

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: 23C
Amend No. _____

Date Prepared: July 29, 2009

Council Meeting Date: September 15, 2009

TO: Carl Swenson, City Manager

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

FROM: Andrew Granger, P.E., Engineering Director *AG*

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

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

SUBJECT: Approve the Final Plat of Big Feat Ventures, LLC Subdivision (also known as Auto Extreme), a request made by Lemme Engineering, Inc. (Project No. R070048, 34 T4N)

RECOMMENDATION:

Discussion and possible action to approve the Final Plat for Big Feat Ventures, LLC Subdivision, located on the southeast corner of 91st Avenue and Greenbrian Drive, 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 – R070048
Final-Plat Big Feat Ventures LLC Subdivision
Southeast corner of 91st Ave & Greenbrian Drive
September 15, 2009
Page: 2

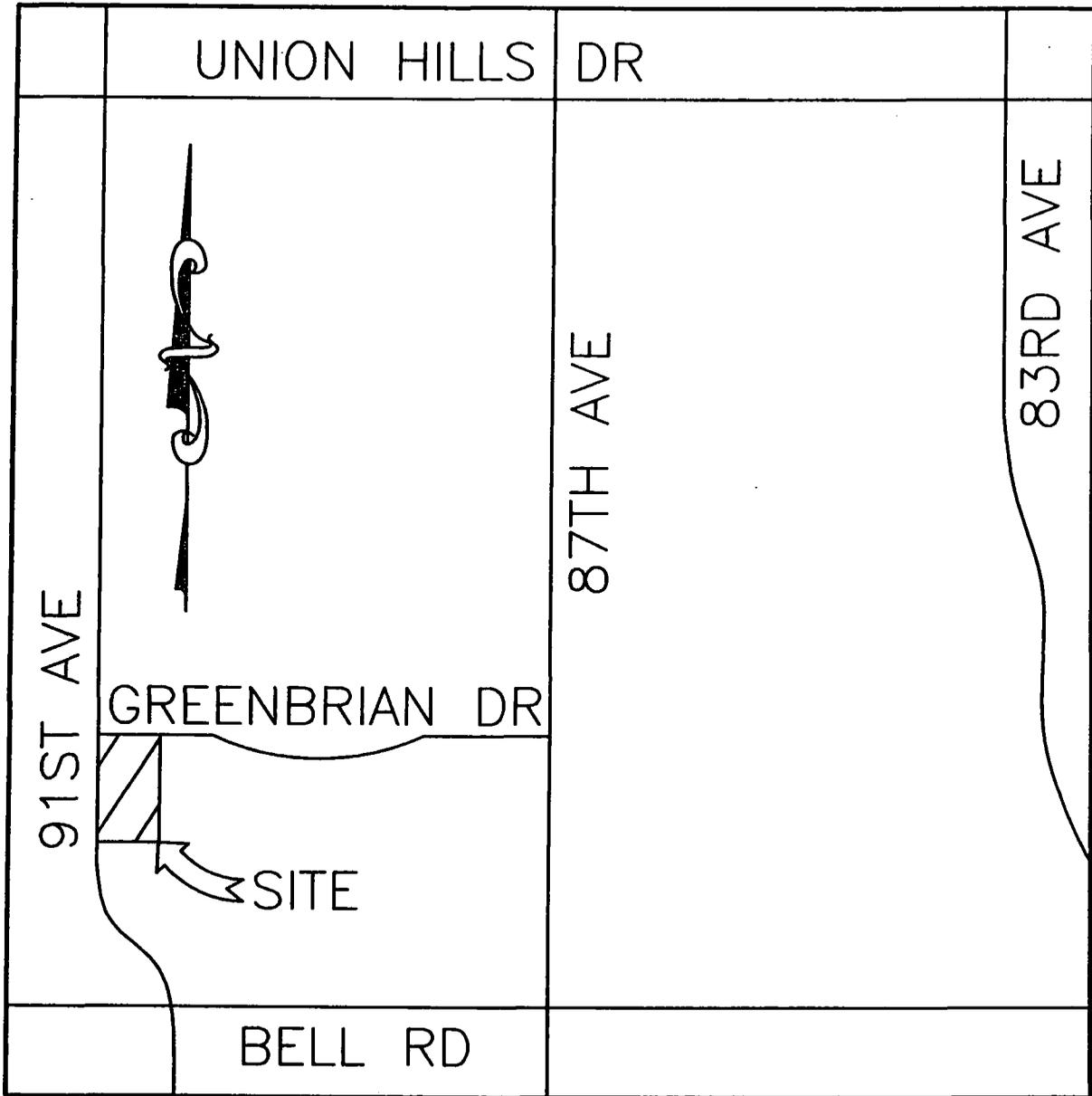
4. In the event that the Final Plat is not recorded within 60 days of Council approval, the Final Plat will become void. The developer may request re-approval from the City, with the understanding that the City has the option of imposing additional requirements or stipulations.

SUMMARY:

The purpose of the Final Plat is to subdivide one of the lots for commercial use. This development is within the City's water/sewer service area.

ATTACHMENTS:

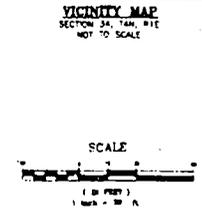
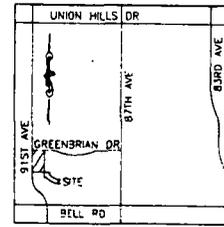
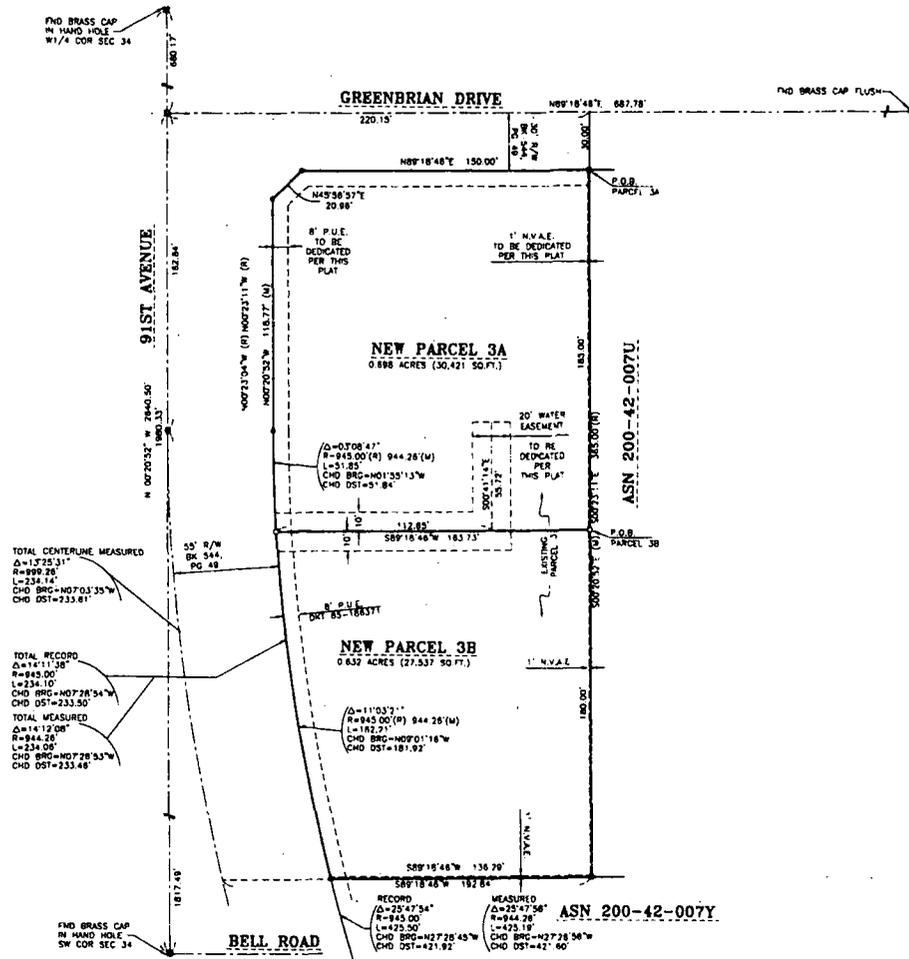
1. Final Plat
2. Vicinity Map



VICINITY MAP
SECTION 34, T4N, R1E
NOT TO SCALE

FINAL PLAT FOR "BIG FEAT VENTURES, LLC SUBDIVISION"

PARCEL 3 OF MINOR LAND DIVISION AS RECORDED IN MCR BOOK 544 OF MAPS PAGE 49
BEING PART OF THE SW1/4 OF SECTION 34, T4N.,R1E. G&SRM MARICOPA CO. ARIZONA



BASIS OF BEARINGS:
THE BEARINGS LIES ON THE WEST LINE OF THE SW1/4 OF SECTION 34, BEARING N 00°23'41" W

LEGEND

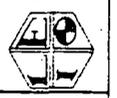
- = SET 1/2" REBAR WITH CAP IS 28232
- = FOUND BRASS CAP IN HAND HOLE
- ⊙ = FOUND BRASS CAP FLUSH
- ⊙ = FOUND 1/2" REBAR WITH CAP IS 28232
- ⊙ = FOUND MEASURED
- (M) = RECORD PER MAP IN 544 OF MAPS PAGE 49

NOTE: THIS MAP OR PLAN IS NOT TO BE USED, REPRODUCED, OR OTHERWISE COMPLETE OR READY FOR CONSTRUCTION UNLESS STAMPED BY A PROFESSIONAL FROM LICENSE ENGINEERING.

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PRELIMINARY
 APPROVED

PLANNING - CIVIL ENGINEERING - SURVEYING
LEMMIE ENGINEERING INC.
3008 W. 11TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85018
PHONE: (602) 841-8800 FAX: (602) 841-1871



FINAL PLAT FOR "BIG FEAT VENTURES, LLC SUBDIVISION"



RECORDED BY: _____
DRAWN BY: _____
SCALE: _____
HORIZONTAL: 1"=30'
VERTICAL: _____
SHEET 2 OF 2
DATE: 07-19-20
P.C. 08-44C

FLOOD ZONE:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF PERM	PERM TYPE	BASE FLOOD ELEVATION
040050	170	2	JULY 18, 2007	SHOROT 1	N/A

CALL THE ENGINEER BEFORE YOU DO ANY WORK
800-888-1120
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Plan, Check: RY700-48, R066055, M105-04