



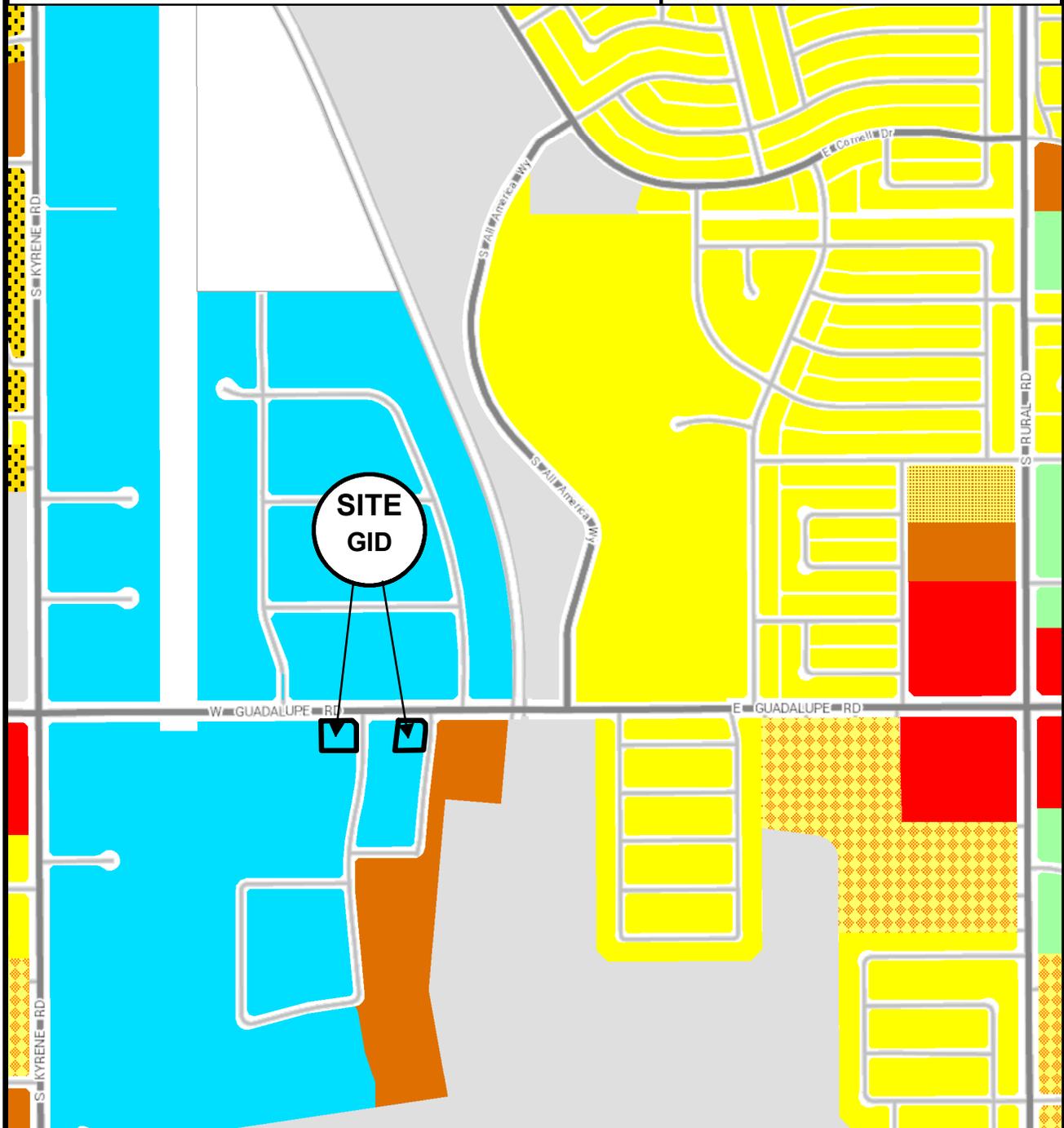
DEVELOPMENT PROJECT FILE
for
CARSON COMMERCIAL
(PL160417)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
- 5-6. Existing Subdivision Plat
7. 1986 City Council Conditioned Development Standards
- 8-9. Proposed Amended Subdivision Plat
10. Development Standards Comparison Table

CARSON COMMERCIAL

PL160417



Location Map

CARSON COMMERCIAL

PL160417



Aerials2016

Aerials2016



Aerial Map

Carson Commercial Site A and Site B

La Estancia Lots 1 and 34

Case Number: SPR 16097 and SPR 16098

Letter of Explanation – RePlat

Submittal Date: 11/14/2016

Introduction:

LGE Corporation is submitting a Replat for La Estancia Development, Lots 1 and 34. Both sites are being developed for building design and site of a 1 Story building. The addresses for the project are:

- **Site A: 6442 South Ash Avenue, Tempe, Arizona, 85283 – (Case Number: SPR 16098)**
- **Site B: 6422 South Maple Avenue, Tempe, Arizona, 85283 – (Case Number: SPR 16097)**

Intent:

The purpose is to Replat lots 1 and 34 of La Estancia Amended as recorded in Book 309, page 29 to remove the previously recorded Design Criteria recorded on the Cover sheet of the original plat. No new easements are being proposed with this Replat. The current Zoning of General Industrial District is not being changed.

Additionally, going through this process of replating will allow our current projects on these sites to move forward without conforming to the encumbrances which are outdated and allow the project to follow the current zoning district, General Industrial District (GID).

Therefore, the Design Criteria listed on the current Plat is being removed, as this criteria was established back on 1989 on the recorded plat and is outdated to current City of Tempe zoning standards.

Design Criteria for **Lot 1** calls for:

- Lot Coverage of 50% (max)
- 30' Front or Street Side setbacks
- 12' side or rear property line setbacks
- Building height of a maximum of thirty (30) feet

Design Criteria for **Lot 34** calls for:

- Lot Coverage of 50% (max)
- 40' Front or Street Side setbacks
- 12' side or rear property line setbacks,
- Building height of fifteen (15) feet or one (1) additional foot of height for each additional one (1) foot of setback to a maximum of thirty (30) feet.

Current Zoning Standards (Table 4-204) for GID is as follows:

Building Height:	35' (max)
Max Lot Coverage:	NS (No Standard)
Setbacks	Front: 25 ft.
	Parking: 20 ft.
	Side: 0 ft.
	Rear: 0 ft.
	Street Side: 25 ft.
	Parking 20 ft.

LGE | DESIGN GROUP

This development team, for lots 1 and 34, are requesting relief from those outdated stipulations that were recorded on the 1989 plat. Refer to new plat.

Thank you in advance for your review of this project.

Sincerely,



John B. MocarSKI
Registered Architect, NCARB

LGE | DESIGNGROUP

740 N. 52nd Street
Phoenix, AZ 85008
P: 480.966.4001 (ext. 231)
C: 480.650.1590
E: johnm@lgedesigngroup.com

PLAT OF LA ESTANCIA AMENDED

A SUBDIVISION WITHIN THE NW 1/4 SECTION 10, T.1S., R.4E.
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

- NOTES: 1) A 6" Masonry Wall Shall Be Installed Along the Rear of Lots 11, 12, 13, 14, 15, 16, 17 And the West And South Property Line of Lot 18. Installation Shall Be Completed at Time of Installation of Public Streets For This Project.
- 2) Cross Access Easements For Fire Department And Refuse Department Circulation Shall Be Recorded as Needed, At The Time of Development.

NOTE: THIS AMENDED PLAT REFLECTS DESIGN CRITERIA REQUESTED TO BE ADDED BY THE CITY OF TEMPE. THE PLAT ALSO REFLECTS THE CORRECTIONS TO THE ORIGINAL PLAT OF LA ESTANCIA AS CORRECTED IN AN AFFIDAVIT AND RECORDED AT THE MARICOPA COUNTY RECORDER'S OFFICE IN RECORD NO. 84-089309.

CERTIFICATION FOR AMENDED PLAT

I, DAVID J. NYKORCHUK, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 1985; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID J. NYKORCHUK
R.L.S. 13016



CERTIFICATION

I, DAVID J. NYKORCHUK, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 1985; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID J. NYKORCHUK
R.L.S. 13016

David J. Nykorchuk
1985

NOTE: THE FOLLOWING SPECIFIC DESIGN CRITERIA SHALL BE ADDED TO FOR THE LOTS NOTED.

LOTS 19 THROUGH 23, 28, 29, 34 THROUGH 38 INCLUSIVE:

A BUILDING SITE COVERAGE: MAXIMUM COVERAGE OF BUILDING AREA SHALL BE FORTY PERCENT (40%).

B SETBACKS: ALL STRUCTURES ON EACH LOT SHALL BE MAINTAINED AT A MINIMUM DISTANCE FROM PROPERTY LINES AS FOLLOWS:

- FRONT OR STREET SIDE PROPERTY LINE: FORTY (40) FEET.
- SIDE OR REAR PROPERTY LINES: TWELVE (12) FEET.

SPECIFICALLY EXCLUDED FROM THE SETBACK REQUIREMENTS ARE THE FOLLOWING IMPROVEMENTS:

- STEPS AND WALKS;
- ROOF OVERHANG, SUBJECT TO THE SPECIFIC APPROVAL OF DECLARANT IN WRITING;
- LANDSCAPING;
- PLANTERS, NOT TO EXCEED FOUR (4) FEET IN HEIGHT;
- SIGNS IDENTIFYING THE OWNER, LESSEE OR OCCUPANT, SUBJECT TO THE SPECIFIC APPROVAL OF DECLARANT IN WRITING.

C BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT SHALL BE FIFTEEN (15) FEET, OR ONE (1) ADDITIONAL FOOT OF HEIGHT FOR EACH ADDITIONAL ONE (1) FOOT OF SETBACK TO A MAXIMUM OF THIRTY (30) FEET.

D LOT #8 SHALL BE ALLOWED A 30' FRONT YARD AND A 40' SIDEYARD SETBACK AND A 20' MAXIMUM BUILDING HEIGHT. THIS INCLUDES THE MAXIMUM HEIGHT OF PARAPETS, MECHANICAL EQUIPMENT, ETC.

LOTS 1 THROUGH 5, 7 THROUGH 18, 24 THROUGH 27 AND 30 THROUGH 33 INCLUSIVE:

A BUILDING SITE COVERAGE: MAXIMUM COVERAGE OF BUILDING AREA SHALL BE FIFTY PERCENT (50%).

B SETBACKS: ALL STRUCTURES ON EACH LOT SHALL BE MAINTAINED AT A MINIMUM DISTANCE FROM PROPERTY LINES AS FOLLOWS:

- FRONT OR STREET SIDE PROPERTY LINE: THIRTY (30) FEET.
- SIDE OR REAR PROPERTY LINES: TWELVE (12) FEET.

SPECIFICALLY EXCLUDED FROM THE SETBACK REQUIREMENTS ARE THE FOLLOWING IMPROVEMENTS:

- STEPS AND WALKS;
- ROOF OVERHANG, SUBJECT TO THE SPECIFIC APPROVAL OF DECLARANT IN WRITING;
- LANDSCAPING;
- PLANTERS, NOT TO EXCEED FOUR (4) FEET IN HEIGHT;
- SIGNS IDENTIFYING THE OWNER, LESSEE OR OCCUPANT, SUBJECT TO THE SPECIFIC APPROVAL OF DECLARANT IN WRITING.

C BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT SHALL BE THIRTY (30) FEET.

DEDICATION
STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BE THESE PRESENTS: LA ESTANCIA ASSOCIATES, AN ARIZONA GENERAL PARTNERSHIP, AS OWNER, HAS DEVELOPED UNDER THE NAME OF LA ESTANCIA AMENDED, A PORTION OF SECTION 10, 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 AS AND FOR THE PLAT OF LA ESTANCIA AMENDED AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT LA ESTANCIA ASSOCIATES, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR THE USE AS SUCH THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. TRACT "A" IS SUBJECT TO THE PROVISIONS AS LISTED ON TRACT "A" OF THIS PLAT. THE LOTS ARE SUBJECT TO THE DESIGN CRITERIA AS NOTED HEREON.

IN WITNESS WHEREOF, LA ESTANCIA ASSOCIATES, A GENERAL PARTNERSHIP OF HEREBY PROPERTIES, INC., AN ARIZONA CORPORATION, AND CLARK-WAYLAND INC., AN ARIZONA CORPORATION, HAS HERETO CAUSED ITS CORPORATION SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF

PETER HREBEC III, PRESIDENT OF HEREBY PROPERTIES, INC. AND JERE L. CLARK, PRESIDENT OF CLARK-WAYLAND, INC., THEREUNTO DULY AUTHORIZED:

BY: *Peter Hrebec III* 4-2-87
DATE

PRESIDENT, HEREBY PROPERTIES, INC.
BY: *Jere L. Clark* 4-2-87
DATE
PRESIDENT, CLARK-WAYLAND, INC.

ACKNOWLEDGEMENT
STATE OF ARIZONA)
COUNTY OF MARICOPA) SS
ON THIS THE 2nd DAY OF April, 1987, BEFORE ME
THE UNDERSIGNED OFFICER APPEARED PETER HREBEC III,

WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF HEREBY PROPERTIES, INC., AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT HE, AS PRESIDENT, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS OWNER, BY HIMSELF AS PRESIDENT.

IN WITNESS WHEREOF:
I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
BY: *Peter Hrebec III* MY COMMISSION EXPIRES: 4-14-89
NOTARY PUBLIC DATE

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS
ON THIS THE 2 DAY OF April, 1987, BEFORE ME
THE UNDERSIGNED OFFICER APPEARED JERE L. CLARK, WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF CLARK-WAYLAND, INC., AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT HE, AS PRESIDENT, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS OWNER, BY HIMSELF AS PRESIDENT.

IN WITNESS WHEREOF:
I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
BY: *Jere L. Clark* MY COMMISSION EXPIRES: 9/3/87
NOTARY PUBLIC DATE

APPROVALS
APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS
23rd DAY OF October 1987.

BY: *Harry E. Wilson* ATTEST: *Christina Thompson*
MAYOR CLERK

APPROVED: *David J. Nykorchuk* 4-8-87
CITY ENGINEER DATE

APPROVED: *Joseph Malton* 4-9-87
ENGINEERING DIRECTOR DATE

ARCH. TEAM 3
309-29
Sail Cidinger

	DREW NYKORCHUK ASSOCIATED INC. CIVIL ENGINEERING - LAND SURVEYING	110 W. CAMELBACK SUITE 202 PHOENIX, ARIZONA 85013 (602) 263-0041
	DRAWN: L.D.G. DATE: 9-6-85 FOR: 85-222 SHEET: 1 of 2	

UNSUBDIVIDED
ZONED I-2

Southern Pacific Railroad R/W Encroachment R/W Survey Filed
of the Bureau of Land Management 4-30-1877
Approved 5-17-87 as per Congressional Act of March 3, 1875
Proof of Construction Filed Aug 27, 1925 N.00°05'28"E

CURVE TABLE

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TANGENT
C1	S 06°33'34"W	334.36	13°26'38"	1428.26	335.13	168.34
C2	S 08°33'48"W	233.99	09°26'11"	1422.31	234.25	117.39
C3	S 00°36'44"W	160.41	06°27'55"	1422.31	160.50	80.33
C4	S 03°49'32"E	59.83	02°24'37"	1422.31	59.83	29.92
C5	S 78°17'59"W	126.56	07°16'45"	1000.00	127.05	63.61
C6	N 52°37'28"W	47.74	105°25'52"	30.00	52.00	38.40
C7	S 06°27'18"W	119.97	02°37'35"	2617.39	119.98	60.00
C8	S 03°48'00"W	119.71	07°55'48"	865.64	119.81	60.00
C9	S 04°41'30"W	33.06	01°21'17"	1398.26	33.06	16.53
C10	S 07°53'03"W	121.09	04°37'48"	1398.26	121.13	60.60
C11	S 15°48'25"W	71.96	02°56'37"	1398.26	71.97	35.99
C12	S 12°16'56"W	50.65	01°59'54"	1452.31	50.65	25.33
C13	S 08°53'16"W	121.04	04°47'28"	1452.31	121.44	60.76
C14	S 02°50'58"W	184.55	07°17'09"	1452.31	184.68	92.46
C15	S 79°08'55"W	22.26	21°22'45"	60.00	22.59	11.33
C17	S 3°16'30"W	67.42	68°22'04"	60.00	71.60	40.75

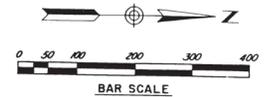
TANGENT TABLE

NO.	BEARING	DISTANCE
T1	S 00°09'29"E	75.00'
T2	S 45°09'34"E	28.29'
T3	S 00°18'48"W	59.07'
T4	S 00°18'48"W	87.04'
T5	S 44°50'17"W	21.21'
T6	S 38°27'16"W	24.01'
T7	N 44°53'53"E	21.45'
T8	S 46°47'01"E	21.84'
T9	N 37°13'47"W	22.05'
T10	N 02°15'45"E	91.13'
T11	N 02°15'45"E	59.48'
T12	N 44°50'18"E	28.28'
T13	S 45°09'53"E	28.29'
T14	S 47°29'24"W	26.10'
T15	N 46°04'38"E	28.87'
T16	S 44°50'18"W	28.28'

NOTE:

ALL STORMWATER RUNOFF FROM THAT PORTION OF GUADALUPE ROAD AND THE SOUTH HALVES OF LODGE DRIVE AND VAUGHN STREET AND THE EAST HALVES OF ASH AVENUE AND MAPLE AVENUE AS SHOWN WITHIN THIS SUBDIVISION SHALL BE ACCEPTED AND RETAINED WITHIN TRACT "A". THE DESIGN AND CONSTRUCTION OF THE RETENTION FACILITIES ARE TO BE APPROVED THROUGH THE CITY OF TEMPE WITH MAINTENANCE TO BE THE RESPONSIBILITY OF THE OWNER OF SAID TRACT "A".

ARCH TEAM 3
APR 16 11:30 AM '09
309-29
Seal [Signature]



309-29

DREW NYKORCHUK ASSOCIATES INC.
CIVIL ENGINEERING - LAND SURVEYING
DRAWN: L.D.G. DATE: 7-6-05 JOB: 85-222 SHEET 2 of 2

NOTE: THE FOLLOWING SPECIFIC DESIGN CRITERIA SHALL BE ADHERED TO FOR THE LOTS NOTED.

LOTS 19 THROUGH 23, 28, 29, 34 THROUGH 38 INCLUSIVE:

- A BUILDING SITE COVERAGE: MAXIMUM COVERAGE OF BUILDING AREA SHALL BE FORTY PERCENT (40%).
- B SETBACKS: ALL STRUCTURES ON EACH LOT SHALL BE MAINTAINED AT A MINIMUM DISTANCE FROM PROPERTY LINES AS FOLLOWS:
1. FRONT OR STREET SIDE PROPERTY LINE: FORTY (40) FEET.
 2. SIDE OR REAR PROPERTY LINES: TWELVE (12) FEET.
 3. SPECIFICALLY EXCLUDED FROM THE SETBACK REQUIREMENTS ARE THE FOLLOWING IMPROVEMENTS:
 - a) STEPS AND WALKS;
 - b) ROOF OVERHANG, SUBJECT TO THE SPECIFIC APPROVAL OF DECLARANT IN WRITING;
 - c) LANDSCAPING;
 - d) PLANTERS, NOT TO EXCEED FOUR (4) FEET IN HEIGHT;
 - e) SIGNS IDENTIFYING THE OWNER, LESSEE OR OCCUPANT, SUBJECT TO THE SPECIFIC APPROVAL OF DECLARANT IN WRITING.

C BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT SHALL BE FIFTEEN (15) FEET, OR ONE (1) ADDITIONAL FOOT OF HEIGHT FOR EACH ADDITIONAL ONE (1) FOOT OF SETBACK TO A MAXIMUM OF THIRTY (30) FEET.

D LOT #6 SHALL BE ALLOWED A 30' FRONT YARD AND A 40' SIDEYARD SETBACK AND A 20' MAXIMUM BUILDING HEIGHT. THIS INCLUDES THE MAXIMUM HEIGHT OF PARAPETS, MECHANICAL EQUIPMENT, ETC.

LOTS 1 THROUGH 5, 7 THROUGH 18, 24 THROUGH 27 AND 30 THROUGH 33 INCLUSIVE:

- A BUILDING SITE COVERAGE: MAXIMUM COVERAGE OF BUILDING AREA SHALL BE FIFTY PERCENT (50%).
- B SETBACKS: ALL STRUCTURES ON EACH LOT SHALL BE MAINTAINED AT A MINIMUM DISTANCE FROM PROPERTY LINES AS FOLLOWS:
1. FRONT OR STREET SIDE PROPERTY LINE: THIRTY (30) FEET.
 2. SIDE OR REAR PROPERTY LINES: TWELVE (12) FEET.
 3. SPECIFICALLY EXCLUDED FROM THE SETBACK REQUIREMENTS ARE THE FOLLOWING IMPROVEMENTS:
 - a) STEPS AND WALKS;
 - b) ROOF OVERHANG, SUBJECT TO THE SPECIFIC APPROVAL OF DECLARANT IN WRITING;
 - c) LANDSCAPING;
 - d) PLANTERS, NOT TO EXCEED FOUR (4) FEET IN HEIGHT;
 - e) SIGNS IDENTIFYING THE OWNER, LESSEE OR OCCUPANT, SUBJECT TO THE SPECIFIC APPROVAL OF DECLARANT IN WRITING.

C BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT SHALL BE THIRTY (30) FEET.

**A SUBDIVISION PLAT
FOR
CARSON COMMERCIAL**

A REPLAT OF LOTS 1 AND 34, OF LA ESTANCIA AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 309, PAGE 29 LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

AUDACA HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF CARSON COMMERCIAL, BEING A REPLAT OF LOTS 1 AND 34, OF LA ESTANCIA AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 309, PAGE 29 LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS REPLAT OF CARSON COMMERCIAL AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME; AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT AUDACA HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, 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.

ACKNOWLEDGMENT:

AUDACA HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

DATE: _____

ITS: _____

ON THIS _____ DAY OF _____ 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED AARON CARSON, WHO ACKNOWLEDGED HIMSELF TO BE 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.

BY: _____

NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION:

LOTS 1 AND 34, OF LA ESTANCIA AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 309, PAGE 29 LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER/DEVELOPER:

AUDACA HOLDINGS, LLC,
1653 E. SPUR ST.
GILBERT, AZ. 85296
PHONE: (480) 321-5557
CONTACT: AARON CARSON

BENCHMARK:

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF KYRENE RD. AND GUADALUPE RD., BEING THE N.W. CORNER OF SEC. 10, T.1S., R.4E., ELEVATION= 1196.03 (CITY OF TEMPE DATUM)

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA WHICH BEARS NORTH 89°50'17" EAST AS SHOWN ON THE FINAL PLAT OF LA ESTANCIA AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 309, PAGE 29.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF CITY OF TEMPE,

ARIZONA, ON THIS _____ DAY OF _____ 2016.

BY: _____ MAYOR _____ DATE _____

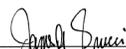
ATTEST: _____ CITY CLERK _____ DATE _____

BY: _____ CITY ENGINEER _____ DATE _____

BY: _____ COMMUNITY DEVELOPMENT _____ DATE _____

CERTIFICATION:

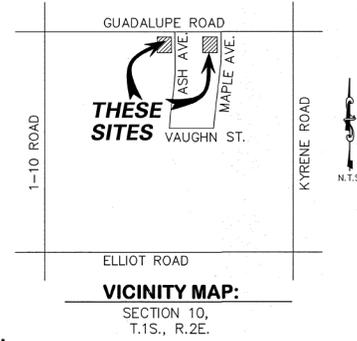
THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED;


JAMES A. BRUCCI
R.L.S. 29865



11-25-16
DATE

DS _____ PL _____ REC _____



VICINITY MAP:
SECTION 10,
T.1S., R.2E.

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" REBAR & CAP STAMPED, "RLS 29865".
3. ALL NEW AND EXISTING, AS WELL AS, ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. ANY RETENTION 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 A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD PLAIN CERTIFICATION:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2705L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

RECORDER'S INFO.

SECTION: 10
TOWNSHIP: 1S
RANGE: 4E
JOB NO.: LGEC212-SA
SCALE: N.T.S.
SHEET: 1 OF 2

NO.	DATE	REVISION	BY

DRAWN BY: P.F.R.
CHECKED BY: JAB

HUNTER ENGINEERING
10460 N. 24TH ST. SUITE 100
SCOTTSDALE, AZ 85259
T 480 991 3888
F 480 991 3888

CIVIL AND SURVEY

**A SUBDIVISION PLAT FOR
CARSON COMMERCIAL**

AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 309, PAGE 29 LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 10
TOWNSHIP: 1S
RANGE: 4E
JOB NO.: LGEC212-SA
SCALE: N.T.S.
SHEET: 1 OF 2

A SUBDIVISION PLAT FOR CARSON COMMERCIAL

A REPLAT OF LOTS 1 AND 34, OF LA ESTANCIA AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 309, PAGE 29 LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND:

- IRON PIPE FOUND
- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- ⊙ BRASS CAP FLUSH
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- 5 SCHEDULE B NO.

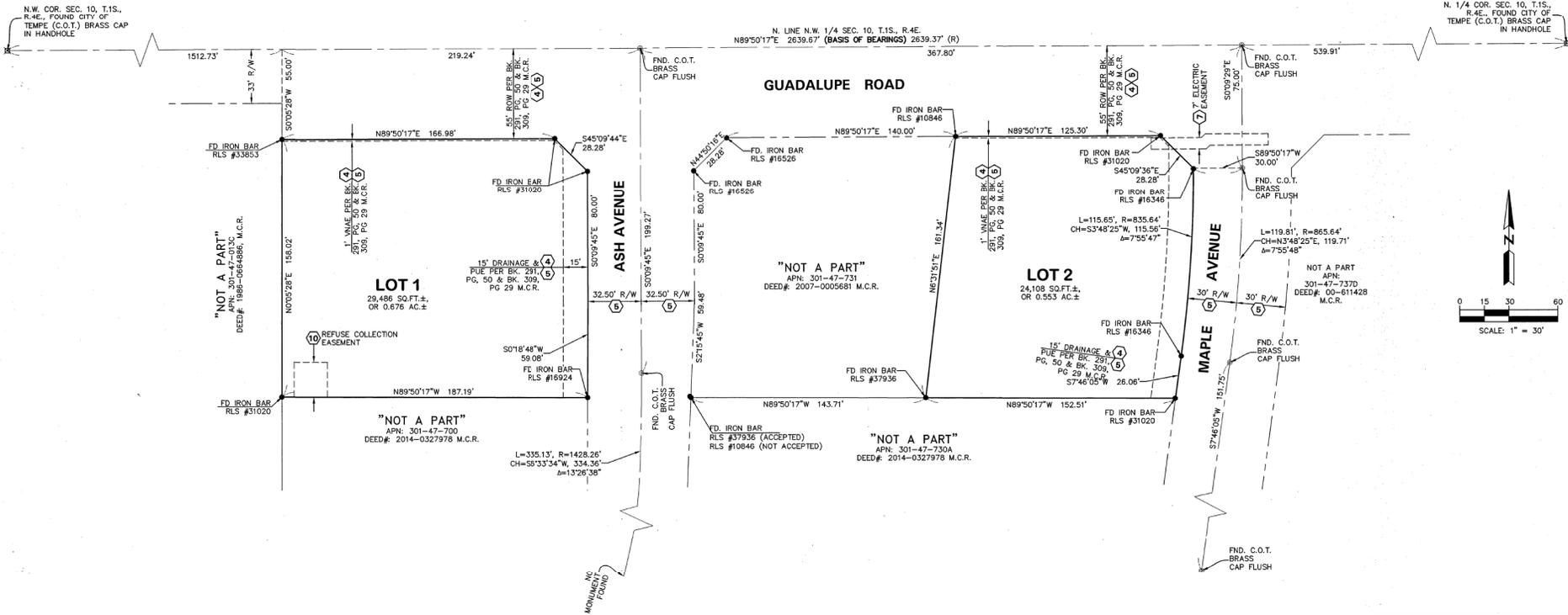
EXISTING EASEMENTS:

- 4 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF LA ESTANCIA, AS RECORDED IN PLAT BOOK 291 OF MAPS, PAGE(S) 50 AND AFFIDAVIT RECORDED FEBRUARY 25, 1986 AS 86-089309 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- 5 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF LA ESTANCIA AMENDED, AS RECORDED IN PLAT BOOK 309 OF MAPS, PAGE(S) 29, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- 7 A 7' EASEMENT FOR UNDERGROUND POWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 87-486238 OF OFFICIAL RECORDS.
- 10 AN EASEMENT FOR REFUSE COLLECTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 95-782784 OF OFFICIAL RECORDS.

BOUNDARY REFERENCES:

FINAL PLAT FOR LA ESTANCIA PER BOOK 291 OF MAPS, PAGE 50 OF THE RECORDS OF MARICOPA COUNTY, ARIZONA

FINAL PLAT FOR LA ESTANCIA AMENDED PER BOOK 309 OF MAPS, PAGE 29 OF THE RECORDS OF MARICOPA COUNTY, ARIZONA



NO.	DATE	REVISION	BY

DRAWN BY: P.J.E.
CHECKED BY: JAB

CIVIL AND SURVEY

HUNTER
ENGINEERING

10450 N. 74th ST. SUITE 100
SCOTTSDALE, AZ 85258
TEL: 480.981.3885
F: 480.981.3886



**A SUBDIVISION PLAT FOR
CARSON COMMERCIAL**

A REPLAT OF LOTS 1 AND 34, OF LA ESTANCIA AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 309, PAGE 29 LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 10
TOWNSHIP: 1S
RANGE: 4E

JOB NO.:
LGEC212-SA

SCALE:
1" = 30'

SHEET
2 OF 2

Carson Commercial Comparison Table

Zoning	I-1 (808)	Lot 1 (Plat)	Proposed Site A	IBD (808)	Lot 34 (Plat)	Proposed Site B	GID (Reference Only)
Max. Height	30'	30' (same)	26'-8" (below)	30'	*15' (below)	26'-8" (above)	35'
Max. Site Coverage	50%	50% (same)	40.7% (below)	40%	40%	37.3% (below)	NS
Front	30'	30' (same)	23' (-7)	50'	40' (-10)	22' (-7)	25'
Side	12'	12' (same)	64' (+52)	12'	12' (same)	65' (+53)	0'
Rear	12'	12' (same)	2' (-10)	12'	12' (same)	2' (-10)	0'
Street Side	30'	30' (same)	20' (-10)	35'	40' (+5)	20' (-20)	25'

Summary:

On October 23, 1986, City Council conditioned alternative developments standards for the La Estancia plat and required the applicant to attach a separate document to the existing plat or re-recording the plat with these standards directly on the sheets. On April 10, 1987, La Estancia Amended was recorded with these development standards directly on the plat (refer to attachment 7).

Columns with orange header in table represents the development standards conditioned onto the La Estancia Amended plat by City Council. Yellow boxes in table indicate that there was a difference between the conditioned development standards on plat and those listed in the 808 zoning code. The text in red indicates specific development standards proposed on Lot 1 and Lot 34 that does not meet conditioned development standards on plat. General Industrial (GID) is the current zoning of subject lots (1 & 34 of La Estancia Amended); column dedicated in table are the current development standards.

The development standards conditioned for Lot 1 of the La Estancia Amended plat matches those set forth in the I-1 zoning district in the 808 zoning code. Site A (current Development Plan Review application) as proposed on Lot 1 does not meet the setback requirements conditioned on plat. If Lot 1 is allowed to apply current development standards, then the current proposal would meet those requirements with the approval of three (3) Use Permit Standards.

The development standards conditioned for Lot 34 of the La Estancia Amended plat appears to be a hybrid of those set forth in the I-1 & IBD zoning district in the 808 zoning code. Site B (current Development Plan Review application) as proposed on Lot 34 does not meet the maximum building height or setback requirements conditioned on plat. An asterisk mark is next to the building height required for Lot 34 of the plat because the condition specifically states, "Maximum Building Height shall be fifteen (15), or one (1) additional foot of height for each additional one (1) foot of setback to a maximum of thirty (30) feet. If Lot 34 is allowed to apply current development standards, then the current proposal would meet those requirements with the approval of three (3) Use Permit Standards.

Created by: Obenia Kingsby II, Planner I, City of Tempe