

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: 23C
Amend No. _____

Date Prepared: September 24, 2007

Council Meeting Date: October 16, 2007

TO: Terry Ellis, City Manager

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

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

PREPARED BY: Lloyd Lane, Senior Engineering Technician 

SUBJECT: Approve the Final Plat for Value Place Hotel, a Re-Plat of Lot A-1 and A-2, Empire Business Park. A request made by Don W. and Richard R. Schmid and Liberty VP Peoria, LLC, a Florida Limited Liability Company. (Project No. R070054)

RECOMMENDATION:

That Mayor and Council approve the Final Plat for Value Place Hotel, a Re-Plat of Lot A-1 and A-2, Empire Business Park, as recorded in Book 900 of Maps, Page 24, Maricopa County Records, located at the southwest corner of 89th Avenue and Sweetwater Avenue 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, 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

ORD. # _____ RES. # _____
LCON# _____ LIC. # _____
Action Date: _____

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In the event that the Final Plat is not recorded within sixty (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:

The purpose of the plat is to add additional easements for the project. This development has previously dedicated required rights-of-way for 89th Avenue and Sweetwater Avenue and is within the City of Peoria water/sewer service area.

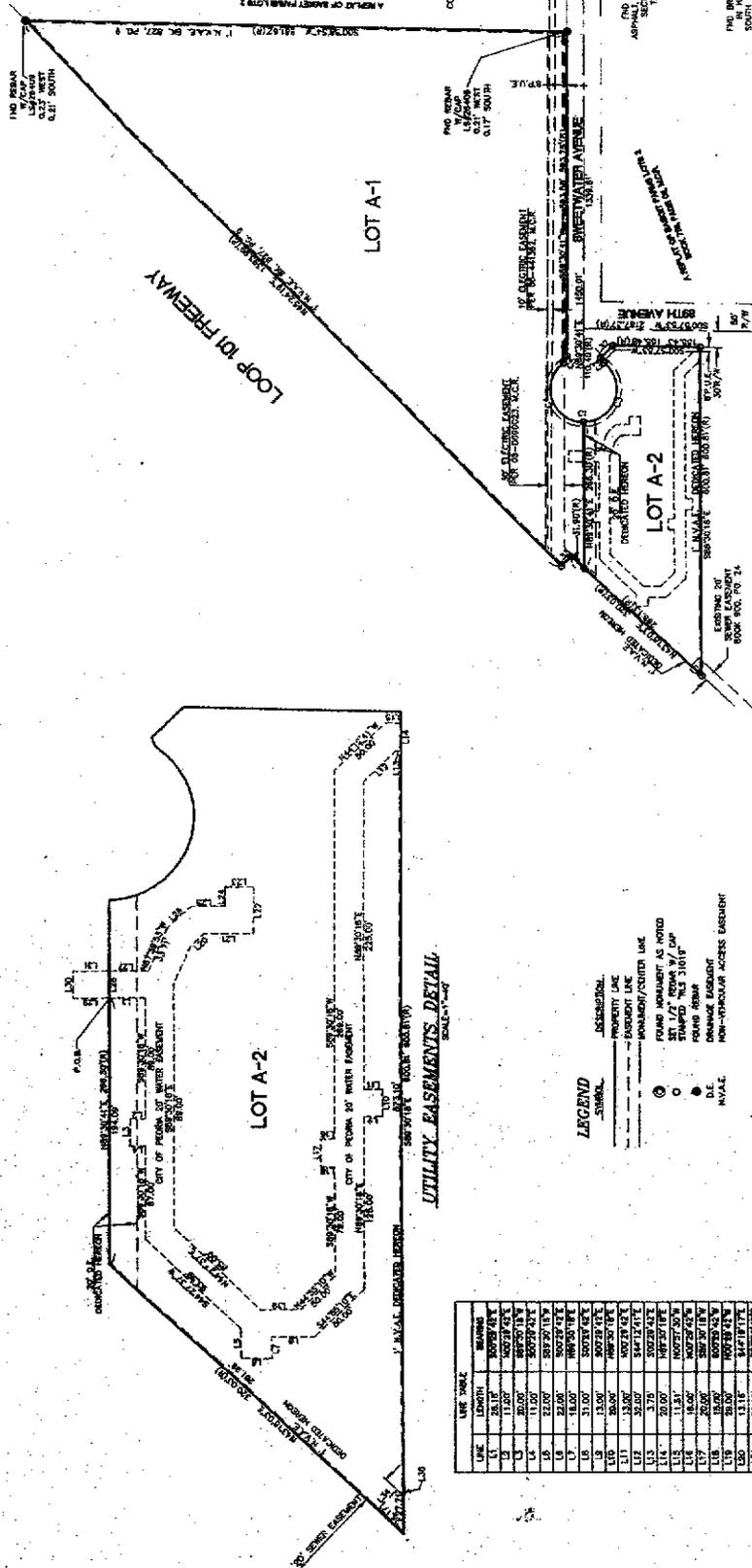
ATTACHMENTS:

1. Final Plat
2. Vicinity Map

FINAL PLAT FOR VALUE PLACE HOTEL

A COMMERCIAL SUBDIVISION

A REPLAT OF LOT A-1 AND A-2, EMPIRE BUSINESS PARK UNIT 1, AS RECORDED IN BOOK 900 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS, LOCATED IN A PORTION OF THE WEST HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA



LINE	LENGTH	BEARING
1	26.11'	S00°28'48"E
2	11.20'	S00°28'48"E
3	20.00'	S89°59'18"W
4	11.50'	S00°29'42"E
5	22.00'	S87°29'18"W
6	18.00'	S88°53'18"E
7	31.00'	S00°28'48"E
8	13.00'	S00°28'48"E
9	20.00'	S00°28'48"E
10	13.00'	S00°28'48"E
11	13.00'	S00°28'48"E
12	3.75'	S00°28'48"E
13	20.00'	S00°28'48"E
14	11.81'	S00°27'50"W
15	18.00'	S00°28'48"E
16	20.00'	S89°59'18"W
17	18.00'	S00°28'48"E
18	18.00'	S00°28'48"E
19	13.11'	S41°18'17"E
20	20.00'	S28°29'42"E
21	34.00'	S87°59'18"E
22	20.00'	S00°28'48"E
23	34.00'	S00°28'48"E
24	34.00'	S00°28'48"E
25	34.00'	S00°28'48"E
26	28.45'	S00°28'48"E
27	50.00'	S89°59'18"W
28	21.00'	S00°28'48"E
29	20.00'	S89°59'18"W
30	5.00'	S44°44'31"E
31	5.00'	S44°44'31"E
32	20.00'	S44°44'31"E
33	7.00'	S45°17'01"E

UTILITY EASEMENTS DETAIL
SCALE: 1" = 40'

LEGEND

- EASEMENT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT/ANCHOR LINE
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT W/ DUMP
- FOUND MONUMENT
- FOUND REMAIN
- D.E. DRAINAGE EASEMENT
- N.V.A.E. NON-VEHICULAR ACCESS EASEMENT

CURVE	LENGTH	RADIUS	DELTA
1	178.42'	60.00'	282.8332°
2	11.81'	18.00'	242.0000°
3	14.81'	18.00'	133.1334°
4	14.81'	18.00'	133.1334°
5	14.81'	18.00'	272.8666°



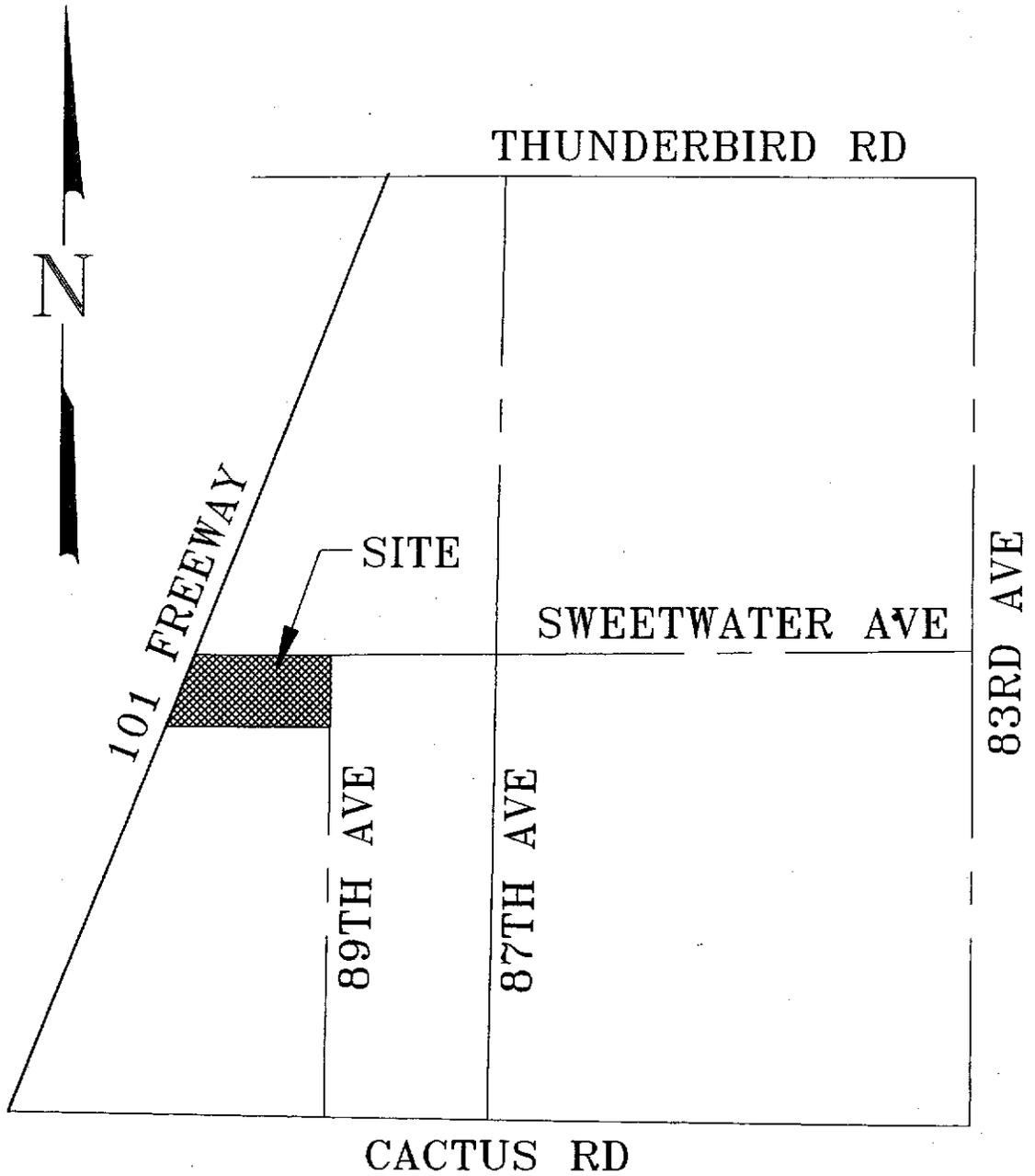
NO.	DATE	DESCRIPTION



JOB NO. 6037-02
SHEET: 2 of 2

HOOK ENGINEERING, INC.
3221 NORTH 24TH STREET, SUITE 10
PHOENIX, ARIZONA 85018
(602)954-0166 (602)958-0289

R070054



VICINITY MAP

N.T.S.