

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

CC: 15C  
Amend No. \_\_\_\_\_

Date Prepared: March 18, 2008

Council Meeting Date: April 1, 2008

---

**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:** Re-Approve the Final Plat for Riverwalk. A request made by Riverwalk Peoria Development, L.L.C., an Arizona Limited Liability Company. (Project No. R050185)

**RECOMMENDATION:**

That Mayor and Council Re-approve the Final Plat for Riverwalk, located at 77<sup>th</sup> 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. Water system infrastructure must be designed, constructed, inspected, tested and accepted by the City of Peoria (City) and domestic water must be available to the development, prior to occupancy, except for model homes, which must satisfy the fire protection requirement of the Fire Marshal. If required, an interim water storage tank to satisfy fire flow requirements shall be designed, approved, and constructed, prior to start of construction.
2. All civil and landscape/irrigation plans must be approved by the City, prior to recordation of the Final Plat.
3. The actual developer must sign a statement agreeing to grant to the City 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.

---

**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: \_\_\_\_\_

4. The Developer shall prepare the necessary documentation (per City of Peoria standard right-of-way and easement dedication forms), execute such forms and submit to the City of Peoria Engineering Department for review and dedication of the required right(s)-of-way and any necessary easement(s) currently reflected on the Final Plat, prior to April 30, 2008, via separate instrument. Additionally, the Final Plat shall be revised to reflect that such right-of-way was dedicated via separate instrument. In the event the developer fails to provide such dedication instrument(s) prior to the April 30, 2008, the approval of the Final Plat reflected here-in shall be deemed null and void.
5. The developer shall proceed with the construction of the Box Culvert across Rock Springs Creek wash and any necessary pavement to allow access over the culvert, no later than May 15, 2008, and complete the construction, no later than September 15, 2008, unless the developer can reach an agreement with the developer of Campanos Estates (the development immediately west of this development) to delay the construction of such a culvert and provide evidence of this agreement in writing to the City Engineering Department prior to April 30, 2008. In the event the developer fails to start the construction of the culvert or provide a written agreement with the Campanos Estates developer agreeing to delay the start of construction by the deadlines reflected herein, the approval of the Final Plat reflected here-in shall be deemed null and void.
6. Prior to submitting the Final Plat for recording, the developer shall provide a copy of the final improvement plans to the City Engineering Department for re-review to ensure that the City criteria has not changed from the time of the original plan approval to the time of recording. Upon the engineering review, if it is determined that the plans will require revisions, the developer shall promptly revise the plans accordingly and submit for re-approval, prior to having the Final Plat recorded.
7. 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.
8. 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.
9. In the event that the Final Plat is not recorded prior to December 31, 2008, 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.

Council Communication  
Final Plat – Riverwalk  
April 1, 2008  
Page: 2

**SUMMARY:**

At the request for the developer and due to the current economic conditions, this plat is being re-submitted to Council to extend the original approval from the original sixty-day time frame (due to expire April 5, 2008) to December 31, 2008. This project is required to dedicate the required rights-of-way and is located within the Sunrise Water service area and the City of Peoria sewer service area.

**ATTACHMENTS:**

1. Final Plat
2. Vicinity Map



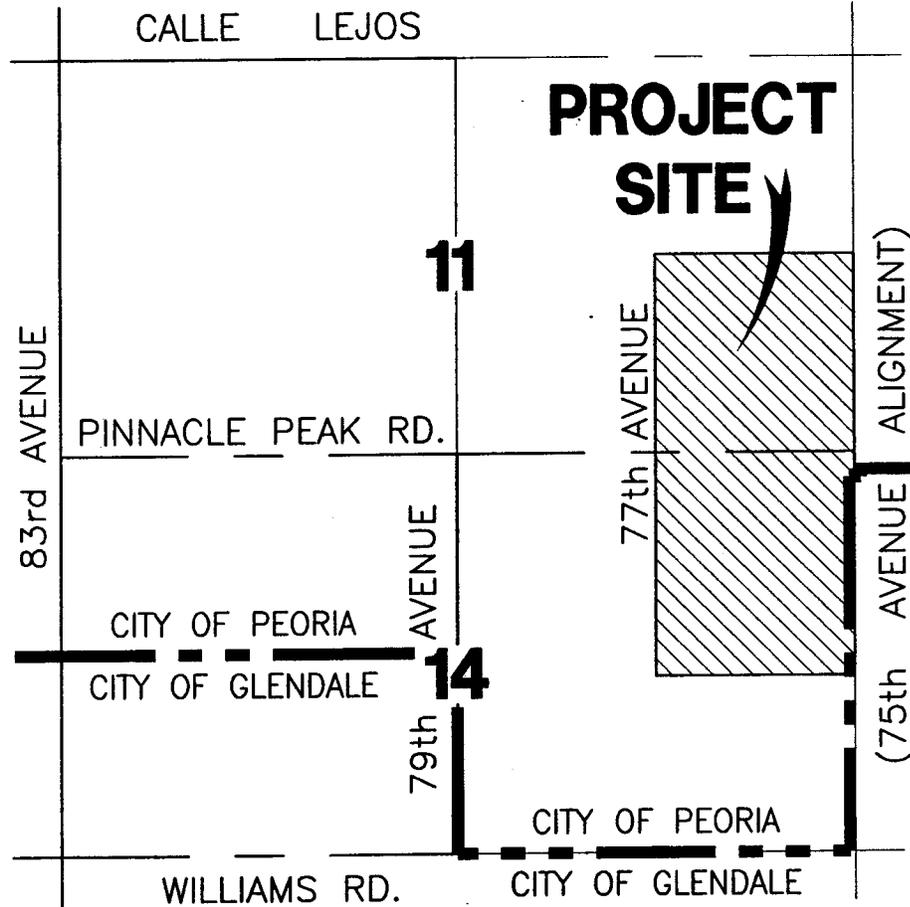








N.T.S.



**Stantec**

CLIENT/PROJECT  
RIVERWALK PEORIA  
DEVELOPMENT, L.L.C.  
RIVERWALK

FIGURE NO.

**1**

TITLE

**VICINITY MAP**

12/11/07  
181503011