

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

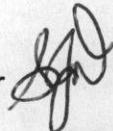
CC: \_\_\_\_\_  
Amend No. \_\_\_\_\_

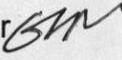
Date prepared: January 12, 2011

Council Meeting Date: February 15, 2011

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**TO:** Carl Swenson, City Manager

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

**FROM:** Glen Van Nimwegen, AICP, Community Development Director 

**SUBJECT:** Lake Pleasant Parkway Annexation ANX 10-0270: Public Hearing for annexation of approximately 2.49 acres of privately-owned property and adjacent right-of-way located north of the intersection of Lake Pleasant Parkway and Pinnacle Peak Road.

**RECOMMENDATION:**

A Public Hearing to hear any testimony deemed appropriate on the proposed annexation. No Council action can be taken at this time.

**SUMMARY:**

The City of Peoria is initiating a request on behalf of Luba Lishchynsky and Wong Bypass Trust / Wong Survivors Trust, the property owners, for annexation of approximately 2.49 acres of privately-owned property including the adjacent Lake Pleasant Parkway right-of-way, located north of the intersection of Lake Pleasant Parkway and Pinnacle Peak Road, and depicted more specifically in the legal description (Exhibit A) and maps attached to this report. The property lies within the City's Planning Area Boundary and is contiguous to the City's jurisdictional boundaries to the west, south and east.

Please refer to Exhibit B for the general location and configuration of the proposed annexation area, and to Exhibit C for an aerial view of the subject property. The General Plan Land Use designation is Residential Estate (0-2 du/ac, target of 1 du/ac). At this time, no further applications pertaining to this property have been filed.

The proposed annexation is in conformance with the adopted annexation policy. Pursuant to A.R.S. §9-471, City Council must hold a Public Hearing prior to acting on any annexation request. Public testimony will be received by the City Council but no action will be taken.

**ATTACHMENT:**

- Exhibit A Legal Description
- Exhibit B Sketch Map
- Exhibit C Vicinity Map

**CONTACT:** Ed Boik, Planner, x7565



# EXHIBIT A

## LEGAL DESCRIPTION

ANNEXATION OF A PORTION OF LAKE PLEASANT PARKWAY RIGHT-OF-WAY BETWEEN PINNACLE PEAK ROAD AND CAMINO DE ORO AND A PORTION OF ONE OF THOSE TRACTS AS CONVEYED TO WONG BYPASS TRUST BY DEED OF RECORD IN INSTRUMENT NUMBER 2009-0907859, MARICOPA COUNTY RECORDS (MCR) AND A PORTION OF ONE OF THOSE TRACTS AS CONVEYED TO LUBA LISHCHYNSKY AND TO NATALIE PLUMMER BY DEED OF RECORD IN INSTRUMENT NUMBER 2009-0140742, MCR AND ALL OF PARCEL 1 AND A PORTION OF PARCEL 2 AS CONVEYED TO THE CITY OF PEORIA BY DEED OF RECORD IN INSTRUMENT NUMBER 2009-0266041, MCR AND ALL OF THAT TRACT AS CONVEYED TO THE CITY OF PEORIA BY DEED OF RECORD IN INSTRUMENT NUMBER 2005-0434995, MCR. THE ABOVE REFERENCED ANNEXATION LIMITS ARE LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8 (MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE) FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF (STONE) BEARS N 89°06'47" W A DISTANCE OF 2587.50 FEET;

THENCE N 89°06'47" W, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 779.59 FEET

THENCE N 00°53'13" E, LEAVING SAID SOUTH LINE, A DISTANCE OF 329.97 FEET TO THE POINT OF BEGINNING;

THENCE N 24°46'25" E A DISTANCE OF 299.47 FEET;

THENCE N 00°11'58" W A DISTANCE OF 386.17 FEET;

THENCE S 89°06'20" E A DISTANCE OF 139.15 FEET;

THENCE S 00°03'49" E A DISTANCE OF 660.01 FEET;

THENCE N 89°06'38" W A DISTANCE OF 264.04 FEET TO THE POINT OF BEGINNING.

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**TITLE: LAKE PLEASANT PARKWAY ANNEXATION  
BETWEEN CAMINO DE ORO & PINNACLE PEAK ROAD**

**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.  
Address: 3838 N. CENTRAL AVE., SUITE 1250 PHOENIX, AZ 85012  
Phone: 602-263-1177 Fax: 602-277-6286**



EXPIRES 6/30/2011



# EXHIBIT A

## LEGAL DESCRIPTION

CONTAINING 108,627 SQUARE FEET OR 2.49 ACRES OF LAND, MORE OR LESS, EXCEPT ANY PORTION THAT HAS HERETOFORE BEEN ANNEXED BY THE CITY OF PEORIA.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N 89°06'47" W FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA AS DETERMINED BY INFORMATION SHOWN ON THE 2ND AMENDED PLSS SUBDIVISION RECORD OF SURVEY—MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 1023, PAGE 15, MARICOPA COUNTY RECORDS.

Page 2 OF 3

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BETWEEN CAMINO DE ORO & PINNACLE PEAK ROAD**

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Phone: 602-263-1177 Fax: 602-277-6286**



EXPIRES 6/30/2011



# EXHIBIT B

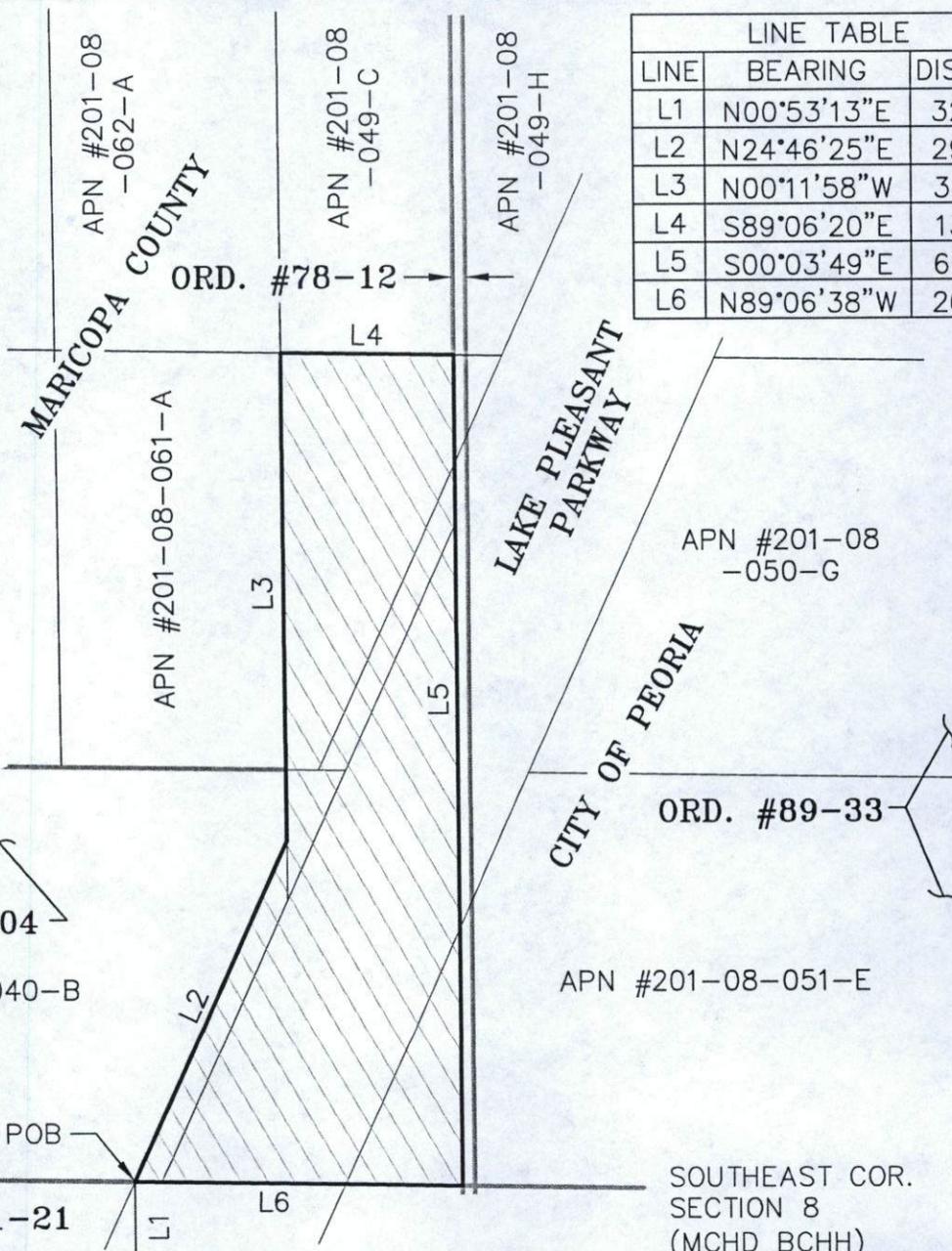
## SKETCH

NOTE  
 HATCHED AREA  
 DELINEATES  
 ANNEXATION AREA

TOTAL AREA TO BE  
 ANNEXED TO THE  
 CITY OF PEORIA  
 ±108,627 S.F. OR  
 ±2.49 ACRES

ORD. = CITY OF  
 PEORIA ORDINANCE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°53'13"E	329.97'
L2	N24°46'25"E	299.47'
L3	N00°11'58"W	386.17'
L4	S89°06'20"E	139.15'
L5	S00°03'49"E	660.01'
L6	N89°06'38"W	264.04'



SOUTH 1/4 COR. SECTION 8 (STONE) 779.59' N89°06'47"W 2587.50' POC

**TITLE: LAKE PLEASANT PARKWAY ANNEXATION  
 BETWEEN CAMINO DE ORO & PINNACLE PEAK ROAD**

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# Vicinity Map

# Exhibit C

