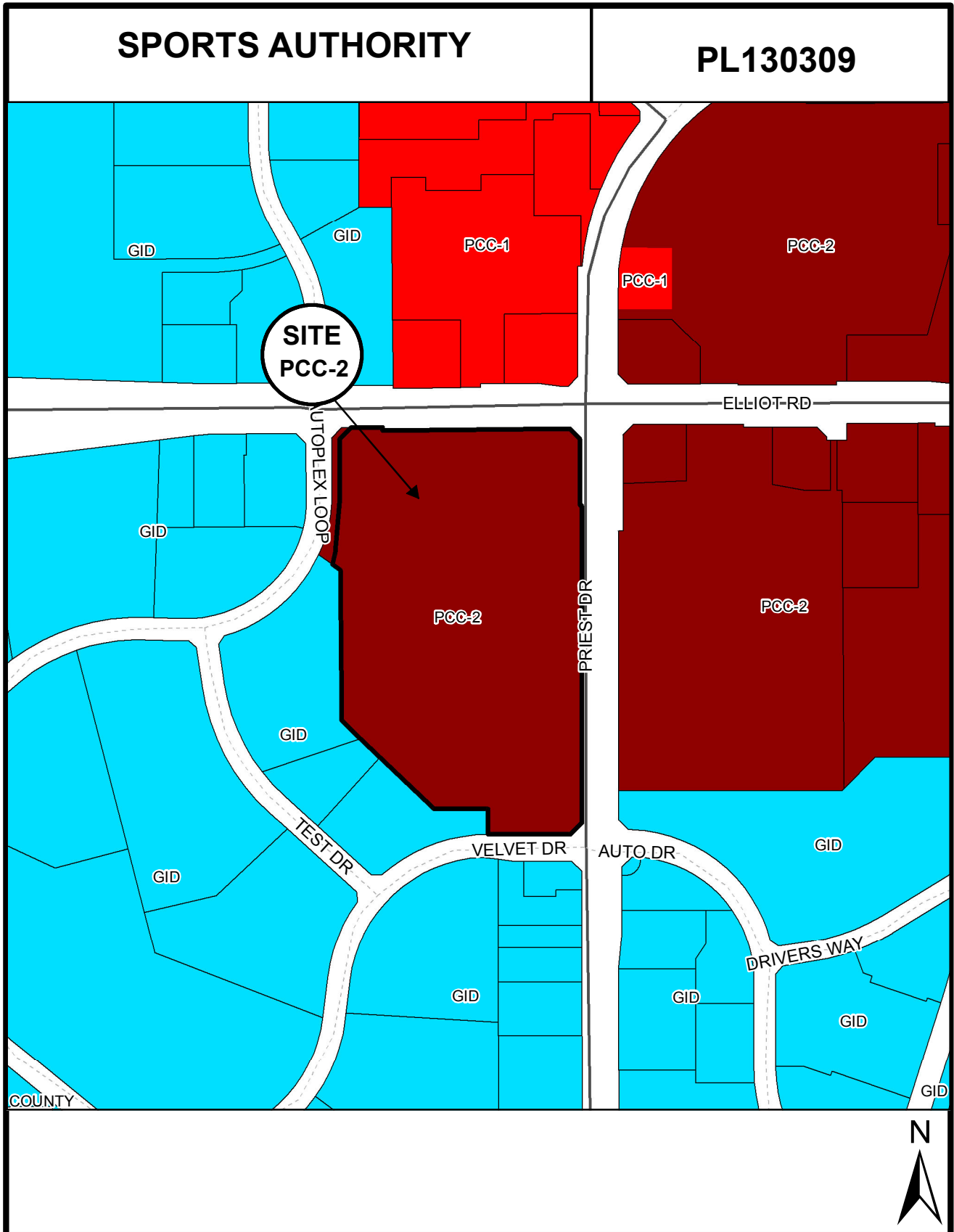
1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before one year from the date of this approval Failure to record the plat, within 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:

No prior subdivision on this property.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions



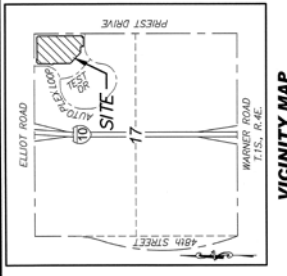
Location Map

FINAL PLAT
SPORTS AUTHORITY PLAZA
TEMPE, ARIZONA



REVISIONS:

DRAWING NAME: 12-006 M.D.dwg
JOB NO. 2012-206
DRAWN: ELS
CHECKED: RMH
DATE: 9/12/2013
SCALE: N.T.S.
SHEET: 1 OF 2



OWNER(S)
TTP, JV MARICOPA LLC
C/O TRIGATE CAPITAL LLC
60 ELM STREET, SUITE 350
DULAS, TEXAS 75201
CONTACT: KEITH SCHNEIDER

BENCHMARK
BRASS CAP IN HANDHOLE AT THE INTERSECTION OF ELLIOT ROAD AND PRIEST DRIVE. ELEVATION = 1234.86 (CITY OF TEMPE DATUM)

BASIS OF BEARING
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST.

FLOOD PLAIN CERTIFICATION
THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON TO THE FLOOD INSURANCE RATE MAP NUMBER 04013C2630C, DATED SEPTEMBER 30, 2005. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD; AVERAGE DEPTH OF LESS THAN 1 FOOT; OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVELS FROM 1% ANNUAL CHANCE FLOOD.

APPROVALS
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS ____ DAY OF _____, 2013.

BY: MAYOR _____ DATE _____
ATTEST: CITY CLERK _____ DATE _____
BY: CITY ENGINEER _____ DATE _____
BY: COMMUNITY DEVELOPMENT _____ 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 AUGUST, 2013, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ARE CORRECTLY SHOWN; AND AS SHOWN THAT THE MONUMENTS WERE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ERIC SOSTROM, R.L.S. 41894
9/12/2013

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
THENCE SOUTH 89 DEGREES 22 MINUTES 49 SECONDS WEST (RECORD) 89 DEGREES 22 MINUTES 44 SECONDS (MEASURED), ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 744.10 FEET;
THENCE SOUTH 00 DEGREES 37 MINUTES 11 SECONDS EAST (RECORD) 00 DEGREES 37 MINUTES 16 SECONDS (MEASURED) A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIOT ROAD, AS RECORDED AS 88-190019 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 22 MINUTES 49 SECONDS EAST (RECORD) 89 DEGREES 22 MINUTES 42 SECONDS (MEASURED) ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, PARALLEL WITH AND 60.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 94.03 FEET (RECORD) 94.02 FEET (MEASURED);
THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST (RECORD) 00 DEGREES 04 MINUTES 49 SECONDS (MEASURED) A DISTANCE OF 10.00 FEET;
THENCE NORTH 89 DEGREES 22 MINUTES 49 SECONDS EAST (RECORD) 89 DEGREES 22 MINUTES 44 SECONDS (MEASURED), PARALLEL WITH AND 70.00 FEET SOUTH OF SAID NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 559.50 FEET TO A POINT 90.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER;
THENCE SOUTH 45 DEGREES 20 MINUTES 25 SECONDS EAST (RECORD) 45 DEGREES 18 MINUTES 12 SECONDS (MEASURED) A DISTANCE OF 42.23 FEET (RECORD) 42.22 FEET (MEASURED) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 56TH STREET, AS RECORDED AS 88-190019 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, SAID POINT BEING 60.00 FEET WEST OF SAID EAST LINE OF SAID NORTHEAST QUARTER;
THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST (RECORD) 00 DEGREES 05 MINUTES 10 SECONDS (MEASURED), ALONG SAID WESTERLY RIGHT-OF-WAY LINE, PARALLEL WITH AND 60.00 FEET WEST OF SAID EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 200.00 FEET (RECORD) 199.98 FEET (MEASURED);
THENCE NORTH 89 DEGREES 22 MINUTES 49 SECONDS EAST (RECORD) 89 DEGREES 48 MINUTES 57 SECONDS (MEASURED) A DISTANCE OF 5.00 FEET (RECORD) 4.98 FEET (MEASURED) TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE, SAID POINT BEING 55.00 FEET WEST OF SAID EAST LINE OF SAID NORTHEAST QUARTER;
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THENCE SOUTH 44 DEGREES 55 MINUTES 19 SECONDS WEST (RECORD) 44 DEGREES 56 MINUTES 33 SECONDS (MEASURED) A DISTANCE OF 49.50 FEET (RECORD) 49.42 FEET (MEASURED);
THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST (RECORD) 89 DEGREES 54 MINUTES 17 SECONDS (MEASURED) A DISTANCE OF 245.00 FEET (RECORD) 245.12 FEET (MEASURED);
THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST (RECORD) 00 DEGREES 03 MINUTES 49 SECONDS (MEASURED) A DISTANCE OF 77.00 FEET (RECORD) 76.59 FEET (MEASURED);
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THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 53 MINUTES 18 SECONDS (RECORD) 12 DEGREES 53 MINUTES 56 SECONDS (MEASURED), AN ARC DISTANCE OF 56.24 FEET (RECORD) 56.28 FEET (MEASURED);
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ACKNOWLEDGMENT
ON THIS ____ DAY OF _____, 2013
BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____
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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES _____
TTP, JV MARICOPA LLC, A DELAWARE LIMITED LIABILITY COMPANY
OWNER _____ DATE _____

OWNER _____ DATE _____

NOTES
1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2" INCH REBAR RLS#41894.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINE) SHALL BE PLACED UNDERGROUND.
4. THE DRAINAGE SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY) AND (2) MAINTAIN THE SYSTEM IN CONDITION TO ALLOW THE SYSTEM TO PROPERLY DISSIPATE THE VOLUME OF WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

DEDICATION
TTP, JV MARICOPA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS PLATTED UNDER THE NAME OF "SPORTS AUTHORITY PLAZA" LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, T.1 S., R.4 E. OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "SPORTS AUTHORITY PLAZA" AND DECLARES THAT SAID PLAT SET 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.

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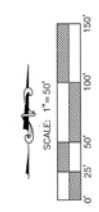
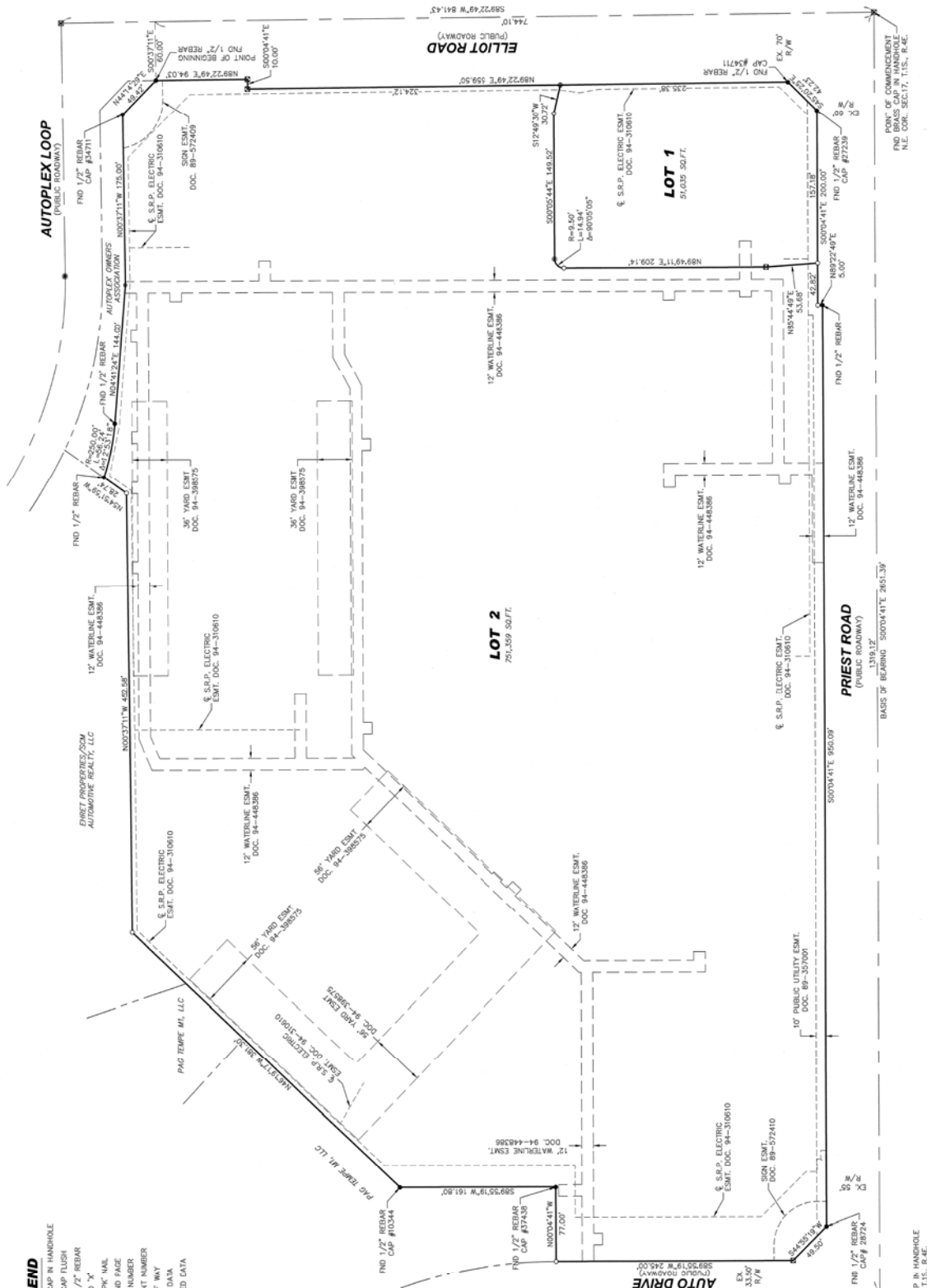
APPROVALS
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS ____ DAY OF _____, 2013.

BY: MAYOR _____ DATE _____
ATTEST: CITY CLERK _____ DATE _____
BY: CITY ENGINEER _____ DATE _____
BY: COMMUNITY DEVELOPMENT _____ 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 AUGUST, 2013, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ARE CORRECTLY SHOWN; AND AS SHOWN THAT THE MONUMENTS WERE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ERIC SOSTROM, R.L.S. 41894
9/12/2013

- LEGEND**
- BRASS CAP IN HANDHOLE
 - FOUND 1/2" REBAR
 - CHECKED 'X'
 - FOUND 'TK' NAIL
 - BK, PL, BOOK AND PAGE
 - DXTL, DOCKET NUMBER
 - DOC, DOCUMENT NUMBER
 - R/W, RIGHT OF WAY
 - (R), RECORD DATA
 - (M), MEASURED DATA



FINAL PLAT
SPORTS AUTHORITY PLAZA
TEMPE, ARIZONA



REVISIONS:

DRAWING NAME: 12-206 MLD.dwg
 JOB NO. 2012-206
 DRAWN: ELS
 CHECKED: RMH
 DATE: 9/12/2013
 SCALE: 1" = 50'
 SHEET: 2 OF 2

SLIC
 SURVEY INNOVATION
 GROUP, INC.
 Land Surveying Services
 7301 EAST EVANS ROAD
 SCOTTSDALE, AZ 85266
 PHONE (480) 923-0780
 FAX (480) 923-0781
 WWW.SLICSURVEYAZ.COM