

STAFF ANALYSIS - SUB19-06

REQUEST

Subdivision Final Plat (SUB) 19-06: Laurie Castillo, of Survey Innovation Group LLC, is requesting final plat approval for the “Madison Pointe” commercial development site dividing the parcel of approximately 4.8 acres into 4 lots. Generally located south of the southeast corner of W. Edison Rd. and N. John Wayne Pkwy (SR-347) within the southwest quarter of Section 22, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

PROJECT INFORMATION

Property Owner:

PH Maricopa LLC
4980 S. Alma School Road A-2 #617
Chandler, AZ 85248

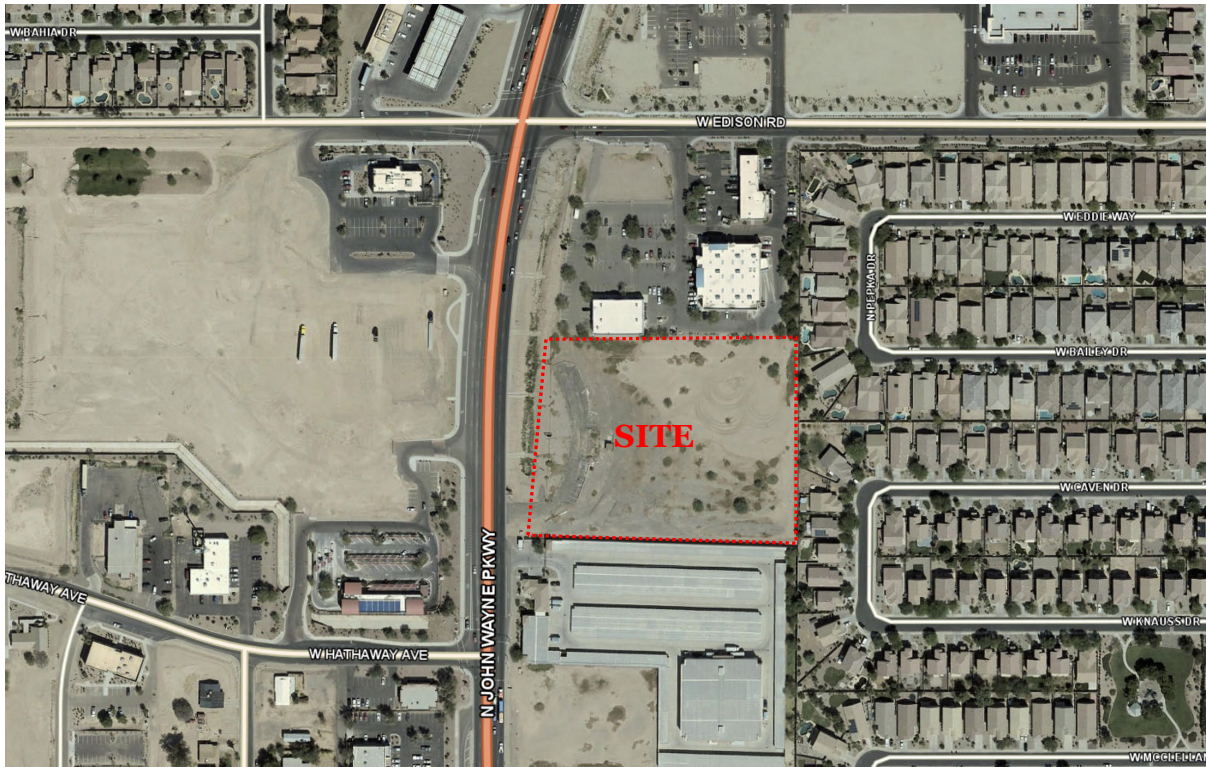
Applicant:

Survey Innovation Group LLC
22425 N. 16th Street, Suite 1
Phoenix, AZ 85024

Current Assessor Parcel #s: 512-04-0040

Current Zoning: CB-2 General Business Zone;
Front 150 feet with TC Transportation Corridor Overlay

Site Location Map:



Background and Request:

The request is in accordance with previously approved Development Review Permit (DRP18-10), Zoning Code compliant site development concepts for lots 2, 3, and 4.

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Plat Map/Parcel Layout (new parcel highlighted):



Refer to Exhibit A for Plat Map

Site Data:

- Proposed Lots from original parcel
 - Lot 1: 0.802 Acre
 - Lot 2: 0.911 Acre
 - Lot 3: 0.704 Acre
 - Lot 4: 2.375 Acres

-- End of Staff Analysis --