

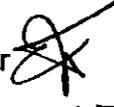
**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

CC 27C  
Amend No \_\_\_\_\_

Date Prepared May 22, 2008

Council Meeting Date June 17, 2008

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**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 Riverwalk Professional Center North, a request made by Deer Valley Service Center LLC (Project No R070085)

**RECOMMENDATION**

That Mayor and Council approve the Final Plat for Riverwalk Professional Center North, located at the Southeast corner of Deer Valley Road and 77<sup>th</sup> 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 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
- 2 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
- 3 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
- 4 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

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**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 – R070085  
Final Plat – Riverwalk Professional Central North  
June 17, 2008  
Page 2

## **SUMMARY**

The purpose of the plat is to divide one existing lot into two lots. This development had previously dedicated required rights-of-way for Deer Valley Road and 77<sup>th</sup> Avenue. This development is also within the City of Peoria sewer service area and the New River Water Company water service area.

This plat is being resubmitted to Council for approval due to the above mentioned 60 day stipulation.

## **ATTACHMENTS**

- 1 Final Plat
- 2 Vicinity Map

**DECLARATION**  
 STATE OF ARIZONA  
 COUNTY OF MARICOPA

**FINAL PLAT**  
 FOR  
**"RIVERWALK PROFESSIONAL CENTER NORTH"**  
 PHOENIX, ARIZONA  
 A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

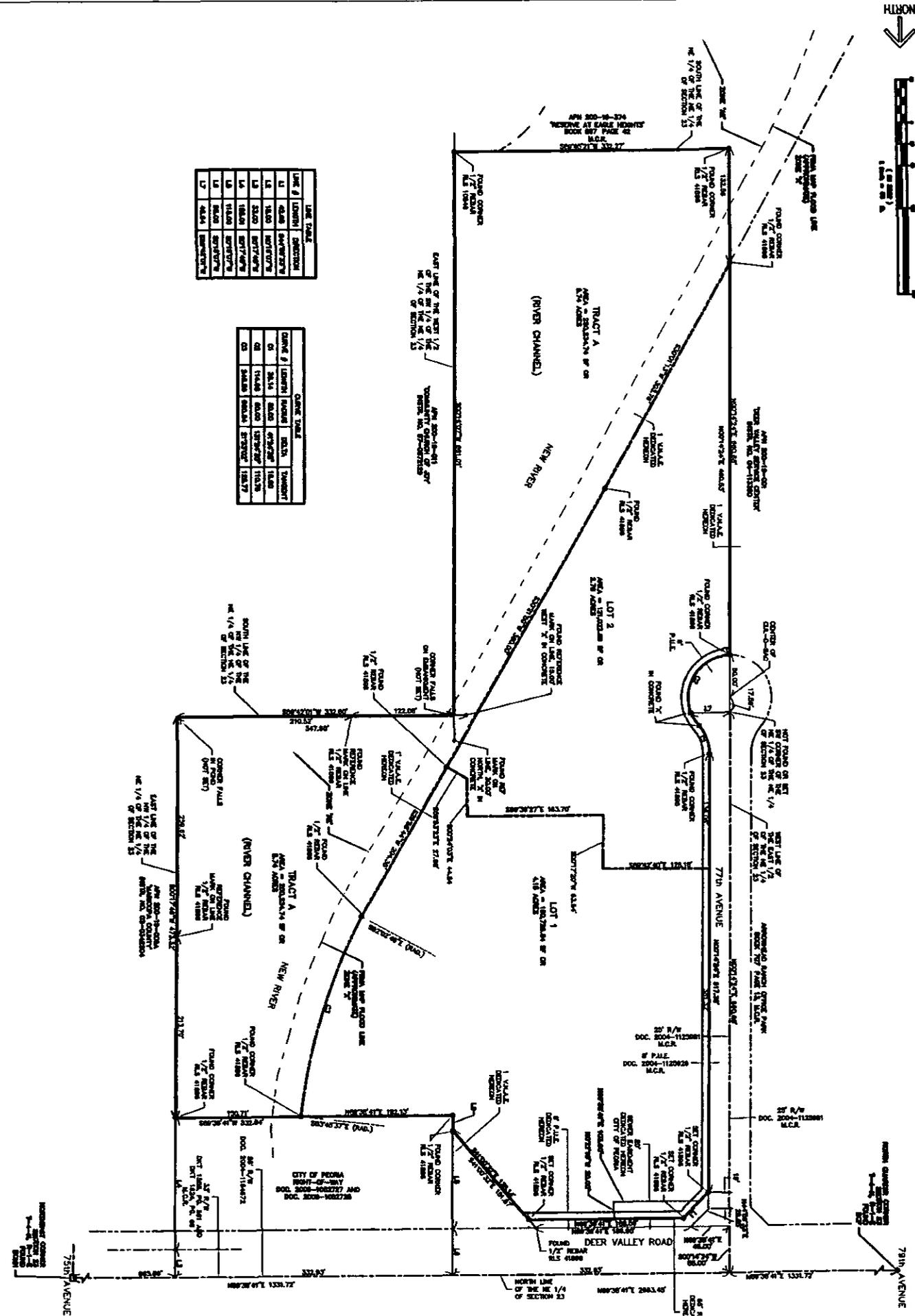
**LEGAL DESCRIPTION (cont'd)**

THE GRANTOR DOES HEREBY GRANT AND CONVEY TO THE GRANTEE, DEER VALLEY SERVICE CENTER, LLC, AS GRANTOR, DOING BUSINESS AS DEER VALLEY SERVICE CENTER, LLC, AS GRANTEE, DOING BUSINESS AS DEER VALLEY SERVICE CENTER, LLC, ALL THAT CERTAIN PARCELS OF LAND, TO-WIT: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 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5	12.00	SOUTH
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7	12.00	SOUTH
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98	12.00	EAST
99	12.00	SOUTH
100	12.00	EAST

LINE #	LENGTH	DIRECTION	DATE	APPROVED
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4	12.00	EAST	12/15/06	[Signature]
5	12.00	SOUTH	12/15/06	[Signature]
6	12.00	EAST	12/15/06	[Signature]
7	12.00	SOUTH	12/15/06	[Signature]
8	12.00	EAST	12/15/06	[Signature]
9	12.00	SOUTH	12/15/06	[Signature]
10	12.00	EAST	12/15/06	[Signature]
11	12.00	SOUTH	12/15/06	[Signature]
12	12.00	EAST	12/15/06	[Signature]
13	12.00	SOUTH	12/15/06	[Signature]
14	12.00	EAST	12/15/06	[Signature]
15	12.00	SOUTH	12/15/06	[Signature]
16	12.00	EAST	12/15/06	[Signature]
17	12.00	SOUTH	12/15/06	[Signature]
18	12.00	EAST	12/15/06	[Signature]
19	12.00	SOUTH	12/15/06	[Signature]
20	12.00	EAST	12/15/06	[Signature]
21	12.00	SOUTH	12/15/06	[Signature]
22	12.00	EAST	12/15/06	[Signature]
23	12.00	SOUTH	12/15/06	[Signature]
24	12.00	EAST	12/15/06	[Signature]
25	12.00	SOUTH	12/15/06	[Signature]
26	12.00	EAST	12/15/06	[Signature]
27	12.00	SOUTH	12/15/06	[Signature]
28	12.00	EAST	12/15/06	[Signature]
29	12.00	SOUTH	12/15/06	[Signature]
30	12.00	EAST	12/15/06	[Signature]
31	12.00	SOUTH	12/15/06	[Signature]
32	12.00	EAST	12/15/06	[Signature]
33	12.00	SOUTH	12/15/06	[Signature]
34	12.00	EAST	12/15/06	[Signature]
35	12.00	SOUTH	12/15/06	[Signature]
36	12.00	EAST	12/15/06	[Signature]
37	12.00	SOUTH	12/15/06	[Signature]
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41	12.00	SOUTH	12/15/06	[Signature]
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50	12.00	EAST	12/15/06	[Signature]
51	12.00	SOUTH	12/15/06	[Signature]
52	12.00	EAST	12/15/06	[Signature]
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54	12.00	EAST	12/15/06	[Signature]
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69	12.00	SOUTH	12/15/06	[Signature]
70	12.00	EAST	12/15/06	[Signature]
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76	12.00	EAST	12/15/06	[Signature]
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78	12.00	EAST	12/15/06	[Signature]
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80	12.00	EAST	12/15/06	[Signature]
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85	12.00	SOUTH	12/15/06	[Signature]
86	12.00	EAST	12/15/06	[Signature]
87	12.00	SOUTH	12/15/06	[Signature]
88	12.00	EAST	12/15/06	[Signature]
89	12.00	SOUTH	12/15/06	[Signature]
90	12.00	EAST	12/15/06	[Signature]
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93	12.00	SOUTH	12/15/06	[Signature]
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98	12.00	EAST	12/15/06	[Signature]
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100	12.00	EAST	12/15/06	[Signature]



R070085

CHECKED BY NJC DATE: 01/16/06  
 DRAWN BY BTH SCALE: 1"=50'  
 PROJECT # C06074

RIVER WALK  
 PROFESSIONAL CENTER NORTH  
 PEORIA, ARIZONA



COTTRELL ENGINEERING GROUP INC  
 2001 N 24th St #206 PHOENIX, AZ 85004  
 PHOENIX, AZ 85004 FAX (602) 501-5284

SHEET 1 OF 3  
 02

FINAL PLAN



ARROWHEAD RANCH OFFICE PARK  
BOOK 707 PAGE 15, M.C.B.

77th AVENUE

DEER VALLEY ROAD

NEW RIVER

LOT 1  
AREA = 180 726.54 SF OR  
4.15 ACRES

LOT 2  
AREA = 121 022.89 SF OR  
2.78 ACRES

CITY OF PEORIA  
RIGHT-OF-WAY  
DOC. 2006-1052727 AND  
DOC. 2006-1052728

LINE #	LOCATION	DIRECTION
E-4100	72.82	SOUTHWEST
E-4101	84.84	SOUTHWEST
E-4102	84.84	SOUTHWEST
E-4103	84.84	SOUTHWEST
E-4104	84.84	SOUTHWEST
E-4105	84.84	SOUTHWEST
E-4106	84.84	SOUTHWEST
E-4107	84.84	SOUTHWEST
E-4108	84.84	SOUTHWEST
E-4109	84.84	SOUTHWEST
E-4110	84.84	SOUTHWEST
E-4111	84.84	SOUTHWEST
E-4112	84.84	SOUTHWEST
E-4113	84.84	SOUTHWEST
E-4114	84.84	SOUTHWEST
E-4115	84.84	SOUTHWEST
E-4116	84.84	SOUTHWEST
E-4117	84.84	SOUTHWEST
E-4118	84.84	SOUTHWEST
E-4119	84.84	SOUTHWEST
E-4120	84.84	SOUTHWEST

LINE #	LOCATION	DIRECTION
E-4121	84.84	SOUTHWEST
E-4122	84.84	SOUTHWEST
E-4123	84.84	SOUTHWEST
E-4124	84.84	SOUTHWEST
E-4125	84.84	SOUTHWEST
E-4126	84.84	SOUTHWEST
E-4127	84.84	SOUTHWEST
E-4128	84.84	SOUTHWEST
E-4129	84.84	SOUTHWEST
E-4130	84.84	SOUTHWEST
E-4131	84.84	SOUTHWEST
E-4132	84.84	SOUTHWEST
E-4133	84.84	SOUTHWEST
E-4134	84.84	SOUTHWEST
E-4135	84.84	SOUTHWEST
E-4136	84.84	SOUTHWEST
E-4137	84.84	SOUTHWEST
E-4138	84.84	SOUTHWEST
E-4139	84.84	SOUTHWEST
E-4140	84.84	SOUTHWEST

LINE #	LOCATION	DIRECTION
E-4141	84.84	SOUTHWEST
E-4142	84.84	SOUTHWEST
E-4143	84.84	SOUTHWEST
E-4144	84.84	SOUTHWEST
E-4145	84.84	SOUTHWEST
E-4146	84.84	SOUTHWEST
E-4147	84.84	SOUTHWEST
E-4148	84.84	SOUTHWEST
E-4149	84.84	SOUTHWEST
E-4150	84.84	SOUTHWEST
E-4151	84.84	SOUTHWEST
E-4152	84.84	SOUTHWEST
E-4153	84.84	SOUTHWEST
E-4154	84.84	SOUTHWEST
E-4155	84.84	SOUTHWEST
E-4156	84.84	SOUTHWEST
E-4157	84.84	SOUTHWEST
E-4158	84.84	SOUTHWEST
E-4159	84.84	SOUTHWEST
E-4160	84.84	SOUTHWEST

LINE #	LOCATION	DIRECTION
E-4161	84.84	SOUTHWEST
E-4162	84.84	SOUTHWEST
E-4163	84.84	SOUTHWEST
E-4164	84.84	SOUTHWEST
E-4165	84.84	SOUTHWEST
E-4166	84.84	SOUTHWEST
E-4167	84.84	SOUTHWEST
E-4168	84.84	SOUTHWEST
E-4169	84.84	SOUTHWEST
E-4170	84.84	SOUTHWEST
E-4171	84.84	SOUTHWEST
E-4172	84.84	SOUTHWEST
E-4173	84.84	SOUTHWEST
E-4174	84.84	SOUTHWEST
E-4175	84.84	SOUTHWEST
E-4176	84.84	SOUTHWEST
E-4177	84.84	SOUTHWEST
E-4178	84.84	SOUTHWEST
E-4179	84.84	SOUTHWEST
E-4180	84.84	SOUTHWEST

R070085

SHEET OF 3 1  
15/08

CHECKED BY NJC DATE: 01/24/08  
DRAWN BY BTH SCALE: 1"=30'  
PROJECT # C06074

EASEMENT DIMENSIONS

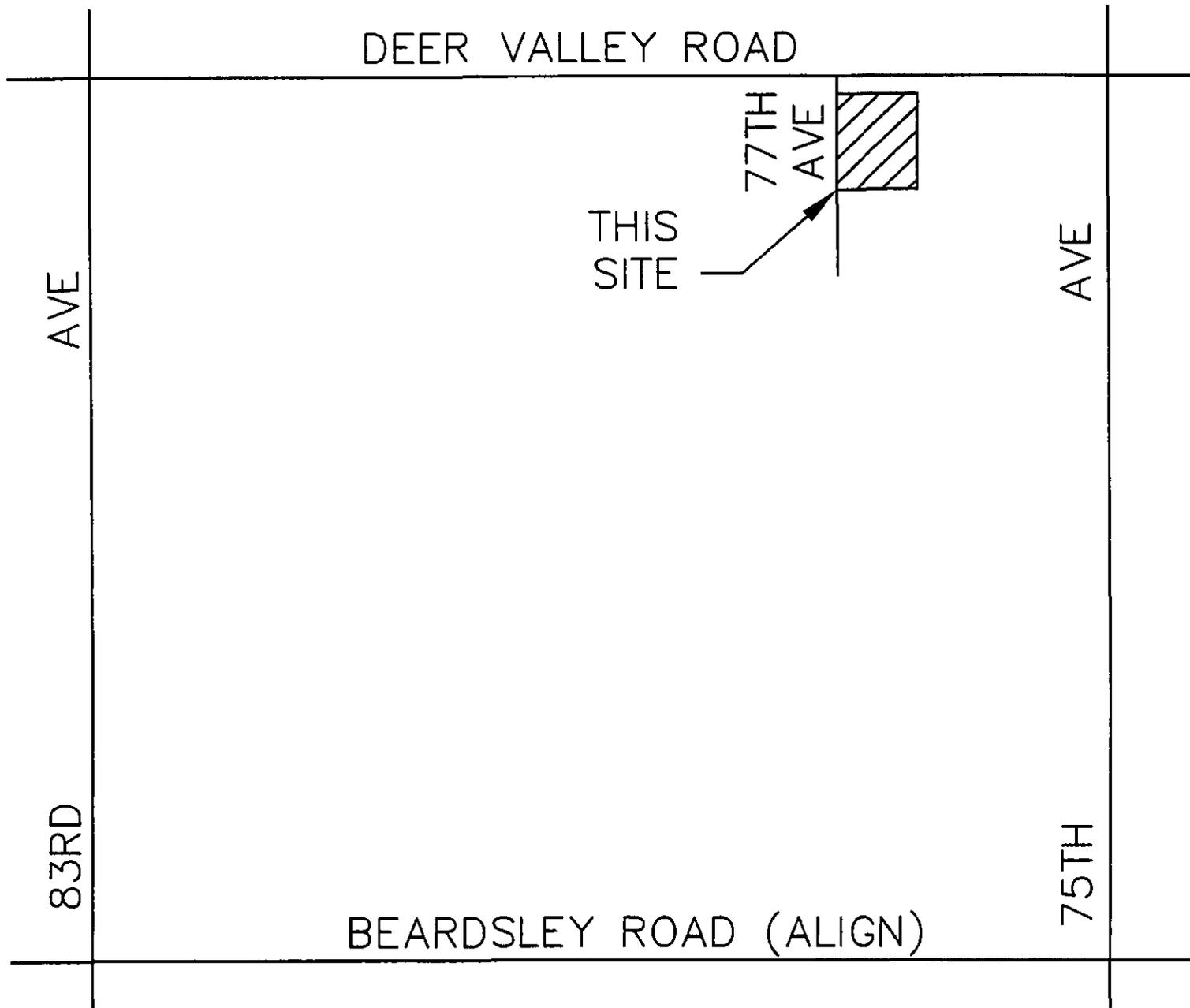
RIVER WALK  
PROFESSIONAL CENTER NORTH

PEORIA, ARIZONA



COTTRELL ENGINEERING GROUP INC

2001 N 5th St #206 PH: (602) 501-5281  
PHOENIX, AZ 85004 FAX: (602) 501-5561



# VICINITY MAP

SCALE: NTS

