

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

CC: TR  
Amend No. \_\_\_\_\_

Date prepared: August 8, 2008

Council Meeting Date: August 26, 2008

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**TO:** Carl Swenson, City Manager  
**FROM:** Glen Van Nimwegen, AICP, Community Development Director *GN*  
**THROUGH:** Chris Jacques, AICP, Interim Planning Manager  
**PREPARED BY:** Robert Gubser, AICP, Senior Planner *RG*  
**SUBJECT:** GPA 07-14, Wealth Management International: Proposal to adopt a resolution amending the General Plan Land Use Map.

**Recommendation:**

The Mayor and Council concur with the Planning and Zoning Commission's recommendation to adopt the attached resolution to amend the General Plan Land Use Map for a site encompassing approximately 1.67 gross acres from Residential/Estate (0-2 du/ac, target 1.0 du/ac) to Office Commercial. The site is located south of the southeast corner of Lake Pleasant Parkway & Pinnacle Peak Road and is more specifically described as APN #200-10-036F.

**Planning & Zoning Commission Recommendation**

On August 7, 2008, the Planning and Zoning Commission voted unanimously (4-0) to recommend approval of the requested action. There were no speakers present at the hearing, other than the applicant.

**Proposition 207:**

The voters of Arizona recently approved Proposition 207 which amongst other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. The applicant has submitted a signed and notarized waiver which will be recorded following the City Council's decision on the request.

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**CITY CLERK USE ONLY:**

Consent Agenda  
 Carry Over to Date: \_\_\_\_\_  
 Approved  
 Unfinished Business (Date heard previous: \_\_\_\_\_)  
 New Business

ORD. # \_\_\_\_\_ RES. # 08-131  
LCON# \_\_\_\_\_ LIC. # \_\_\_\_\_  
Action Date: \_\_\_\_\_

**Attachments:**

- **Planning and Zoning Commission Staff Report (8/7/08)**
- **Resolution**
- **Proposition 207 Waiver (original submitted to City Clerk for the 8/26/08 Meeting)**

**SUPPORTING DOCUMENTATION  
PERTAINING TO THIS  
AGENDA ITEM IS ON FILE IN THE  
OFFICE OF THE CITY CLERK**