

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: TC
Amend No. _____

Date Prepared: August 23, 2007

Council Meeting Date: September 18, 2007

TO: Terry Ellis, City Manager

FROM:  David A. Moody, P.E., Engineering Director

THROUGH: Maher Hazine, P.E., CFM, Assistant City Engineer 

PREPARED BY: Lloyd Lane, Senior Engineering Technician 

SUBJECT: Approve the Final Plat for Cabot Commerce Center @ Empire Business Park. A request made by Cabot Properties, an incorporated company. (Project No. R070055)

RECOMMENDATION:

That Mayor and Council approve the Final Plat for Cabot Commerce Center, a re-plat of Lot A-4 of Empire Business Park Unit 1, as recorded in Book 900, Page 24, Maricopa County Records and located at the northwest corner of 89th Avenue and Larkspur Drive 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. Water system infrastructure must be designed, constructed, inspected, tested and accepted by the City of Peoria.
2. All civil and landscape/irrigation plans must be approved by the City, prior to recordation of the Final Plat, unless specifically approved by the Engineering Director.
3. 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.
4. 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,

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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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.

5. 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.
6. 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.

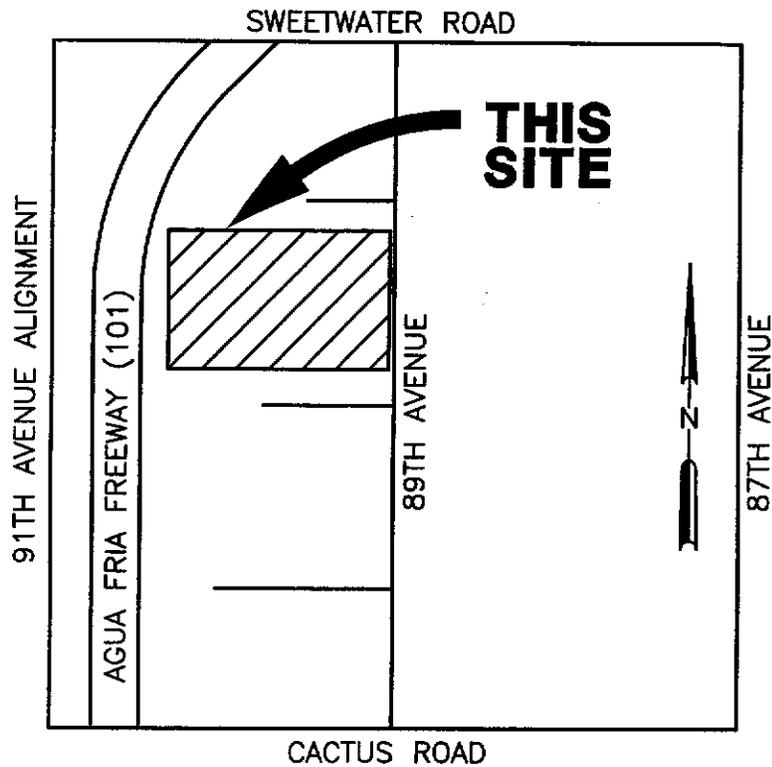
SUMMARY:

This project has dedicated the required rights-of-way and is within the City of Peoria water/sewer service area.

ATTACHMENTS:

1. Final Plat
2. Vicinity Map

Z:\070-15-06 CABOT COMMERCE CENTER\DWG\EXHIBIT\VICINITY MAP.DWG LAYOUT1 (08-22-07 11:33:57AM) LESLIE



VICINITY MAP

NOT TO SCALE

VICINITY MAP

**CABOT COMMERCE CENTER
89TH AVENUE AND LARKSPUR DRIVE
PEORIA, ARIZONA**

**KNUDSEN-SMITH
ENGINEERING, INC.**

2525 West Greenway Road, Suite 302
Phoenix, Arizona 85023
(602) 347-7447

JOB NO.
070-15-06

DESIGNED

DRAWN
LAS

CHECKED
DCK

DATE
08-22-07

1 OF **1** SHEETS