

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: 34C
Amend No. _____

Date Prepared: July 09, 2008

Council Meeting Date: August 26, 2008

TO: Carl Swenson, City Manager *CS*
FROM: Dan Nissen, P.E., Acting Engineering Director
THROUGH: Maher Hazine, P.E., Assistant City Engineer *SH*
PREPARED BY: Lloyd Lane, Senior Engineering Technician *LL*
SUBJECT: Approve the Amended Re-Plat of Lot 1B, being Lot 1B of a Re-Plat of Lot 1 for Mack Arrowhead Phases 1, 2, & 3 recorded in Book 959 of Maps, Page 17, records of Maricopa County Arizona, a request made by Mack Arrowhead Phase I, L.L.C. an Arizona Limited Liability Company, and Mack Arrowhead Phase II, L.L.C. an Arizona Limited Company. (Project No. R080041)

RECOMMENDATION:

That Mayor and Council approve the Amended Re-Plat of Lot 1B, being Lot 1B of a Re-Plat of Lot 1 for Mack Arrowhead Phases 1, 2, & 3 recorded in Book 959 of Maps, Page 17, records of Maricopa County Arizona, located north of Thunderbird Road and west of Loop 101, and authorize Mayor and City Clerk to sign and record the Amended Re-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 Amended Re-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 Amended Re-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.

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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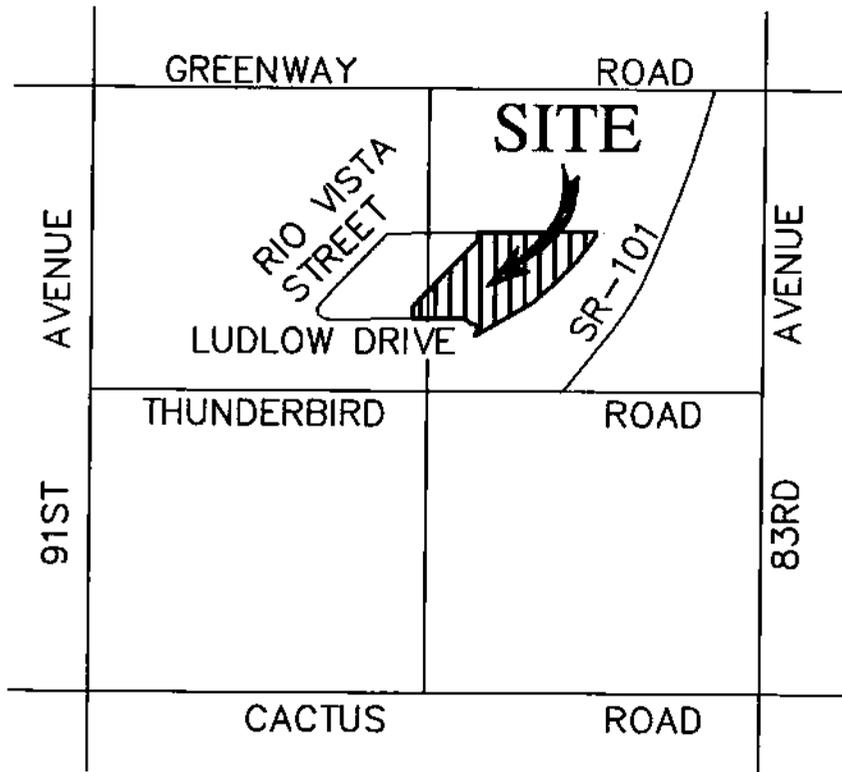
4. In the event that the Amended Re-Plat is not recorded within 60 days of Council approval, the Amended Re-Plat will become void. At which time, the Developer may request re-approval from the City, with the understanding that the City has the option of imposing additional requirements or stipulations.

SUMMARY:

The purpose of the Amended Re-Plat is to subdivide Lot 1B into Lot 1B1 and Lot 1B2. This development has previously dedicated the required rights-of-way along Thunderbird Road and is within the City of Peoria water/sewer service area.

ATTACHMENTS:

1. Amended Re-Plat
2. Vicinity Map



N.T.S.

VICINITY MAP:

TITLE: VICINITY MAP FOR:
AMENDED REPLAT OF LOT 1B

SCALE: N.T.S.

DATE: 06/17/08

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PROJ. #MACK003-2