



DEVELOPMENT PROJECT FILE

for

PAPPAS RESIDENCE

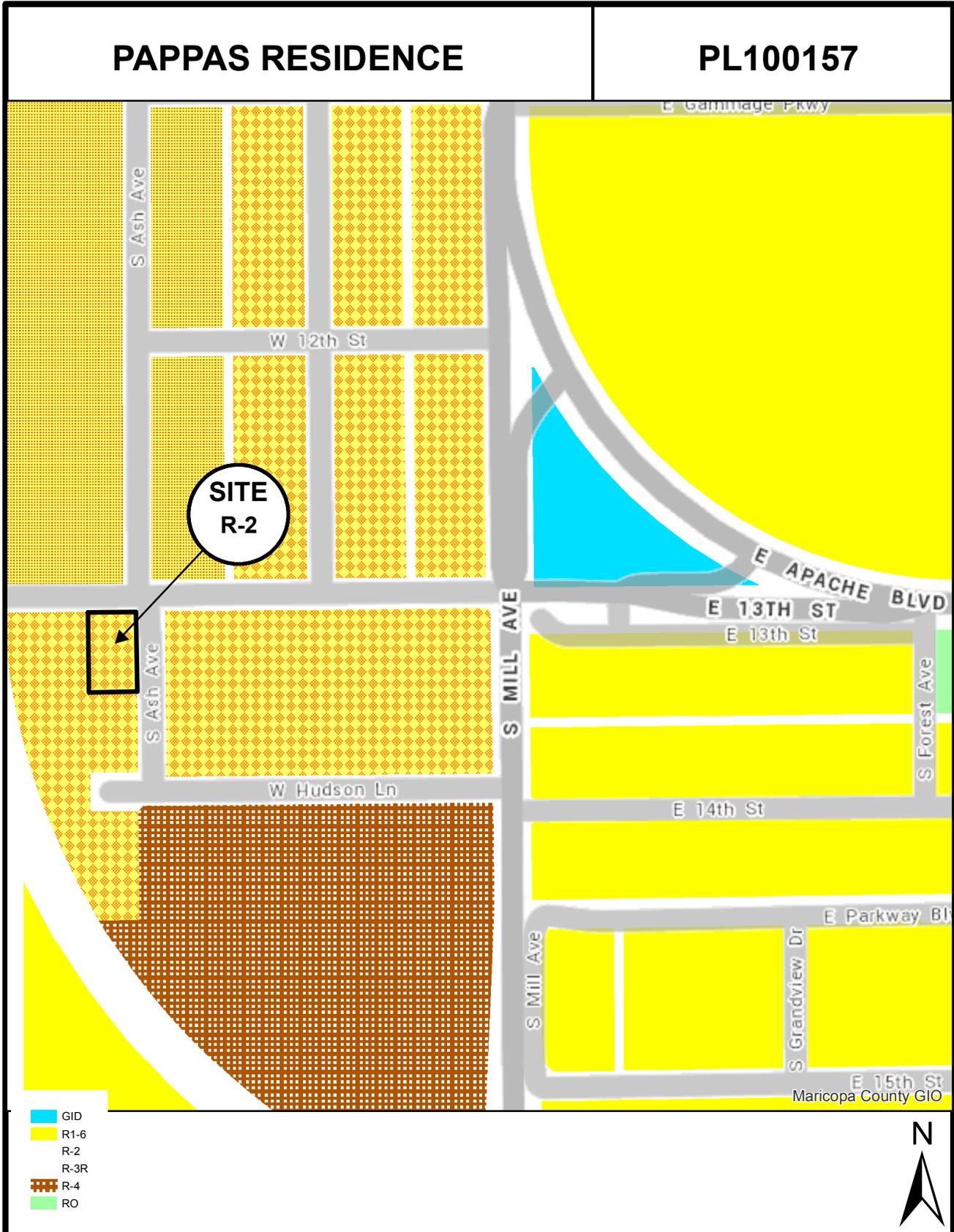
(PL100157)

ATTACHMENTS:

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

PAPPAS RESIDENCE

PL100157



Location Map

PAPPAS RESIDENCE

PL100157



Maricopa County GIO, Maricopa County Assessor's Office

Aerial Map

Letter of Explanation

To: City of Tempe Staff

From: DKG Urban Concepts
Attn: Derek Knuepfer
PO Box 1116
Tempe, AZ 85281
480-544-3302
Derek@DKGurbanconcepts.com

Below is the Letter of Explanation for the Pappas Residence; located at 55 W. 13th Street Tempe, AZ 85281 project number PL100157. The project of a single-family residence has been approved and Certificate of Occupancy has been issued. The request to replat the property from two lots into one for the use of a single-family residence has been approved twice from council and has not been recorded.

LETTER OF EXPLANATION SUBDIVISION / CONDOMINIUM PLAT

The letter shall describe the requested plat and the proposed development. The request must comply with the following pursuant to City Code, Chapter 30, Subdivisions:

1. Every subdivision shall conform to the requirements and objectives of the general plan, or any parts thereof, as adopted by the commission and the city council.
The replat conforms to all of the requirements of the general plan
2. Every subdivision shall conform to the requirements of the Zoning and Development Code and to other ordinances and regulations of the city, and to the Arizona Revised Statutes.
The replat conforms to all of the requirements of the Zoning and Development Code.
3. Land which is subject to periodic flooding, land which cannot be properly drained, or other land which, in the opinion of the city, is unsuitable for any use shall not be subdivided; except that the city may approve subdivision of such land upon receipt of evidence from the city engineer that the construction of specific improvements can be expected to render the land suitable; thereafter, construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed.
A grading and drainage plan has been submitted and approved by the City and is not subject to periodic flooding.

A SUBDIVISION PLAT
FOR
"PAPPAS RESIDENCE"
A REPLAT OF LOTS 1 AND 2 OF KOPPEN ESTATES AS RECORDED IN
BOOK 694 OF MAPS, PAGE 36 M.C.R., LOCATED IN THE SOUTHWEST QUARTER OF SECTION
22, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DEDICATION:

MICHAEL PAPPAS, AS OWNER, HAS REPLATTED UNDER THE NAME OF "PAPPAS RESIDENCE" A REPLAT OF LOTS 1 AND 2 OF KOPPEN ESTATES AS RECORDED IN BOOK 694 OF MAPS, PAGE 36, M.C.R. LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISHES THIS PLAT OF "PAPPAS RESIDENCE" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT 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 INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:

MICHAEL PAPPAS, A SINGLE MAN

BY: _____ DATE: _____

MICHAEL PAPPAS – OWNER

ITS: OWNER

ON THIS _____ DAY OF _____, 2016 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 FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LEGAL DESCRIPTION: (Prior to Subdivision)

LOTS 1 AND 2, KOPPEN ESTATES, ACCORDING TO BOOK 694 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA

OWNER/DEVELOPER:

MICHAEL PAPPAS
55 WEST 13TH STREET
TEMPE, AZ 85281
480-921-9500

BENCHMARK:

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 13TH STREET AND SPRR. ELEVATION= 1161.98 CITY OF TEMPE VERTICAL DATUM #144 PER TEMPE SURVEY CONTROL MAP.

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS PLAT IS THE MONUMENT LINE OF S.P.R.R. FROM THE WEST QUARTER CORNER OF SECTION 22 (BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 13TH STREET AND S.P.R.R.) TO THE SOUTHWEST CORNER OF SECTION 22 (BRASS CAP IN HANDHOLE AT THE INTERSECTION OF BROADWAY ROAD AND S.P.R.R.).

BEARING= SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST (CITY OF TEMPE HORIZONTAL CONTROL DATUM)

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____ 2016.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

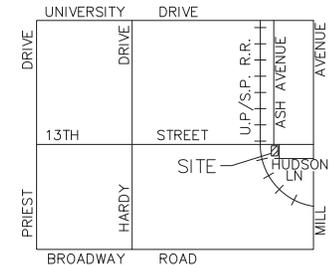
BY: _____ CITY ENGINEER _____ DATE _____

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 OCTOBER, 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITION ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT ENABLE THE SURVEY TO BE RETRACED.

RYAN D. GILBERT, RLS# 54333 DATE DECEMBER 19, 2016



VICINITY MAP:
N.T.S.

NOTES:

- 1.) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2.) ALL PROPERTY AND SUBDIVISION CORNERS ARE FOUND 1/2" REBAR WITH ALUMINUM CAPS STAMPED RLS#18436.
- 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:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "X" SHADED AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, PANEL 2165 OF 4350, MAP NUMBER 04013C2240L, MAP REVISED OCTOBER 16, 2013. ZONE "X" SHADED IS DESIGNATED AS BEING "AREA OF 0.2% ANNUAL CHANCE FLOOD IN 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, DIKES OR OTHER STRUCTURES SUBJECT TO FAIL DURING LARGER FLOODS, FROM 1% ANNUAL CHANCE FLOOD.

DS100543

PL100157

REC10031

<p>GILBERT LAND SURVEYING, PLC 4361 S. Saguaro Lane, Gilbert, Arizona 85297 Phone: (480) 275-8200</p>	<p>"PAPPAS RESIDENCE" A REPLAT OF LOTS 1 AND 2 OF KOPPEN ESTATES AS RECORDED IN BK 694 OF MAPS, PG 36 M.C.R., LOCATED IN THE SW 1/4 OF SEC. 22, T-1-S, R-4-E OF THE G&R&M, MARICOPA COUNTY, ARIZONA</p>			
	DATE: 12/19/16	FIELD: RG/GG	DRAWN: RG	JOB NO.: 160906

REC10031
PL100157
DS100543

