

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: 33C
Amend No. _____

Date Prepared: June 27, 2007

Council Meeting Date: July 10, 2007

TO: Terry Ellis, City Manager *TE*
FROM: David A. Moody, P.E., Engineering Director
THROUGH: *for* Maher Hazine, P.E., CFM, Assistant City Engineer *MH*
PREPARED BY: Lloyd Lane, Senior Engineering Technician *LL*
SUBJECT: Approve the Final Plat for Tuscany Estates, aka The Swallows Subdivision. A request made by Gary Swallows, David E. and Robin L. Fonk, Cristinel and Adela Gheorghe. (Project No. R070001)

RECOMMENDATION:

That Mayor and Council approve the Final Plat for Tuscany Estates, aka The Swallows Subdivision, located at the northwest corner of 73rd Avenue and Pinnacle Peak Road and authorize 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, prior to recordation of the Final Plat, unless specifically approved by the Engineering Director.
2. The actual developer must sign a statement agreeing to grant to the City of Peoria any required easements the City may deem necessary during its review process for the purposes of accommodating utilities and access to such facilities, per the City of Peoria Guidelines.
3. The Financial Assurance and Agreement to Install for construction of the infrastructure improvements off-site and on-site, including but not limited to water, sewer, street lights, grading and drainage, paving, curb, gutter, sidewalk, drainage features, and signing and striping, must be posted with the City in accordance with the City of Peoria 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: _____

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4. All required drainage improvements upstream and downstream, as determined by the developer's engineers and as approved by the Engineering Director, for this project must be designed, constructed, inspected and accepted by the City, prior to any occupancy.
5. In the event that the Final Plat is not recorded within 60 days of Council approval, the Final Plat will become void. At which time, 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:

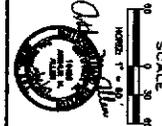
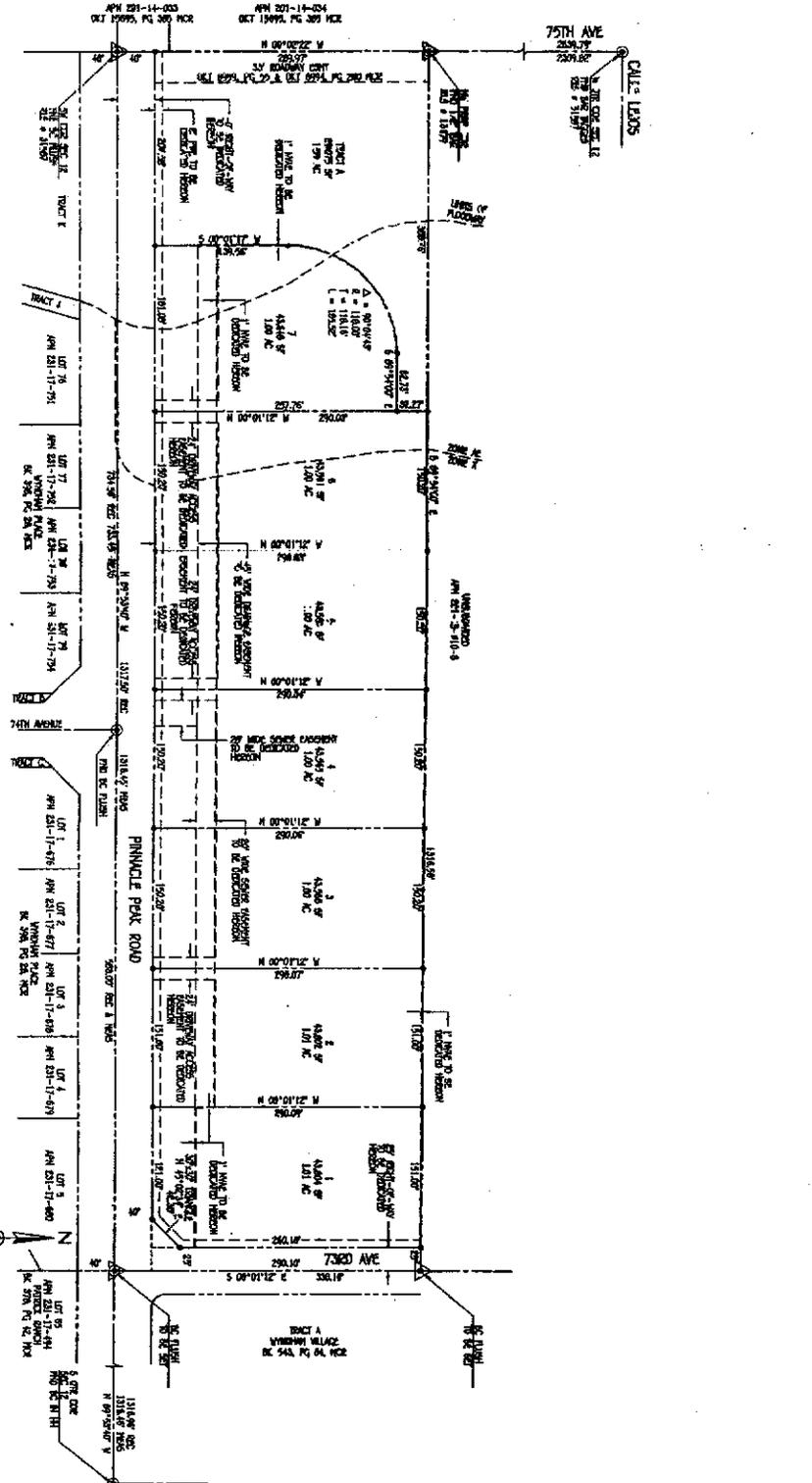
This project has dedicated the required rights-of-way and is within the City of Peoria water/sewer service area. All owners must agree to the Final Plat.

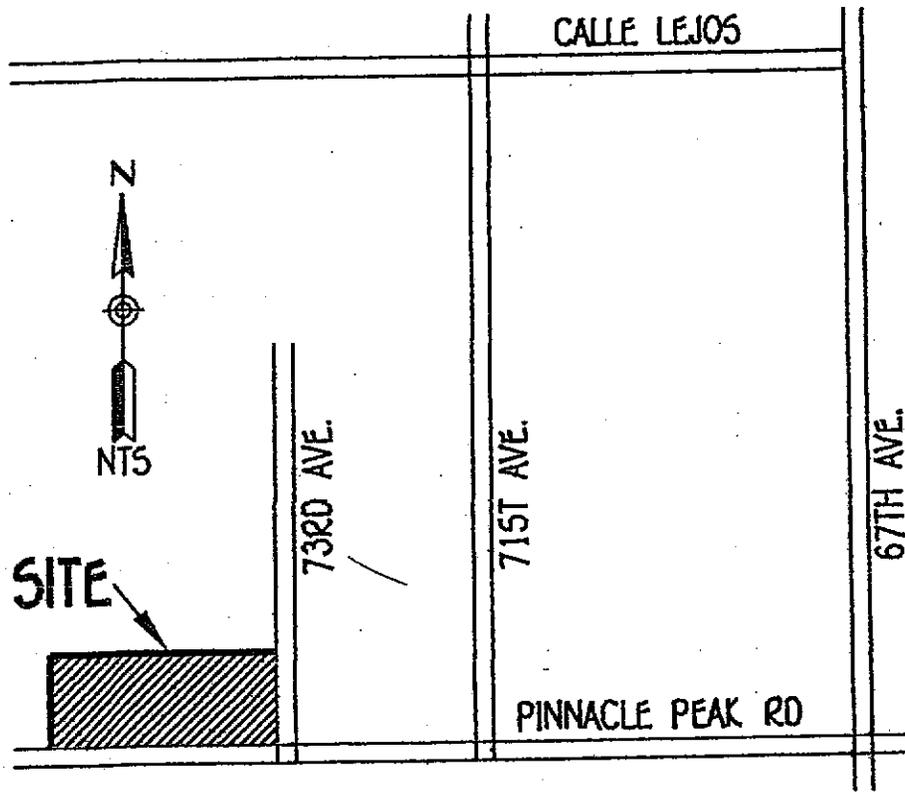
ATTACHMENTS:

1. Final Plat
2. Vicinity Map



A FINAL PLAT
 OF
TUSCANY ESTATES
 THE SOUTH HALF OF THE SOUTH HALF OF THE
 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
 SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE
 GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA





VICINITY MAP