

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

cc: 19C  
Amend No. \_\_\_\_\_

Date Prepared: November 4, 2009

Council Meeting Date: December 15, 2009

**TO:** Carl Swenson, City Manager

**THROUGH:** Susan J. Daluddung, Deputy City Manager 

**FROM:** Scott Whyte, Economic Development Services Director 

**THROUGH:** Rebecca Zook, P.E., Engineering Supervisor 

**PREPARED BY:** Jodi Breyfogle, P.E., CFM, Civil Engineer 

**SUBJECT:** Final Plat re-approval, 75<sup>th</sup> Avenue Business Park, east side of 75<sup>th</sup> Avenue north of the Butler Drive alignment (Project No. R080079, 36 T3N)

**RECOMMENDATION:**

Discussion and possible action to re-approve the Final Plat for 75<sup>th</sup> Avenue Business Park, located on the east side of 75<sup>th</sup> Avenue north of the Butler Drive alignment, previously approved by Council on January 6, 2009 and August 25, 2009, and authorize the Mayor and City Clerk to sign and record the Final Plat with the Maricopa County Recorder's Office, subject to the following stipulations:

1. All civil and landscape/irrigation plans must be approved by the City of Peoria (City) prior to recordation of the Final Plat.
2. An approval of design from the City Engineering Department for the necessary improvements in accordance with the City Subdivision Regulations, as determined by the City Engineer, must be obtained prior to recording the Final Plat.
2. The developer must provide a financial assurance in the amount agreed upon by the City Engineer and an Agreement to Install for construction of the infrastructure improvements in accordance with the City Subdivision Regulations, prior to recordation of the Final Plat.

**CITY CLERK USE ONLY:**

- Consent Agenda
- Carry Over to Date: \_\_\_\_\_
- Approved
- Unfinished Business (Date heard previous: \_\_\_\_\_)
- New Business
- Public Hearing: No Action Taken

ORD. # \_\_\_\_\_ RES. # \_\_\_\_\_  
LCON# \_\_\_\_\_ LIC. # \_\_\_\_\_  
Action Date: \_\_\_\_\_

Council Communication – R080079  
Final-Plat (re-approval) 75<sup>th</sup> Avenue Business Park  
Eastside of 75<sup>th</sup> Avenue N/O Butler Drive alignment  
December 15, 2009  
Page: 2

4. In the event that the Final Plat is not recorded within 60 days of Council approval, the Final Plat will become void. The developer may request re-approval from the City, with the understanding that the City has the option of imposing additional requirements or stipulations.

**SUMMARY:**

The Final Plat, which was previously approved by Council on January 6, 2009 and on August 25, 2009, is being re-approved due to not meeting the requirements of stipulation No. 4.

The purpose of the Final Plat is to create five lots for industrial use. This development is within the City's water/sewer service area.

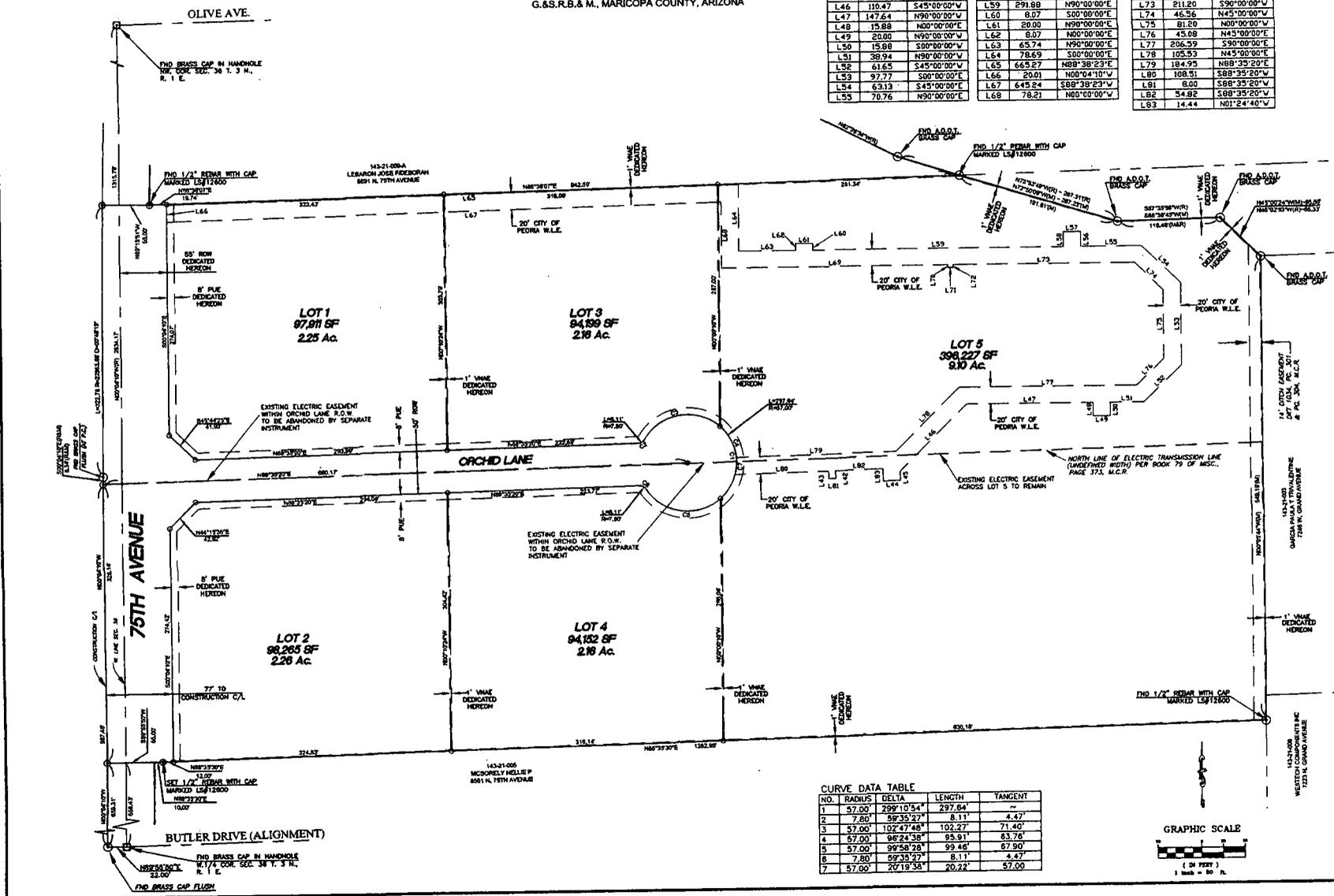
**ATTACHMENTS:**

1. Final Plat
2. Vicinity Map



**FINAL PLAT FOR  
"75TH AVENUE BUSINESS PARK"**  
OF A PORTION  
N. 1/2, SW. 1/4, NW. 1/4, SEC. 38, T3N, R1E,  
G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

LINE TABLE			LINE TABLE (CONT)			LINE TABLE (CONT)		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L42	8.92	S01°24'40"E	L55	70.76	N90°00'00"E	L69	262.89	S90°00'00"W
L43	8.92	N01°24'40"W	L56	17.59	S00°00'00"W	L70	3.49	N00°00'00"E
L44	20.00	S88°35'20"W	L57	20.00	N90°00'00"E	L71	6.00	S90°00'00"W
L45	10.64	S01°24'40"E	L58	17.59	N00°00'00"E	L72	3.49	S00°00'00"E
L46	110.47	S45°00'00"W	L59	291.88	N90°00'00"E	L73	211.20	S90°00'00"W
L47	147.64	N90°00'00"E	L60	8.07	S00°00'00"E	L74	46.56	N45°00'00"W
L48	15.88	N90°00'00"E	L61	20.00	N90°00'00"E	L75	81.20	N90°00'00"E
L49	20.00	N90°00'00"W	L62	8.07	N00°00'00"E	L76	43.88	N45°00'00"E
L50	15.88	S00°00'00"W	L63	65.74	N90°00'00"E	L77	206.59	S90°00'00"W
L51	38.94	N90°00'00"W	L64	78.69	S00°00'00"E	L78	105.53	N45°00'00"E
L52	61.65	S45°00'00"W	L65	66.527	N88°35'23"E	L79	184.93	N88°35'20"E
L53	97.77	S00°00'00"E	L66	20.01	N00°04'10"W	L80	108.51	S88°35'20"W
L54	6313	S45°00'00"E	L67	645.84	S88°35'23"W	L81	8.00	S88°35'20"W
L55	70.76	N90°00'00"E	L68	78.21	N00°00'00"W	L82	54.82	S88°35'20"W
						L83	14.44	N01°24'40"W



**CURVE DATA TABLE**

NO.	RADIUS	DELTA	LENGTH	TANGENT
1	57.00'	289°10'54"	297.64'	~
2	7.80'	59°35'27"	8.11'	4.47'
3	57.00'	102°47'48"	102.27'	71.40'
4	57.00'	98°24'58"	93.91'	63.78'
5	57.00'	99°58'08"	93.46'	67.90'
6	7.80'	59°35'27"	8.11'	4.47'
7	57.00'	20°19'38"	20.22'	57.00'



**GRIFFIN-JACOBS  
ENGINEERING, INC.**  
LAND PLANNING  
4642 N. 9TH AVENUE  
PEORIA, ARIZONA 85313  
TEL: 602.211.1277 F: 602.211.1953

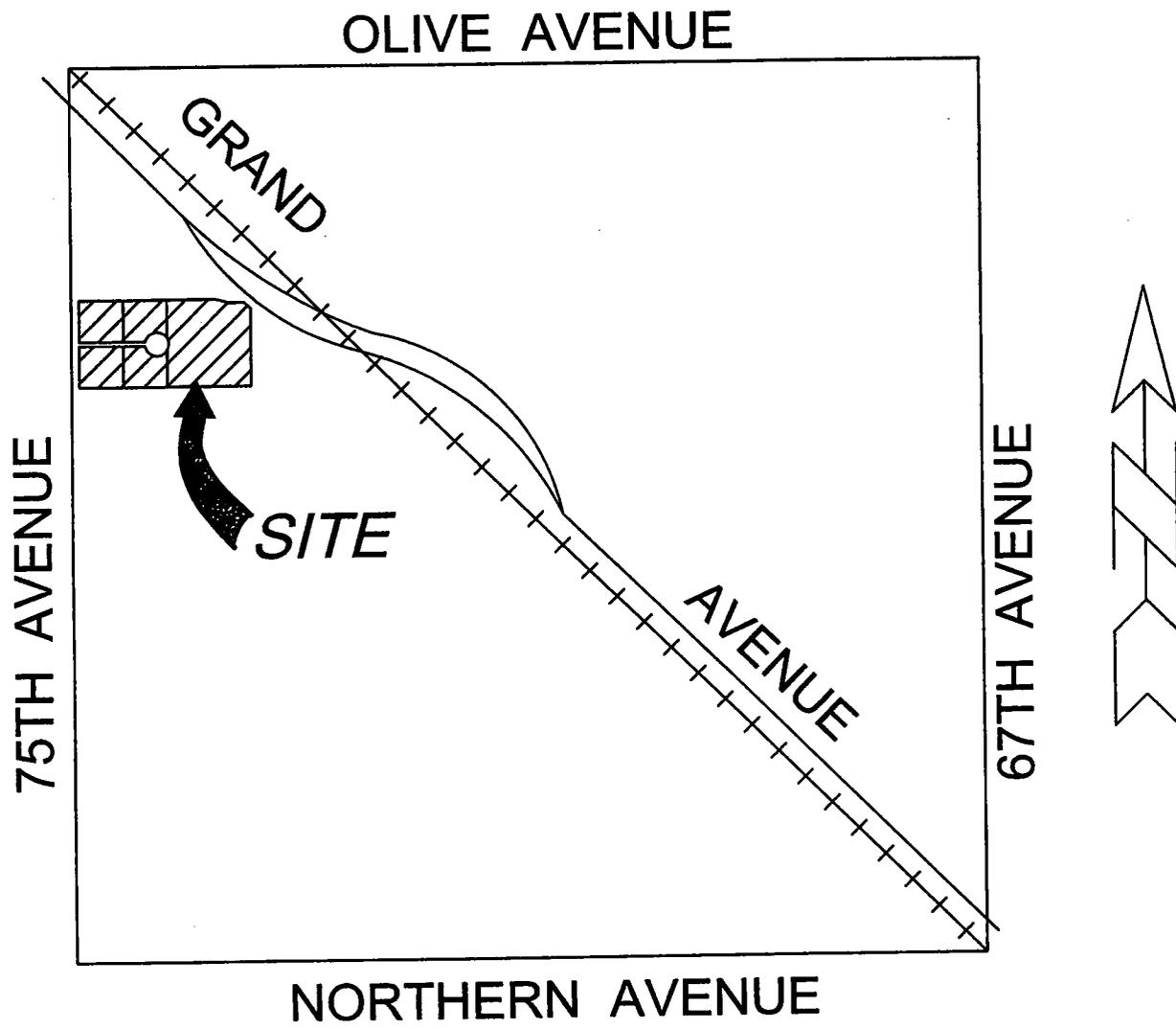
**FINAL PLAT  
75TH AVENUE BUSINESS PARK  
75TH AVENUE & PEORIA, PEORIA, ARIZONA**

**REVISIONS:**

DESIGN BY:BBT  
DRAWN BY:BBT  
SCALE:1"=30'  
DATE:08/2008

**JOB No.:**  
0803

**C2 of 2**



VICINITY MAP

N.T.S.