

Montebello 95 Addition FP17-02 9191 West Bethany Home Road

City Council Voting Meeting
June 13, 2017

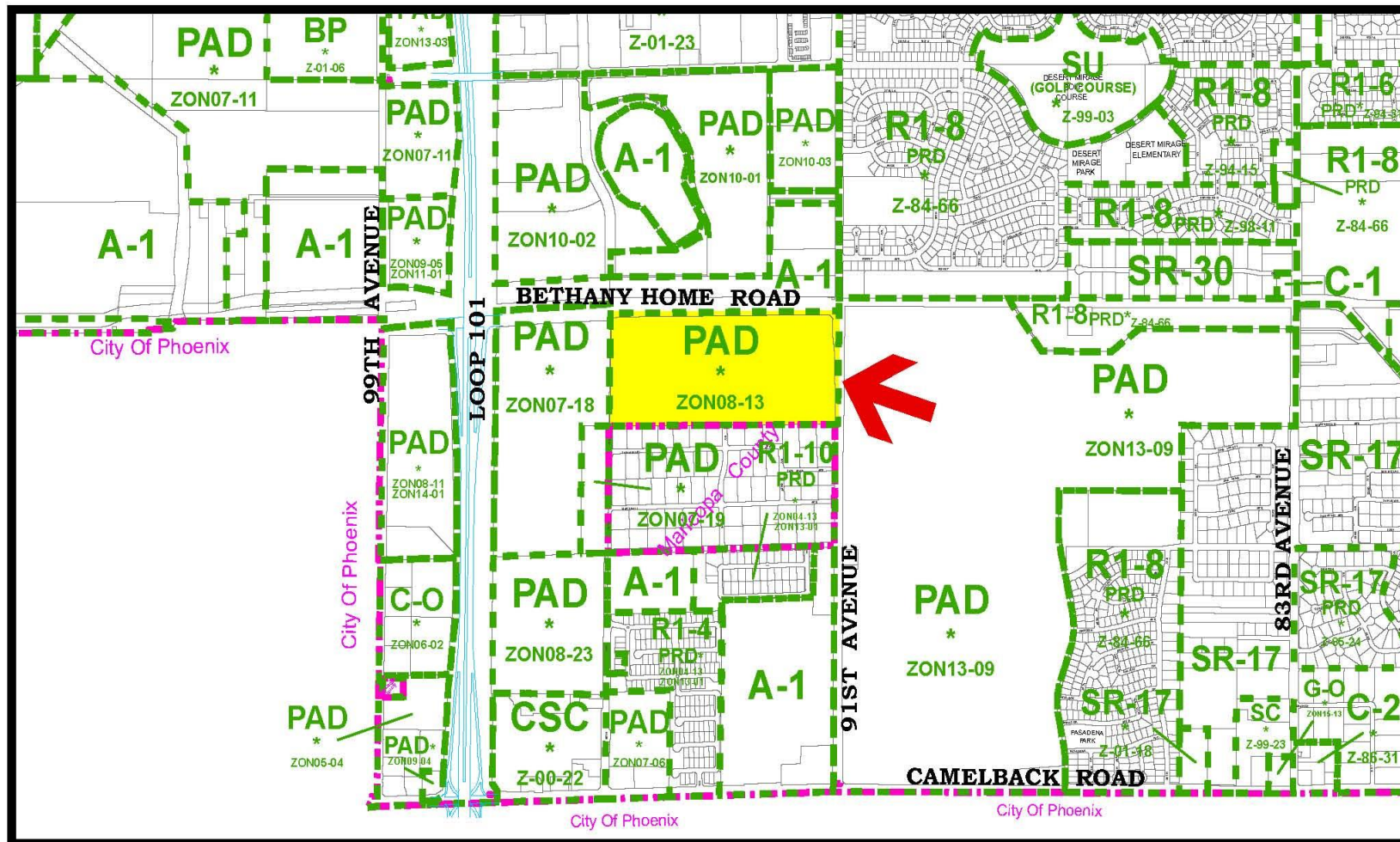
Development Services Department / Planning Division



FP17-02: Montebello 95 Addition

- A request for Final Plat approval for a commercial subdivision titled Montebello 95 Addition
- Property is approximately 70.947 acres and is located on the SWC of Bethany Home Road and 91st Avenue
 - 3 lots are proposed
 - Lot sizes vary from 2.561 acres to 54.469 acres
 - Approximately 7.512 acres of right-of-way will be dedicated for the future construction of 91st Avenue, 95th Avenue and Montebello Avenue
 - Bethany Home Road has already been constructed adjacent to the site





CASE NUMBER

FP17-02



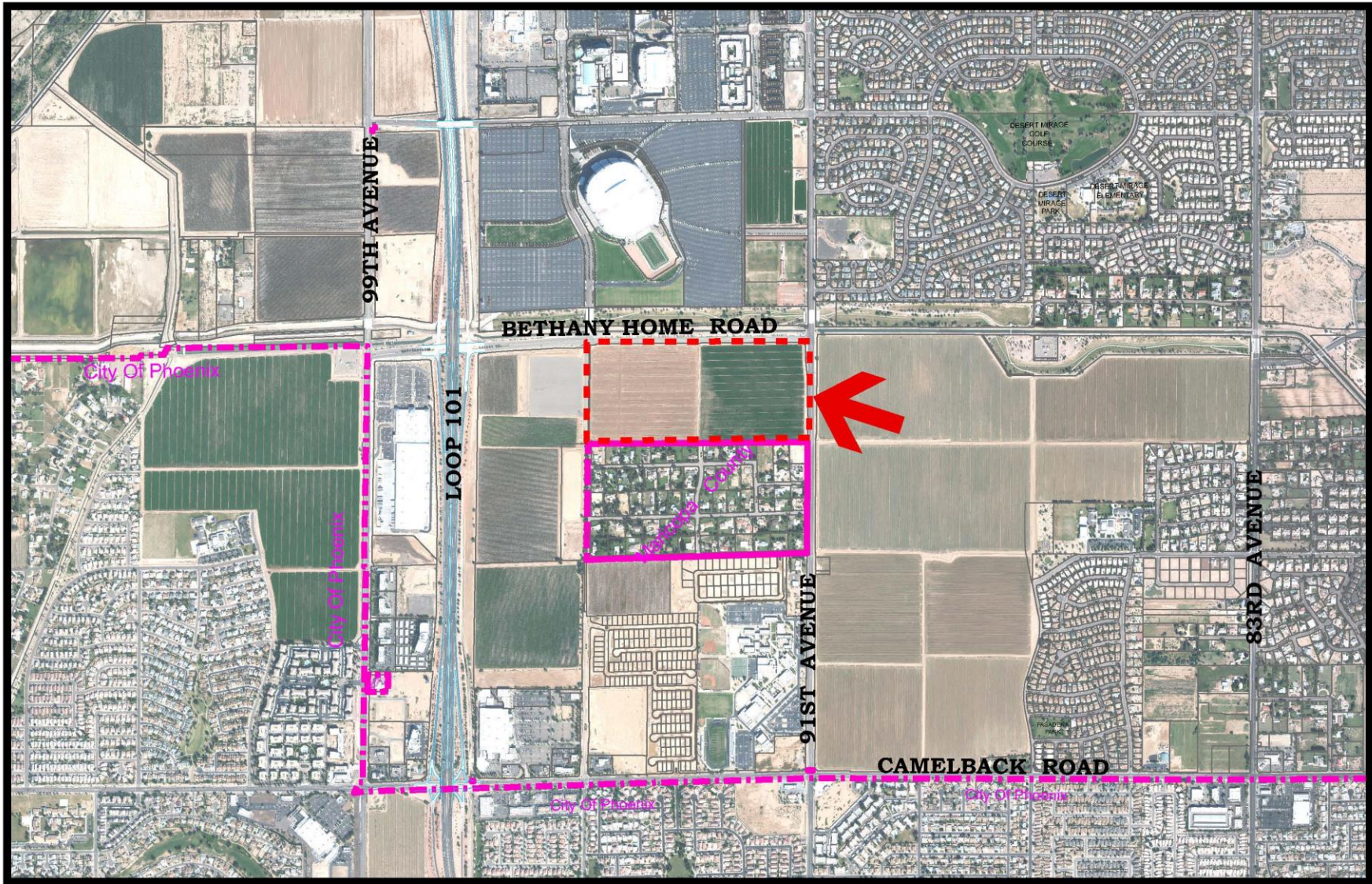
LOCATION

9191 W. BETHANY HOME ROAD

REQUEST

FINAL PLAT FOR "MONTEBELLO 95
ADDITION"





Aerial Date: October 2014



CASE NUMBER
FP17-02



FINAL PLAT for MONTEBELLO 95 ADDITION
A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF GLENDALE, AS OWNER, AND FARM 101 LLC, AS INTEREST HOLDER, HAS SUBDIVIDED UNDER THE NAME OF MONTEBELLO 95 ADDITION, A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR PLAT OF SAID MONTEBELLO 95 ADDITION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND ONES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT THE LOTS AND STREETS SHALL BE KNOWN BY THE NAME OR NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT FARM 101 LLC, AS INTEREST HOLDER, AND THE CITY OF GLENDALE, AS OWNER, HEREBY DEDICATE TO THE CITY OF GLENDALE, PUBLIC UTILITY EASEMENTS (PUE), RIGHT-OF-WAY (ROW), PEDESTRIAN ACCESS AND DRAINAGE FACILITIES EASEMENTS, AS SHOWN ON SAID PLAT AND TO THE PUBLIC ALL OTHER EASEMENTS AND STREETS INCLUDING IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS THEREOF:

FARM 101 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS INTEREST HOLDER, HAS HEREUNTO CAUDED ITS NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2017

BY: _____
ITS: _____

THE CITY OF GLENDALE, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, HAS HEREUNTO CAUDED ITS NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2017

THE CITY OF GLENDALE, AN ARIZONA MUNICIPAL CORPORATION

BY: _____
CITY MANAGER

ATTEST: _____
CITY CLERK

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF 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.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF 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.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____

REFERENCE DOCUMENTS

- DEED 68015-081601, MCR
- BK 143, PG 4, MCR
- BK 171, PG 648, MCR
- BK 316, PG 245, MCR
- BK 1006, PG 32, MCR
- BK 1293, PG 42, MCR
- BK 1320, PG 48, MCR
- DOC #1894-0884867, MCR
- DOC #1896-0872485, MCR
- DOC #2005-1628086, MCR
- DOC #2005-1628086, MCR
- DOC #2005-1707388, MCR
- DOC #2008-0120250, MCR
- DOC #2008-0120251, MCR
- DOC #2007-0844346, MCR

PROPERTY AREA

PARENT PARCEL: 3,080,463 SQ. FT. +/- (70.847 ACRES, +/-)

LOT 1: 2,372,888 SQ. FT. +/- (54.489 ACRES, +/-)

LOT 2: 278,025 SQ. FT. +/- (6.406 ACRES, +/-)

LOT 3: 111,556 SQ. FT. +/- (2.581 ACRES, +/-)

DEDICATED RIGHT-OF-WAY: 327,214 SQ. FT. +/- (7.512 ACRES, +/-)

LEGAL DESCRIPTION OF THE PARENT PARCEL:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 WHICH IS 5.00 FEET NORTHERLY OF AND AT RIGHT ANGLES TO THE CENTER LINE OF AN EXISTING CONCRETE-LINED DITCH AS HEREINAFTER DESCRIBED:

THENCE SOUTHEASTERLY ALONG A LINE MEASURED 8.00 FEET NORTHERLY OF AND AT RIGHT ANGLES TO THE CENTER LINE OF AN EXISTING CONCRETE-LINED DITCH, THE CENTER LINE OF WHICH SAID CONCRETE-LINED DITCH IS LOCATED 21 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16 AND EXTENDS SOUTHEASTERLY IN A GENERALLY STRAIGHT LINE TO A POINT 6 FEET SOUTH AND 89 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16;

THENCE EASTERLY TO A POINT ON THE EAST LINE OF SAID SECTION 16, WHICH IS 1 FOOT SOUTH OF THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16;

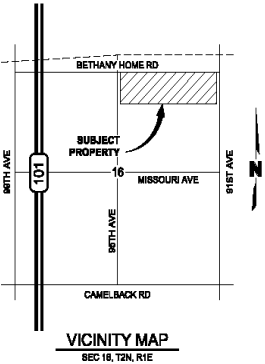
EXCEPT ANY PORTION OF THE GRAND CANAL AS SHOWN ON BOOK 181 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF GLENDALE IN DEED RECORDED OCTOBER 27, 2005 IN RECORDING NO. 200501628086, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZER, FOSSILS AND OTHER LIKE SUBSTANCES OF EVERY NAME AND DESCRIPTION AS RESERVED IN THE PATENT TO SAID LAND.

PLAT NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF GLENDALE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. SECTION 45-676.
- ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 69 KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN EASEMENTS, SHALL BE LIMITED TO ONLY THE FOLLOWING:
 - WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
 - CONSTRUCTION, STRUCTURES OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES AND THE CITY OF GLENDALE WHICH USE OR SHALL USE THE UTILITY EASEMENT.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.



OWNER

THE CITY OF GLENDALE
AN ARIZONA MUNICIPAL CORPORATION
5850 W GLENDALE AVE
PH: 625.935-2000

BASIS OF BEARING

S88°18'28"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS MEASURED BETWEEN A BRASS CAP IN HAND HOLE AT THE EAST QUART CORNER OF SAID SECTION 16, AND A BRASS CAP AT THE CENTER OF SAID SECTION 16, USING GLOBAL POSITIONING SYSTEMS.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA,
THIS ____ DAY OF _____, 20____

APPROVED BY: _____ DATE _____
MAYOR

APPROVED BY: _____ DATE _____
CLERK

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA,
THIS ____ DAY OF _____, 20____

APPROVED BY: _____ DATE _____
PLANNING DIRECTOR

APPROVED BY: _____ DATE _____
CITY ENGINEER

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2017, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WERE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED. FOR AND ON BEHALF OF OLSSON ASSOCIATES, INC.



R. REECE HENRY, RLS # 48067

OLSSON ASSOCIATES

TRINA L. VETS, LICENSED SURVEYOR
PHOENIX, AZ 85028
TEL: 852.246.1000
www.districtsurvey.com

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MARICOPA COUNTY, ARIZONA

2017

GLENDALE, ARIZONA

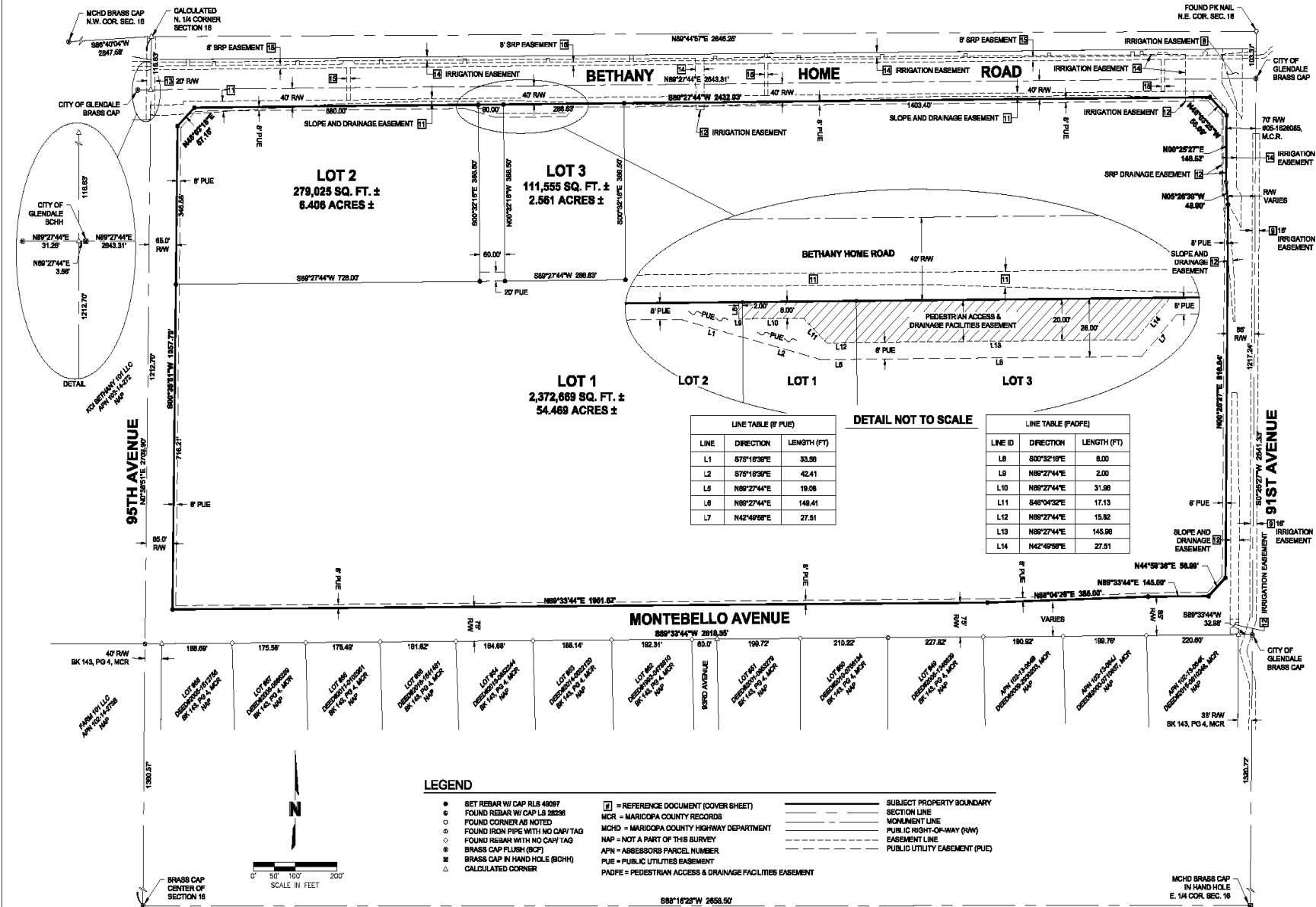
drawn by: GPH / RHL
checked by: RHL
approved by: RLS-3488
engineered by: PLAT
drawing title: SHEET

SHEET
1 OF 2



FINAL PLAT for MONTEBELLO 95 ADDITION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OLSSON ASSOCIATES

2001 N. 10TH AVENUE, SUITE 200
PHOENIX, AZ 85016
TEL: 602-248-1000
WWW.OLSSONASSOCIATES.COM

REED R. REED
Surveyor
Exp. 3/31/2018

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TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

2017

Drawn by: GUY/RSI

Checked by: RSI

CA/CD by: RSI

Printed on: 1/8" x 11"

Drawing No.: 150-2005

Date: 09/05/2017

SHEET 2 OF 2



Recommendation

- The Final Plat is consistent with the Subdivision and Minor Land Division Ordinance
- Approval of this request would allow future commercial opportunities in an established part of the city with nearby infrastructure and amenities
- Future rights-of-way will be established with the Final Plat
- The request should be approved



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