

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

cc: 14C
Amend No. _____

Date Prepared: November 04, 2008 Council Meeting Date: December 2, 2008

TO: Carl Swenson, City Manager

THROUGH: Susan Daluddung, Deputy City Manager *SD*

FROM: Andrew Granger, P.E., City Engineer *AG*

THROUGH: *AG* Maher M. Hazine, P.E., CFM, Assistant City Engineer *MH*

PREPARED BY: Lloyd Lane, Land Survey Coordinator *LL*

SUBJECT: Approve the Re-Plat of Lots 6 and 7 of Casa De Sunrise, a request made by John D. Gaston, Jr. and Tiffany Lee Gaston. (Project No. R080078, 14 T4N)

RECOMMENDATION:

Discussion and possible action to approve the Re-Plat of Lots 6 and 7 of Casa De Sunrise as shown in Book 714 of Maps at Page 39, MCR, located at the southwest corner of Pinnacle Peak Road and 79th Avenue and authorize the Mayor and City Clerk to sign and record the 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 of Peoria (City) prior to recordation of the Re-Plat.
2. An approval of design from the City Engineering Department for the necessary improvements in accordance with the City Subdivision Regulations, as determined by the City Engineer, must be obtained prior to recording the Re-Plat.
3. The developer must provide a financial assurance in the amount agreed upon by the City Engineer and an Agreement to Install for construction of the infrastructure improvements in accordance with the City Subdivision Regulations, prior to recordation of the Re-Plat.

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 – R080078
Re-Plat - Lots 6 and 7 of Casa De Sunrise
SWC of Pinnacle Peak Road and 79th Avenue
December 2, 2008
Page: 2

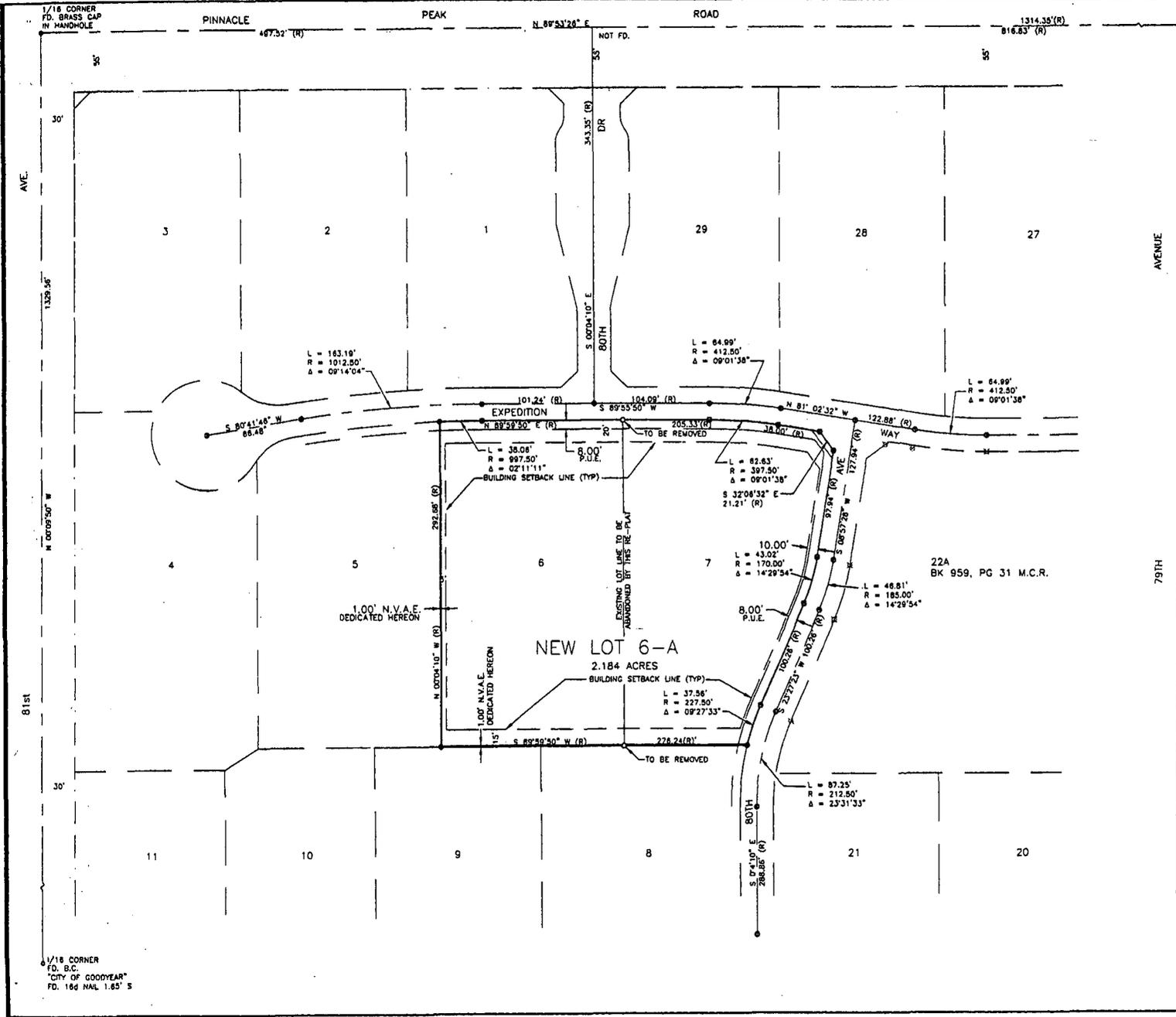
4. In the event that the Re-Plat is not recorded within 60 days of Council approval, the Re-Plat will become void. The developer may request re-approval from the City, with the understanding that the City has the option of imposing additional requirements or stipulations.

SUMMARY:

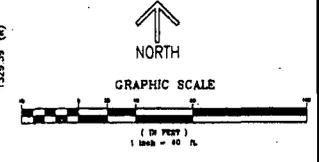
The purpose of the Re-Plat is to combine two lots into one lot for the construction of a custom home. This development is within the City's water/sewer service area.

ATTACHMENTS:

1. Re-Plat
2. Vicinity Map



FD. CITY OF PEORIA BRASS CAP IN HANDHOLE



- LEGEND**
- FOUND MONUMENT AS SHOWN
 - FOUND CITY OF PEORIA BRASS CAP
 - FOUND REBAR
 - FOUND REBAR W/PLASTIC CAP, RLS 33866
 - FOUND CHISTLED "X" ON TOP OF CURB
 - EASEMENT LINE
 - STREET CENTERLINE
 - EXISTING LOT LINE
 - NEW LOT LINE
 - SUBDIVISION BOUNDARY

RE-PLAT OF LOTS 6 AND 7
OF CASA DE SUNRISE
PEORIA, AZ

REV	DATE	DESCRIPTION

DRAWING NO.	14814-0
PROJECT NO.	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
SHEET #	2
OF	2

PROJ # R080078

RONALD G REIMER, P.E., R.L.S.
4114 W. ORANBL DR.
CHANDLER, AZ 85008
(602)337-4567 Fax
(602)337-4566 Cell
reimer7@cox.net

1/16 CORNER
FD. BRASS CAP
N HANDHOLE

AVE. 1329.56' (R)

30'

3

2

1

29

28

27

4

5

6

7

8

9

10

11

21

20

81ST

W 0009.50' W

W 0010.39' E

30'

1/16 CORNER
FD. B.C.
CITY OF GOODYEAR
FD. 16d NAL 1.85' S

AVE. 1329.59' (R)

79TH

SCALE: 1" = 40'

1/16 CORNER
FD. BRASS CAP
FLUSH ILLEGIBLE

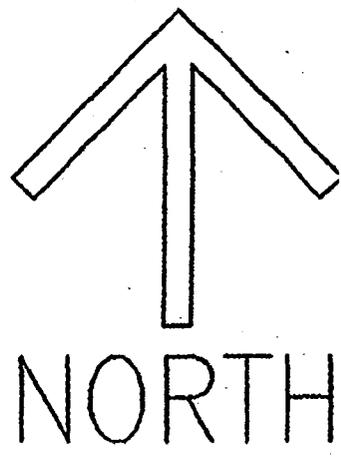
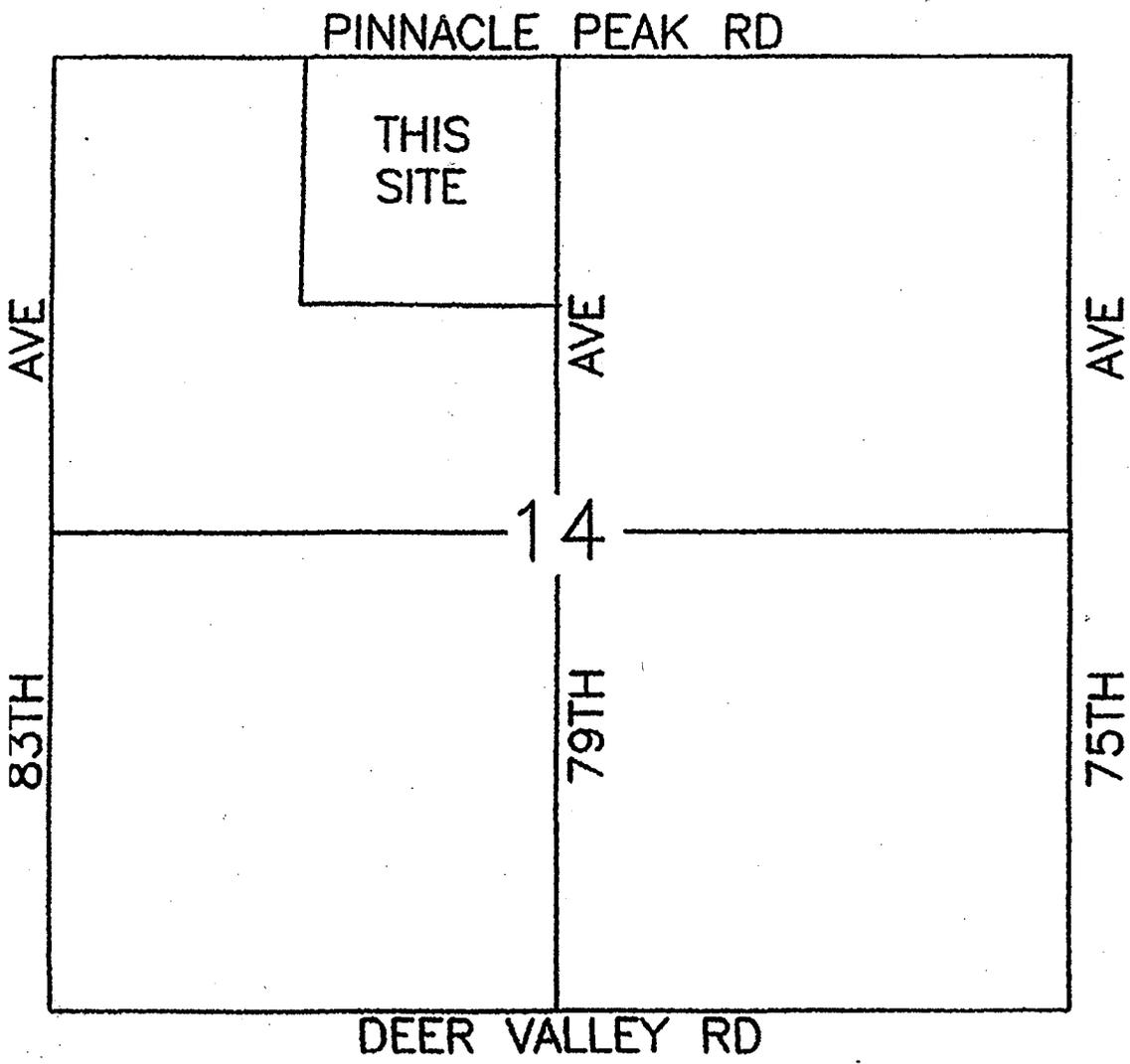
NEW LOT 6-A

2.184 ACRES

BUILDING SETBACK LINE (TYP)

22A
BK 959, PG 31 M.C.R.

1/16 CORNER
FD. B.C.
CITY OF GOODYEAR
FD. 16d NAL 1.85' S



VICINITY MAP
NTS