

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

CC: 29C  
Amend No. \_\_\_\_\_

Date Prepared: August 05, 2008

Council Meeting Date: August 26, 2008

**TO:** Carl Swenson, City Manager

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

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

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

**SUBJECT:** Approve the Final Plat of Sol Rio Business Park, a request made by SRBP LLC, an Arizona Limited Liability Company. (Project No. R080018)

**RECOMMENDATION:**

Discussion and possible action to approve the Final Plat of Sol Rio Business Park, located near the northwest corner of Thunderbird Road and 88<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.

**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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Final Plat – Sol Rio Business Park  
August 26, 2008  
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**SUMMARY:**

The purpose of the Final Plat is to subdivide the existing parcel into six lots. This development has dedicated required rights-of-way and is within the City of Peoria water/sewer service area.

**ATTACHMENTS:**

1. Final Plat
2. Vicinity Map

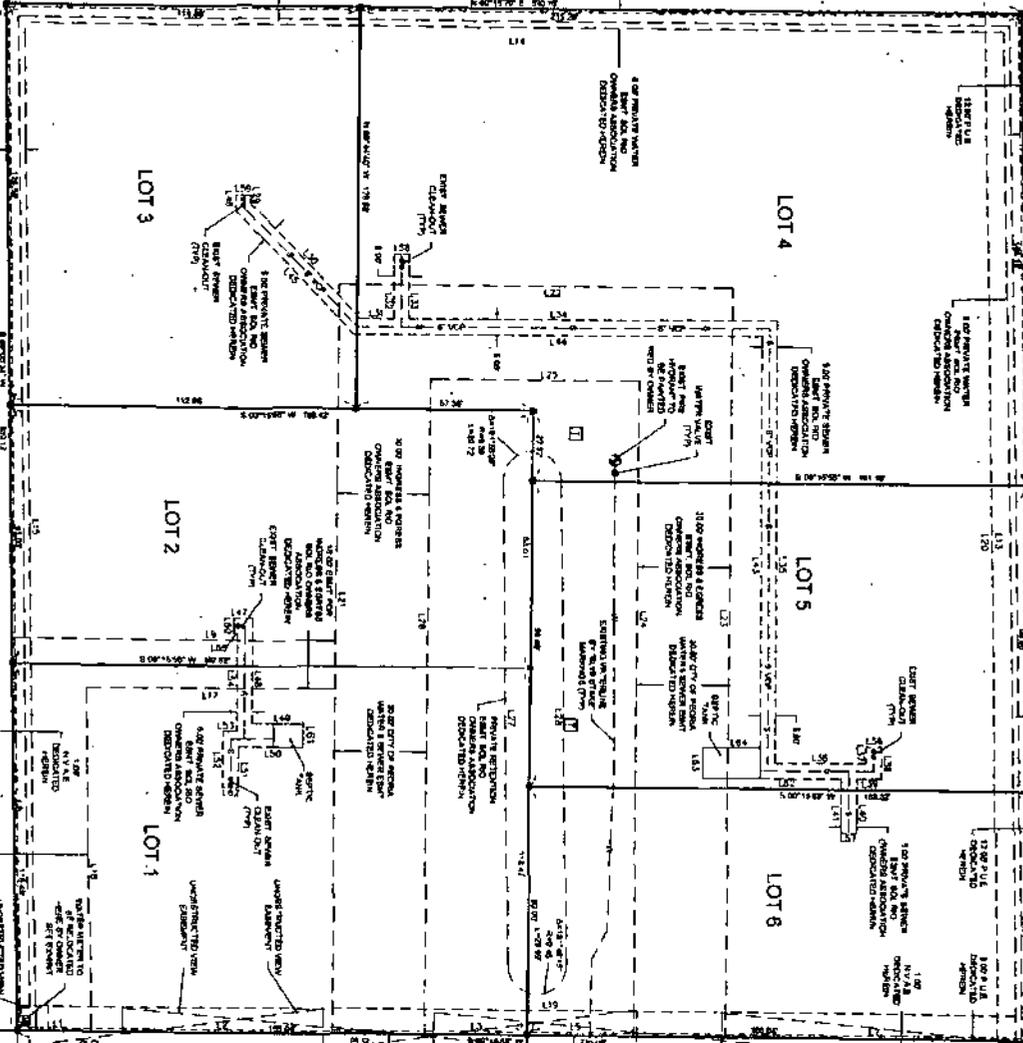


91ST AVENUE

N00°12'20" E 520.82'

LINE	PROPERTY	APN	AREA
L1	50071596 W	24.07	
L2	50071596 E	77.72	
L3	50071596 N	33.33	
L4	50071596 S	34.07	
L5	50071596 W	86.94	
L6	50071596 E	128.83	
L7	50071596 N	100.46	
L8	50071596 S	88.88	
L9	50071596 W	223.48	
L10	50071596 E	322.72	
L11	50071596 N	314.15	
L12	50071596 S	322.12	
L13	50071596 W	110.80	
L14	50071596 E	110.80	
L15	50071596 N	330.17	
L16	50071596 S	241.18	
L17	50071596 W	311.22	
L18	50071596 E	87.46	
L19	50071596 N	211.18	
L20	50071596 S	158.06	
L21	50071596 W	51.20	
L22	50071596 E	20.55	
L23	50071596 N	118.15	
L24	50071596 S	24.13	
L25	50071596 W	10.44	
L26	50071596 E	7.80	
L27	50071596 N	17.44	
L28	50071596 S	13.44	
L29	50071596 W	44.82	
L30	50071596 E	137.59	
L31	50071596 N	50.36	
L32	50071596 S	5.09	
L33	50071596 W	6.99	
L34	50071596 E	37.02	
L35	50071596 N	16.56	
L36	50071596 S	27.91	
L37	50071596 W	18.11	
L38	50071596 E	4.21	
L39	50071596 N	32.86	
L40	50071596 S	1.05	
L41	50071596 W	5.00	
L42	50071596 E	5.00	
L43	50071596 N	5.00	
L44	50071596 S	5.00	
L45	50071596 W	7.60	
L46	50071596 E	44.80	
L47	50071596 N	91.60	
L48	50071596 S	19.56	

APN 200-61-013 M  
UNSUBDIVIDED



THUNDERBIRD ROAD

88TH AVENUE

APN 200-61-012 G  
UNSUBDIVIDED

APN 200-61-012 Y  
UNSUBDIVIDED

APN 200-61-011 W  
UNSUBDIVIDED

APN 200-61-011 Z  
UNSUBDIVIDED

APN 200-61-011 E  
UNSUBDIVIDED

APN 200-61-011 S  
UNSUBDIVIDED

**LEGEND**

- BRASS CAP IN HAND-POLE
- BRASS CAP CUSH
- SET CORNER 1/2" REBAR & CAP LEASTAS
- PROPERTY CORNER FOUND

**GRAPHIC SCALE**

1" = 50' FEET

**BUILDING LOCATION EXHIBIT**  
OF  
"SOL RIO BUSINESS PARK"  
PEORIA, ARIZONA

A PORTION OF THE THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 18 EAST AND 84TH AND 85TH RANGES AND 84TH AND 85TH RANGES, MARICOPA COUNTY, ARIZONA.

**MILLER & SONS SURVEYING**

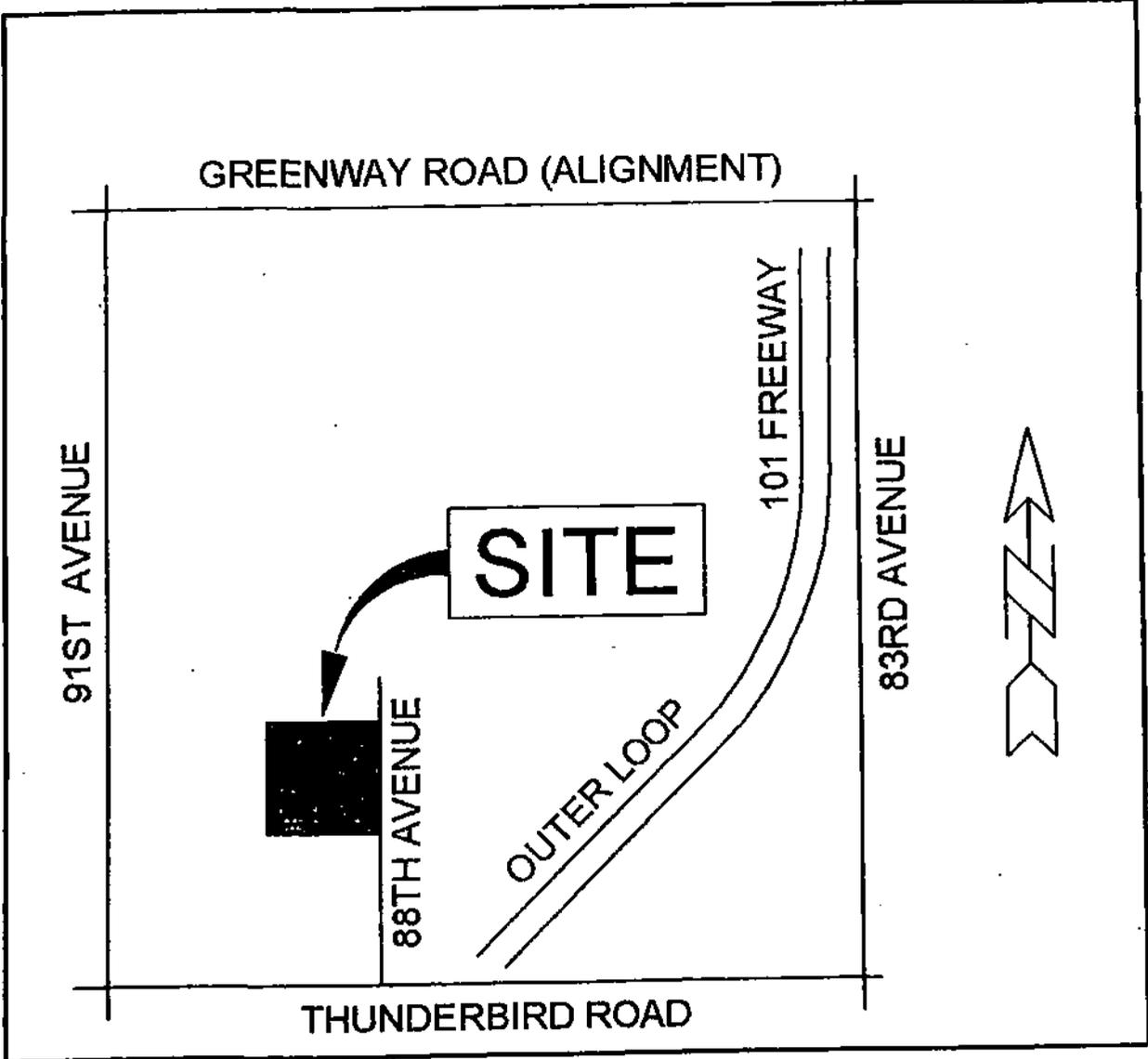
844 S 8TH AVENUE, SUITE 200  
PEORIA, ARIZONA 85304  
PHONE: 623-977-1111  
FAX: 623-977-0202

REVISIONS:

REV 1	
REV 2	
REV 3	

DATE: 07-01-11

JOB NO: 07-011



VICINITY MAP

NTS