ACTION: Approve a Preliminary Subdivision Plat for UNIVERSITY TECH CENTER, located at 1830 West University Drive. The applicant is Alliance Land Surveying.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: UNIVERSITY TECH CENTER (PL160202) is requesting a two (2) lot subdivision plat for a property that has never been subdivided. There are currently two buildings onsite, primarily consisting of office and warehouse uses. The request includes the following:

1. Preliminary Subdivision Plat consisting of two (2) lots.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>University Tech Center, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>William Barnes, Alliance Land Surveying</td>
</tr>
<tr>
<td>Current Zoning District</td>
<td>General Industrial (GID)</td>
</tr>
<tr>
<td>Lot 1</td>
<td>+/- 2.038 acres (88,792 SF)</td>
</tr>
<tr>
<td>Lot 2</td>
<td>+/- 1.559 acres (67,889 SF)</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File

STAFF CONTACT: Obenia Kingsby, Planner I (480) 858-2394

Department Director: Jeff Tamulevich, Interim Community Development Director
Legal review by: N/A
Prepared by: Obenia Kingsby, Planner I
Reviewed by: Suparna Dasgupta, Principal Planner
COMMENTS:

This site is located on the northwest corner of Lindon Lane and University Drive. The requested plat will create a two lot subdivision. The building on Lot 1 of this plat is approximately 26,735 SF and 18,816 SF on Lot 2.

REASONS FOR APPROVAL:

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 no later than one year from the date of City Council approval of the Final Subdivision Plat. 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.

3. Provide a legal description and exhibit for dedication of any new cross drainage agreement, if necessary.

4. Dedicate a cross access agreement between the new lots.

5. An easement shall be recording by separate instrument for the existing private fire line crossing the proposed property line. The Development Services Division – Civil Engineering will need to review and approve easement document prior to recordation of Subdivision Plat.

HISTORY & FACTS:

According to information available on the Maricopa County Assessor’s website, both buildings onsite were constructed in 1987.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions
DEVELOPMENT PROJECT FILE
for
UNIVERSITY TECH CENTER
(PL160202)

ATTACHMENTS:
1. Location Map
2. Aerial Photo
3. Letter of Explanation
4-6. Subdivision Plat
Location Map
Letter of Explanation
For
Subdivision of 1830 & 1860 W. University Drive, Tempe, Arizona

The purpose of this application and submittal is to split Maricopa County Assessor's Tax Parcel 124-38-001-E into two parcels of land.
DEDICATION:
UNIVERSITY TECH CENTER, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AS OWNER, HAS PLANTED UNDER THE NAME OF "UNIVERSITY TECH CENTER", LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER 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 "UNIVERSITY TECH CENTER" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND SHOWS 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 INLLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:
UNIVERSITY TECH CENTER, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY:

BY: ___________________________ DATE: ___________________________

ITS: ____________________________

ON THIS _____ DAY OF ________, 20__, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOROING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: ___________________________ MY COMMISSION EXPIRES __________

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):
SEE SHEET 2

DATE: ___________________________

OWNER:
UNIVERSITY TECH CENTER, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
6501 WYOMING BOULEVARD NE
BUILDING 1, STE 3
ALBUQUERQUE, NM

BENCHMARK:
The benchmark used for this survey is the brass cap in handhole located the southeast corner of section 17, township 1 north, range 4 east of the gila and salt river base and meridian, maricopa county, arizona, city of tempe. monument number 109, having an elevation of 1145.47 feet M.A.S.

BASE OF BEARINGS:
The monument line of university drive, also being the south line of the southeast quarter of section 17, located 109 feet 3.30 inches south 89 degrees 56 minutes 09 seconds east per the deed no. 1891-05964701, m.c.r. and a record bearing of south 89 degrees 56 minutes 09 seconds east per the city of tempe survey control.

APPROVALS:
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF ____________, 20__.

BY: ___________________________ DATE: ___________________________

FLOOD PLAIN CERTIFICATION:
THIS IS TO CERTIFY THAT THE ABOVE SUBMITTED PROPERTY LIES WITHIN ZONE "SHARED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP MAP NUMBER 64012.27440L, DATED OCTOBER 16, 2013. ZONE X IS DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BY: ___________________________ DATE: ___________________________

G. BRYAN GROETZENBERGER, R.L.S. 31020

PRELIMINARY-
NOT FOR CONSTRUCTION OR RECORDING

G. BRYAN GROETZENBERGER, R.L.S. 31020

PRELIMINARY-
NOT FOR CONSTRUCTION OR RECORDING

G. BRYAN GROETZENBERGER, R.L.S. 31020

UNIVERSITY TECH CENTER
STATEWIDE SERVICE IN ARIZONA
www.alliancelandsurveying.com
750 N. 7TH AVENUE TEL 602-933-2390
SUITE 900 FAX 602-933-2380
CHANDLER, AZ 85244

DETACHED SHEET 1 OF 2 RES 1-6-48
JW 66984

ATTACHMENT 4
LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):
A portion of the East half of the Southwest quarter of the Southwest quarter of Section Seventeen (17), Township One (1) North, Range Four (4) East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 17;
THENCE South 99 degrees 59 minutes 53 seconds East along the South line of said Section 17, said line also being the centerline of University Drive, a distance of 681.46 feet to a point;
THENCE North 00 degrees 34 minutes 32 seconds West, a distance of 55.00 feet to a point on the North right of way line of University Drive, said point also being the TRUE POINT OF BEGINNING;
THENCE North 29 degrees 09 minutes 33 seconds East, a distance of 218.31 feet to a point of curvature of a curve having a radius of 50.00 feet and a central angle of 30 degrees 00 minutes 20 seconds to the left;
THENCE along said curve on an arc distance of 31.42 feet to a point of tangency;
THENCE North 49 degrees 44 minutes 00 seconds East, a distance of 217.20 feet to a point of curvature of a curve having a radius of 65.00 feet and a central angle of 30 degrees 00 minutes 00 seconds to the right;
THENCE along said curve on an arc distance of 31.64 feet to a point of tangency;
THENCE North 89 degrees 44 minutes 00 seconds East, a distance of 102.92 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the right;
THENCE along said curve on an arc distance of 38.65 feet to a point of tangency;
THENCE North 51 degrees 20 minutes 00 seconds East, a distance of 64.99 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the right;
THENCE along said curve on an arc distance of 38.53 feet to a point of tangency;
THENCE North 89 degrees 44 minutes 00 seconds East, a distance of 45.76 feet to a point on the West right of way line of Lindon Lane;
THENCE South 00 degrees 31 minutes 33 seconds East along sold line, a distance of 282.63 feet to a point;
THENCE South 49 degrees 49 minutes 17 seconds West, a distance of 28.19 feet to a point on the North right of way line of University Drive;
THENCE North 90 degrees 59 minutes 53 seconds West along sold line, a distance of 811.66 feet to the TRUE POINT OF BEGINNING.

LIENHOLDER RATIFICATION
STATE OF ____________ )
COUNTY OF ____________ ) SS.

KNOW ALL MEN BY THESE PRESENTS:

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDERS
OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER
THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID
DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED, THE
PERSON SIGNED FOR BENEFICIARY WITNESSES AND REPRESENTS THEY HAVE POWER AND
AUTHORITY TO DO SO.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAME THIS

______________________ DAY OF ____________________, 20______

______________________

(BY)______________________

(SIGNED IN TWI)

IT IS:

ACKNOWLEDGMENT

STATE OF ____________ )
COUNTY OF ____________ ) SS.

BEFORE ME THIS ____________ DAY OF ____________, 20______

______________________ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC, WHO ACKNOWLEDGED TO BE

OF __________________ THE BENEFICIARY OF THE PROPERTY PLATTED HEREON
AND ACKNOWLEDGE THAT THEY AS AUTHORIZED PARTY, EXECUTED THIS INSTRUMENT FOR
THE PURPOSES HEREIN CONTAINED.

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

______________________

NOTARY PUBLIC, MY COMMISSION EXPIRES:

______________________

PRELIMINARY - NOT FOR CONSTRUCTION OR RECORDING

UNIVERSITY TECH CENTER

ATTACHMENT 5