

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: 18C
Amend No.

Date Prepared: September 13, 2010

Council Meeting Date: October 19, 2010

TO: Carl Swenson, City Manager
THROUGH: Susan J. Daluddung, Deputy City Manager
FROM: Scott Whyte, Economic Development Services Director
SUBJECT: Final Plat for Trilogy at Vistancia – Bathen Parcel, Dixileta Pkwy and Trilogy Blvd (R100010)

RECOMMENDATION:

Discussion and possible action to approve a Final Plat for Trilogy at Vistancia – Bathen Parcel, located south of Dixileta Pkwy west of Trilogy Blvd, 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.
3. 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.
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.

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 – R100010
Final Plat – Vistancia Bathen
Dixileta Boulevard and Trilogy Boulevard
October 19, 2010
Page: 2

SUMMARY:

The purpose of the Final Plat is to establish a subdivision for residential use. This development is within the City's water\sewer service area. This final plat creates a total of 84 new lots adjacent to the Trilogy at Vistancia (Village C) Community. All internal roadways are private roadways, and as such, maintained by the Trilogy HOA.

Bathen is located adjacent to the Trilogy at Vistancia parcels, and access to Bathen is through Vistancia Parcel C9. The platting layout is inline with many of the subdivisions located within the Trilogy Community. The preliminary plat was renewed by the City and completed in December 2009 and no changes were made to the proposed Final Plat.

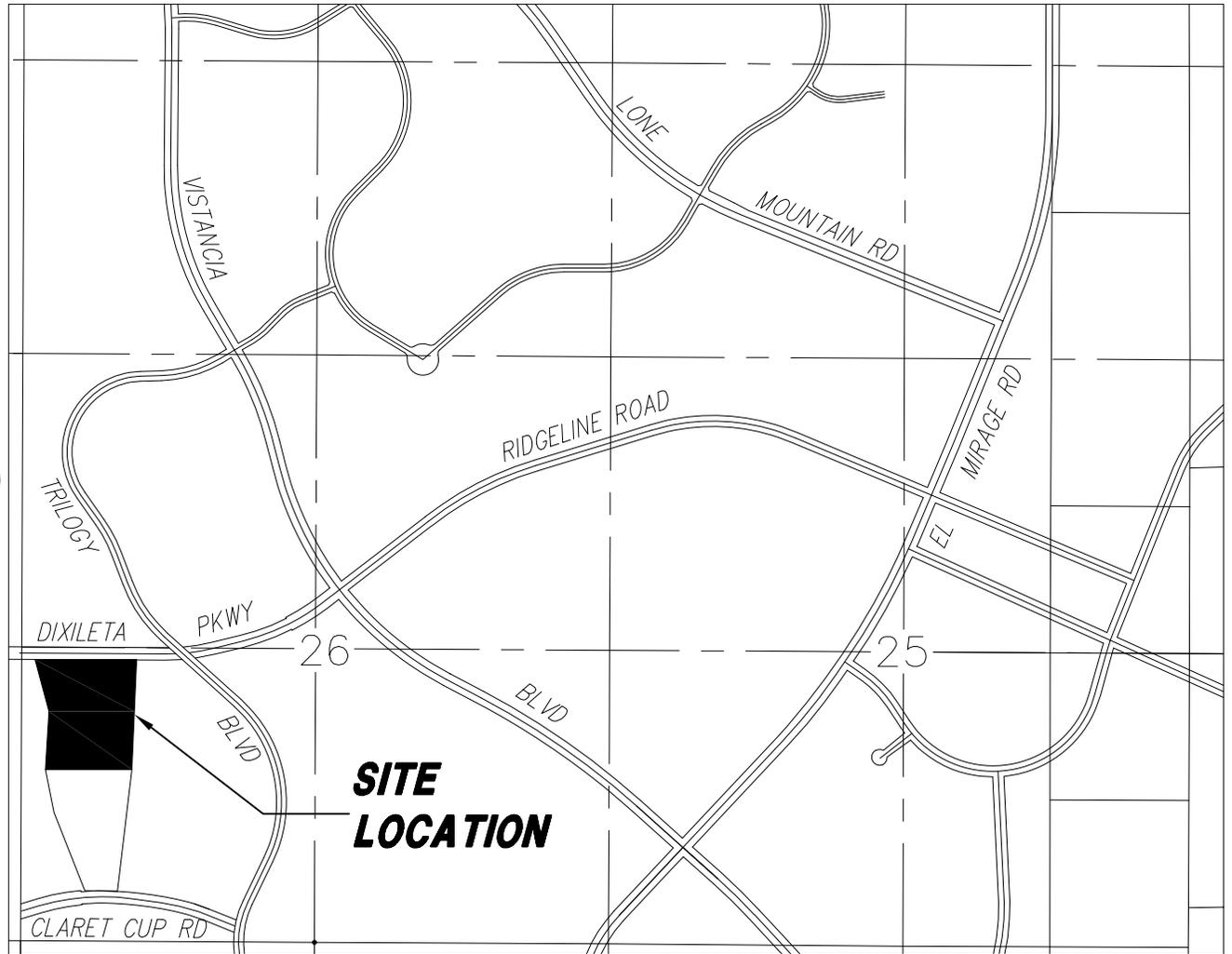
ATTACHMENTS:

1. Final Plat
2. Vicinity Map

CONTACT:

Jodi Breyfogle, P.E., Civil Engineer: 623-773-7577, Jodi.Breyfogle@peoriaaz.gov

Q:\2006\A06003\A06003.BATH\CivilIDES\EXHIBITS\6003BATH-VMAP-EXH.dwg Wed 01-Sep-2010 -- 08:45AM cmcgee



VICINITY MAP

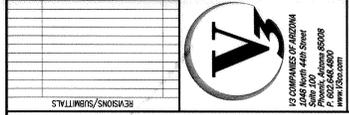
SECTION 26,
T5N, R1W OF THE G.&S.R.M.,
CITY OF PEORIA
MARICOPA COUNTY, AZ.



V3 COMPANIES OF ARIZONA
1048 North 44th Street
Suite 100
Phoenix, Arizona 85008
P. 602.648.4800
www.V3co.com

VICINITY MAP ***VISTANCIA - PARCEL BATHEN***

FIGURE ***1***



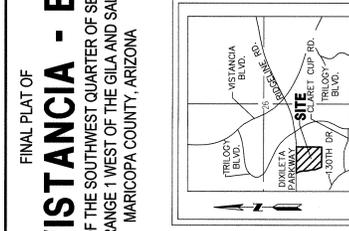
TRILGY AT VISTANCIA - BATHEN PARCEL
FINAL PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION
A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF
PARCEL A-G, HAVE SUBMITTED UNDER THE NAME OF "TRILGY AT VISTANCIA BATHEN
PLATTED HEREON AND HEREBY DECLARED THAT SAID TRILGY AT VISTANCIA BATHEN PARCEL
EASEMENTS CONSTITUTING SAID TRACT, TRACT, STREET AND EASEMENT SHALL
BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THESE B & E ARE DECLARED TO BE COMMUNITY COMMON
AREAS (AS DEFINED IN THE MAINTENANCE CORPORATION
BY THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION.

THE CITY OF PEORIA IS HEREBY GRANTED AN EASEMENT FOR
UTILITIES AND OTHER IMPROVEMENTS (OTHER THAN UTILITY
IMPROVEMENTS, MAINTENANCE OF WHICH SHALL BE THE
RESPONSIBILITY OF THE MAINTENANCE CORPORATION) ON THE
LOT OR TRACT ON WHICH SUCH PIPE IS LOCATED.

TRILGY AT VISTANCIA BATHEN PARCEL
FINAL PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
VISTANCIA BLVD
TRILGY BLVD
DIALETA PARKWAY
NORTH 19TH ST
SHEA HOMES, INC.
1501 N. 19TH ST.
MARICOPA, ARIZONA

TRILGY AT VISTANCIA BATHEN PARCEL
FINAL PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO
THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION, AS SET
FORTH HEREIN.

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO
THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION, AS SET
FORTH HEREIN.

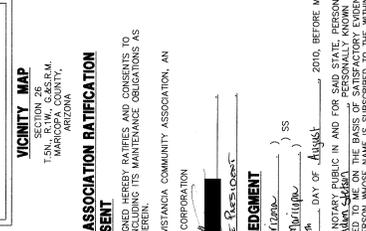
THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO
THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION, AS SET
FORTH HEREIN.

LEGAL DESCRIPTION
A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF
PARCEL A-G, HAVE SUBMITTED UNDER THE NAME OF "TRILGY AT VISTANCIA BATHEN
PLATTED HEREON AND HEREBY DECLARED THAT SAID TRILGY AT VISTANCIA BATHEN PARCEL
EASEMENTS CONSTITUTING SAID TRACT, TRACT, STREET AND EASEMENT SHALL
BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THESE B & E ARE DECLARED TO BE COMMUNITY COMMON
AREAS (AS DEFINED IN THE MAINTENANCE CORPORATION
BY THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION.

THE CITY OF PEORIA IS HEREBY GRANTED AN EASEMENT FOR
UTILITIES AND OTHER IMPROVEMENTS (OTHER THAN UTILITY
IMPROVEMENTS, MAINTENANCE OF WHICH SHALL BE THE
RESPONSIBILITY OF THE MAINTENANCE CORPORATION) ON THE
LOT OR TRACT ON WHICH SUCH PIPE IS LOCATED.

TRILGY AT VISTANCIA BATHEN PARCEL
FINAL PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
VISTANCIA BLVD
TRILGY BLVD
DIALETA PARKWAY
NORTH 19TH ST
SHEA HOMES, INC.
1501 N. 19TH ST.
MARICOPA, ARIZONA

TRILGY AT VISTANCIA BATHEN PARCEL
FINAL PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO
THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION, AS SET
FORTH HEREIN.

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO
THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION, AS SET
FORTH HEREIN.

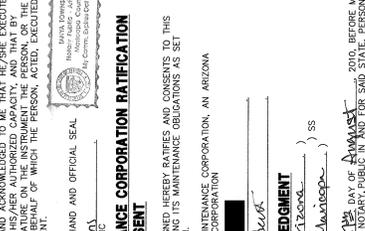
THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO
THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION, AS SET
FORTH HEREIN.

LEGAL DESCRIPTION
A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF
PARCEL A-G, HAVE SUBMITTED UNDER THE NAME OF "TRILGY AT VISTANCIA BATHEN
PLATTED HEREON AND HEREBY DECLARED THAT SAID TRILGY AT VISTANCIA BATHEN PARCEL
EASEMENTS CONSTITUTING SAID TRACT, TRACT, STREET AND EASEMENT SHALL
BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THESE B & E ARE DECLARED TO BE COMMUNITY COMMON
AREAS (AS DEFINED IN THE MAINTENANCE CORPORATION
BY THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION.

THE CITY OF PEORIA IS HEREBY GRANTED AN EASEMENT FOR
UTILITIES AND OTHER IMPROVEMENTS (OTHER THAN UTILITY
IMPROVEMENTS, MAINTENANCE OF WHICH SHALL BE THE
RESPONSIBILITY OF THE MAINTENANCE CORPORATION) ON THE
LOT OR TRACT ON WHICH SUCH PIPE IS LOCATED.

TRILGY AT VISTANCIA BATHEN PARCEL
FINAL PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
VISTANCIA BLVD
TRILGY BLVD
DIALETA PARKWAY
NORTH 19TH ST
SHEA HOMES, INC.
1501 N. 19TH ST.
MARICOPA, ARIZONA

TRILGY AT VISTANCIA BATHEN PARCEL
FINAL PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO
THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION, AS SET
FORTH HEREIN.

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO
THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION, AS SET
FORTH HEREIN.

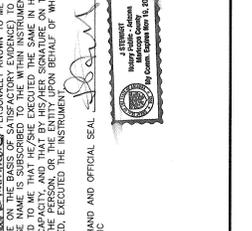
THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO
THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION, AS SET
FORTH HEREIN.

LEGAL DESCRIPTION
A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF
PARCEL A-G, HAVE SUBMITTED UNDER THE NAME OF "TRILGY AT VISTANCIA BATHEN
PLATTED HEREON AND HEREBY DECLARED THAT SAID TRILGY AT VISTANCIA BATHEN PARCEL
EASEMENTS CONSTITUTING SAID TRACT, TRACT, STREET AND EASEMENT SHALL
BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THESE B & E ARE DECLARED TO BE COMMUNITY COMMON
AREAS (AS DEFINED IN THE MAINTENANCE CORPORATION
BY THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION.

THE CITY OF PEORIA IS HEREBY GRANTED AN EASEMENT FOR
UTILITIES AND OTHER IMPROVEMENTS (OTHER THAN UTILITY
IMPROVEMENTS, MAINTENANCE OF WHICH SHALL BE THE
RESPONSIBILITY OF THE MAINTENANCE CORPORATION) ON THE
LOT OR TRACT ON WHICH SUCH PIPE IS LOCATED.

TRILGY AT VISTANCIA BATHEN PARCEL
FINAL PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
VISTANCIA BLVD
TRILGY BLVD
DIALETA PARKWAY
NORTH 19TH ST
SHEA HOMES, INC.
1501 N. 19TH ST.
MARICOPA, ARIZONA

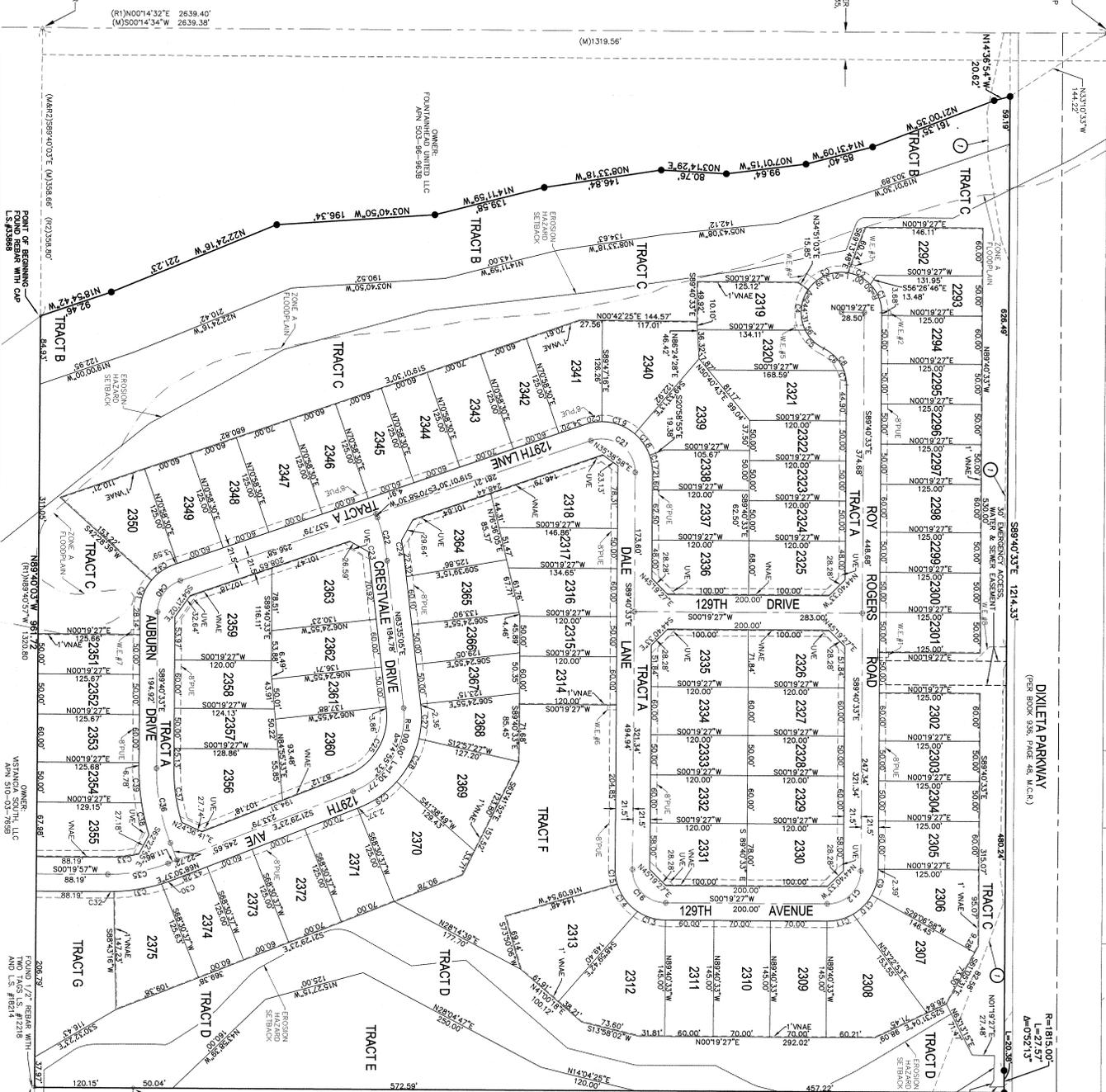
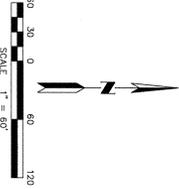
TRILGY AT VISTANCIA BATHEN PARCEL
FINAL PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO
THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION, AS SET
FORTH HEREIN.

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO
THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION, AS SET
FORTH HEREIN.

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO
THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS
OF THE MAINTENANCE CORPORATION DECLARATION, AS SET
FORTH HEREIN.

CURVE	DELTA	RADIUS	CH BEARING	LENGTH
C1	44.5000°	50.00'	S89°32'42"W	38.83'
C2	64.8100°	50.00'	S22°29'53"E	46.61'
C3	32.5328°	50.00'	N44°13'16"E	32.78'
C4	20.9348°	50.00'	S89°03'03"W	17.99'
C5	28.4510°	50.00'	N73°31'27"W	33.92'
C6	30.4537°	50.00'	N10°08'33"W	33.83'
C7	18.4070°	50.00'	N89°59'22"E	18.33'
C8	30.0000°	41.50'	N42°19'27"E	30.19'
C9	32.3812°	50.00'	N10°08'33"W	33.83'
C10	40.7103°	50.00'	S07°14'56"W	44.44'
C11	12.9835°	250.00'	S77°48'56"E	55.02'
C12	12.9835°	250.00'	S77°48'56"E	55.02'
C13	12.9835°	250.00'	S77°48'56"E	55.02'
C14	12.9835°	250.00'	S77°48'56"E	55.02'
C15	12.9835°	250.00'	S77°48'56"E	55.02'
C16	12.9835°	250.00'	S77°48'56"E	55.02'
C17	12.9835°	250.00'	S77°48'56"E	55.02'
C18	12.9835°	250.00'	S77°48'56"E	55.02'
C19	12.9835°	250.00'	S77°48'56"E	55.02'
C20	12.9835°	250.00'	S77°48'56"E	55.02'
C21	12.9835°	250.00'	S77°48'56"E	55.02'
C22	12.9835°	250.00'	S77°48'56"E	55.02'
C23	12.9835°	250.00'	S77°48'56"E	55.02'
C24	12.9835°	250.00'	S77°48'56"E	55.02'
C25	12.9835°	250.00'	S77°48'56"E	55.02'
C26	12.9835°	250.00'	S77°48'56"E	55.02'
C27	12.9835°	250.00'	S77°48'56"E	55.02'
C28	12.9835°	250.00'	S77°48'56"E	55.02'
C29	12.9835°	250.00'	S77°48'56"E	55.02'
C30	12.9835°	250.00'	S77°48'56"E	55.02'
C31	12.9835°	250.00'	S77°48'56"E	55.02'
C32	12.9835°	250.00'	S77°48'56"E	55.02'
C33	12.9835°	250.00'	S77°48'56"E	55.02'
C34	12.9835°	250.00'	S77°48'56"E	55.02'
C35	12.9835°	250.00'	S77°48'56"E	55.02'
C36	12.9835°	250.00'	S77°48'56"E	55.02'
C37	12.9835°	250.00'	S77°48'56"E	55.02'
C38	12.9835°	250.00'	S77°48'56"E	55.02'
C39	12.9835°	250.00'	S77°48'56"E	55.02'
C40	12.9835°	250.00'	S77°48'56"E	55.02'
C41	12.9835°	250.00'	S77°48'56"E	55.02'
C42	12.9835°	250.00'	S77°48'56"E	55.02'
C43	12.9835°	250.00'	S77°48'56"E	55.02'
C44	12.9835°	250.00'	S77°48'56"E	55.02'
C45	12.9835°	250.00'	S77°48'56"E	55.02'
C46	12.9835°	250.00'	S77°48'56"E	55.02'
C47	12.9835°	250.00'	S77°48'56"E	55.02'
C48	12.9835°	250.00'	S77°48'56"E	55.02'
C49	12.9835°	250.00'	S77°48'56"E	55.02'
C50	12.9835°	250.00'	S77°48'56"E	55.02'



LEGEND

- FOUND BRASS CAP
- FLUSH OR OTHERWISE
- NODD 1/4\"/>

OWNER'S CERTIFICATE OF TITLE

OWNER: SUEA HOKES SOUTHWEST
 AFN 510-03-7994
 FOUND 1/4\"/>

CITY REVIEW NO. R100010

DATE	DESCRIPTION
08/09/10	ISSUED FOR REVIEW
08/10/10	APPROVED FOR RECORD
08/11/10	RECORDED
08/12/10	FILED



FINAL PLAT
TRILOGY AT VISTANCIA - PARCEL BATHEN

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA

VISTANCIA

NO.	DATE	REVISIONS/SUBMITTALS
1	08/09/10	ISSUED FOR REVIEW
2	08/10/10	APPROVED FOR RECORD
3	08/11/10	RECORDED
4	08/12/10	FILED



NO.	DATE	REVISIONS/SUBMITTALS
1	08/09/10	ISSUED FOR REVIEW
2	08/10/10	APPROVED FOR RECORD
3	08/11/10	RECORDED
4	08/12/10	FILED

