

## SUB20-14: Sonoran Creek Replat

### REQUEST

**SUB20-14: Subdivision Re-plat:** Thompson Thrift, LLC is requesting final plat approval for a replat of the Sonoran Creek Commercial Subdivision, previously recorded in Pinal County Fee #2016-036622 Generally located at the southwest corner of Edison Road and John Wayne Pkwy a portion of Section 21, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

### PROJECT INFORMATION

#### **Property Owner:**

Thompson Thrift  
2398 E. Camelback Road, Suite 210  
Phoenix, AZ 85016

Phone: 623-523-3943  
Contact: Andrew Call  
Email: [acall@thompsonthrift.com](mailto:acall@thompsonthrift.com)

**Existing Parcel Numbers:** 510-19-202A

**Current Zoning:** CB-2 Zoning  
(Pinal County case # PZ-09-88)

#### **Site Location Map:**



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### **Background and Request:**

This proposal involves the re-platting of the existing parcel into five (5) separate lots for a proposed major commercial center. The re-plat is required per the Subdivision Ordinance, Sec. 14-4-8, in order to adjust a lot line in a recorded subdivision. The approval authority for the replat rests with City Council. The development proposal for the subdivision received Development Review Permit approval (DRP19-11) and is currently under review for a building and engineering permit (Construction Drawings).

### **Site Data:**

<b>Existing Parcels</b>	<b>Proposed Parcels</b>
Lot 1 @ 16.35 acres	Lot 1 @ 0.95 acre Lot 2 @ 1.80 acres Lot 3 @ 1.155 acres Lot 4 @ 1.059 acres Lot 5 @ 7.33 acres

**Attached:** Replat Exhibit

### **Conditions of Approval:**

1. After approval of the Final Plat, the applicant shall be responsible of applying for an address request. Building permits for lots shall not be issued without the having assigned addresses appropriate for the structure.
2. All infrastructure improvements shall be in accordance with approved and current approved plans in accordance with the Development Review Permit and construction permits.
3. Prior to issuance of the any Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.

-- End of Staff Analysis --