

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

CC: 31C  
Amend No. \_\_\_\_\_

Date Prepared: June 11, 2008

Council Meeting Date: July 01, 2008

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**TO:** Carl Swenson, City Manager

**FROM:** Dan Nissen, P.E., Acting Engineering Director

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

**PREPARED BY:** Lloyd Lane, Senior Engineering Technician

**SUBJECT:** Approve the Final Plat for Aviara Estates, a request made by Happy Valley 160, LLC, an Arizona Limited Liability Company.  
(Project No. R050156)

**RECOMMENDATION:**

That Mayor and Council approve Final Plat for Aviara Estates, located at the Southeast Corner of 97th Avenue and Happy Valley 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, 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.

**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 – R050156  
Final Plat – Aviara Estates  
July 01, 2008  
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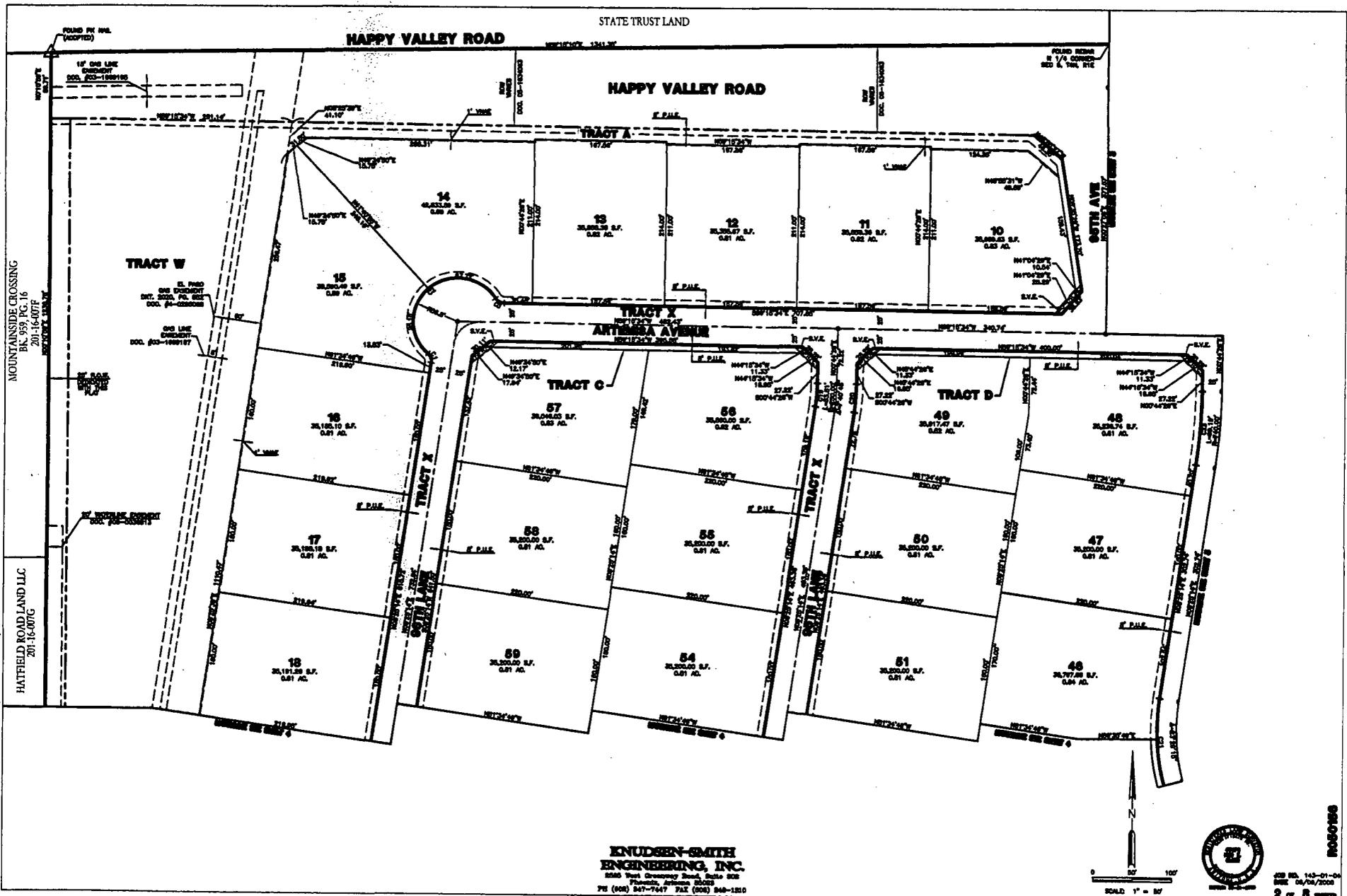
**SUMMARY:**

The purpose of the Final Plat is to subdivide existing parcels into a 120 Lot residential subdivision. This development has dedicated the required rights-of-way. This development is within the City of Peoria sewer service area and the Sunrise Water Company service area.

**ATTACHMENTS:**

1. Final Plat
2. Vicinity Map





MOUNTAINSIDE CROSSING  
 BK. 939 PG. 16  
 201-16-007F

HATFIELD ROAD LAND LLC  
 201-16-007G

STATE TRUST LAND

HAPPY VALLEY ROAD

HAPPY VALLEY ROAD

TRACT A

TRACT W

TRACT X

ANTARES AVENUE

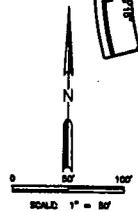
TRACT C

TRACT D

TRACT X

TRACT X

**KNUDSEN-SMITH**  
**ENGINEERING, INC.**  
 2540 West Greenway Road, Suite 202  
 Torrance, California 90503  
 PH (408) 247-7247 FAX (408) 246-1210



145-01-04  
 08/08/2008  
 2 of 8 SHEETS

201-16-007G

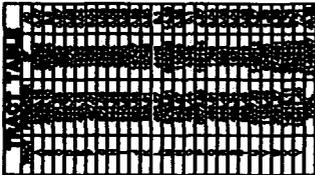
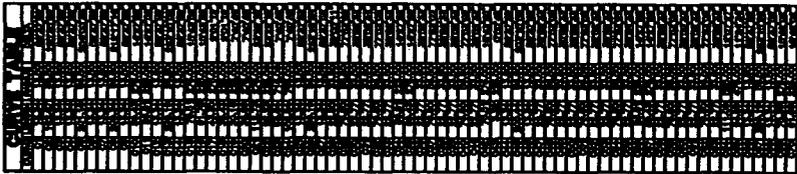






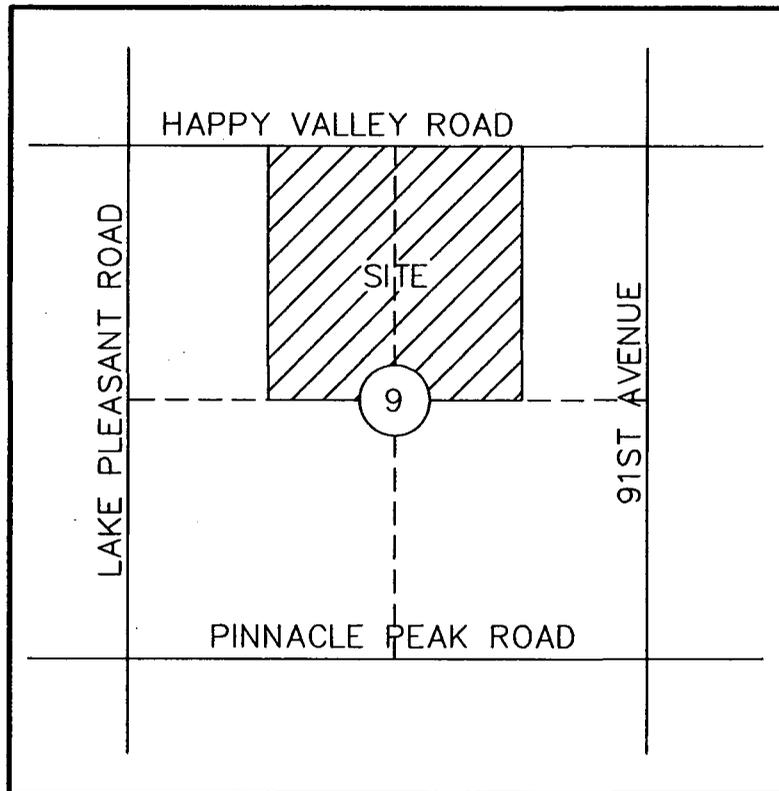






**KNUDSEN-GATE**  
**ENGINEERING, INC.**  
2800 West Broadway Ave., Suite 200  
Portland, Oregon 97201  
PH (503) 287-7247 FAX (503) 288-1810

Z:\143-01-04 AVIARA ESTATES\DWG\EXHIBITS\VIC-FIRM-EXHIBITS.DWG VIC (06-11-08 3:30:06PM) LESLIE



### VICINITY MAP

NOT TO SCALE

<b>VICINITY MAP</b>				<b>KNUDSEN-SMITH ENGINEERING, INC.</b> 2525 West Greenway Road, Suite 302 Phoenix, Arizona 85023 (602) 347-7447	
<b>AVIARA</b>					
<b>PEORIA, ARIZONA</b>					
JOB NO. 143-01-04	DESIGNED CLS	DRAWN KLS	CHECKED DCK	DATE 05-25-05	<b>1</b> OF <b>1</b> SHEETS