

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATIONS**

CC: _____
Amend No. _____

Date prepared: July 31, 2010

Council Meeting Date: September 7, 2010

TO: Carl Swenson, City Manager

THROUGH: Susan J. Daluddung, Deputy City Manager

FROM: Andrew Granger, P. E., Engineering Director

SUBJECT: Street Repayment Zone RZST-1001, 95th Avenue, Speckled Gecko Drive to Pinnacle Peak Road (Project No. EN00318)

RECOMMENDATION:

Discussion and possible action to approve the 95th Avenue; Speckled Gecko Drive to Pinnacle Peak Road Street Repayment Zone, and authorize the City Clerk to record the Repayment Zone Assessment Map and Location (Exhibits A) with the Maricopa County Recorder's Office, and authorize staff to collect the designated assessments as parcels adjacent to Tracts P and S are developed. (Project No. EN00318)

SUMMARY:

On April 12, 2010, the City entered into the Liberty High School Secondary Access Construction Agreement with Camino a Lago LLC, ACON18710. A summary of the terms of the agreement is provided below. The first three terms were met. The roadway was open to traffic August 5, 2010, and the City will be responsible for the fourth condition.

1. The developer acquired from the Arizona State Land Department a patent for a 40-foot right-of-way on behalf of the City.
2. The developer deeded the right-of-way to the City.
3. The City paid for all costs associated with the preparation of the legal descriptions, exhibits and funds to acquire the right-of-way.
4. The City is responsible to maintain the temporary roadway until such time as the permanent roadway is constructed by the developer

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
Street Repayment Zone, RZST-1001
95th Avenue, Speckled Gecko Drive to Pinnacle Peak Road
September 7, 2010

As mentioned above, the roadway improvements are considered temporary and are to be maintained by the City until the permanent roadway is constructed. The temporary roadway improvements will be removed by the developer prior to construction of the permanent improvements. The 40-foot right-of-way is in the permanent alignment. As a result, the developer will only be responsible to reimburse the City for the right-of-way costs.

In accordance with Chapter 23, Section 23-37 of the Peoria City Code, the 95th Avenue, Speckled Gecko Drive to Pinnacle Peak Road Repayment Zone was prepared to provide for the reimbursement of the 40-foot right-of-way costs by the owners of undeveloped parcels adjacent to Tracts P and S, as shown on the attached Takedown Map of Development Master Plan for "The Meadows", recorded on April 21, 2010, in Book 456 of Maps, Page 06, at the Maricopa County Recorder's Office.

FISCAL NOTE:

Assessment fees totaling \$272,383.25 will be collected through permitting as parcels develop. Funds will be deposited to the General Fund, Generic Repayment Zone Account No. 1000-0000-138100 and transferred to the General Fund, Capital Repayment Zone Account No. 1000-0000-480520.

ATTACHMENTS:

1. Vicinity Map
2. Takedown Map
3. Exhibit A - Repayment Zone Assessment & Location

CONTACT: Richard Costa, Associate Engineer, 623-773-7951



NOT TO SCALE

DOVE VALLEY RD

LONE MOUNTAIN RD

MONTGOMERY RD

DIXILETA DR

PEAK VIEW RD

DYNAMITE BL

PINNACLE VISTA DR

JOMAX RD

YEARLING RD

HAPPY VALLEY RD

CALLE LEJOS

PINNACLE PEAK RD

WILLIAMS RD

DEER VALLEY RD

ROSE GARDEN LN

BEARDSLEY RD

UTOPIA RD

UNION HILLS DR

GROVERS AVE

BELL RD

PARADISE LN

GREENWAY RD

ACOMA DR

THUNDERBIRD RD

SWEETWATER AVE

CACTUS RD

CHOLLA ST

PEORIA AVE

MOUNTAIN VIEW RD

OLIVE AVE

BUTLER DR

NORTHERN AVE



LEGEND

 95th Avenue; Speckled Gecko Drive to Pinnacle Peak Road

115TH AVE
111TH AVE
107TH AVE
103RD AVE
99TH AVE
95TH AVE
91ST AVE
87TH AVE
83RD AVE
79TH AVE
75TH AVE
71ST AVE



VICINITY MAP

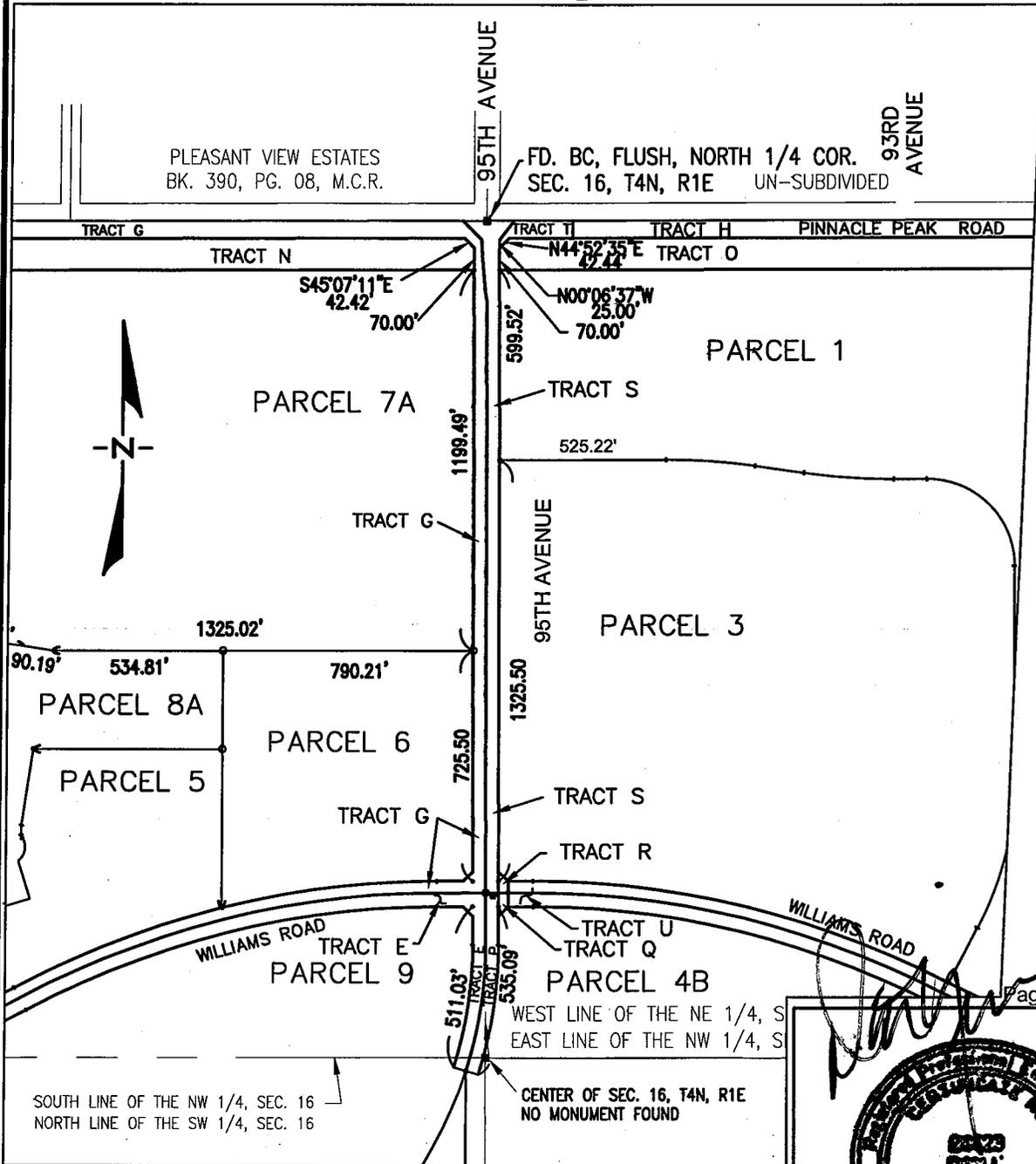


CITY OF PEORIA



REPAYMENT ZONE LOCATION MAP
 95TH AVE. ALIGNMENT SPECKLED GECKO RD TO
 PINNACLE PEAK RD. SECTION 16, T4N, R1E
 REPAYMENT ZONE TYPE: R/W REPAYMENT
 REPAYMENT ZONE: RZST1001 (PROJ. EN-00318)

EXHIBIT A



SCALE: 1" = 500'

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CITY OF PEORIA

REPAYMENT ZONE ASSESSMENT

95TH AVE. ALIGNMENT SPECKLED GECKO RD TO
PINNACLE PEAK RD. SECTION 16, T4N, R1E

REPAYMENT ZONE TYPE: R/W REPAYMENT

REPAYMENT ZONE: RZST1001 (PROJ. EN-00318)



EXHIBIT A

DESCRIPTION: CITY PURCHASED 40-FOOT ROW FOR INTERIM ROADWAY ALONG THE EAST SIDE OF 95TH AVENUE ALIGNMENT FROM SPECKLED GECKO TO PINNACLE PEAK ROAD PER SPECIAL WARRANTY DEED 2010-0514432, MORE PARTICULARLY DESCRIBED AS A PORTION OF TRACT "P" & TRACT "S" PER RECORDED TAKEDOWN MAP OF DEVELOPMENT MASTER PLAT FOR "THE MEADOWS" PER BK 1053, PG 38 MCR. DEVELOPER TO PAY CITY AT TIME PERMITS ARE ISSUED FOR ROW ACQUISITION.

REPAYMENT ZONE CALCULATIONS

PROJECT TYPE: ROW Dedication

PROJECT LENGTH:

PROJECT COST: \$272,383.25

PROJECT LENGTH

PARCEL 1(599.52') + PARCEL 3(1325.50')

+ PARCEL 4b(535.09') + PARCEL
6(725.50') + PARCEL 7A(1199.49')

PARCEL 9(511.03')= 4896.13 L.F.

PROJECT COST

PAYMENT for ROW: \$272,383.25

ARIZONA STATE LAND FILING FEE \$1000

ENGINEERING & SURVEYING:

CONSTRUCTION:

CITY & COUNTY FEES:

TOTAL COST: \$272,383.25

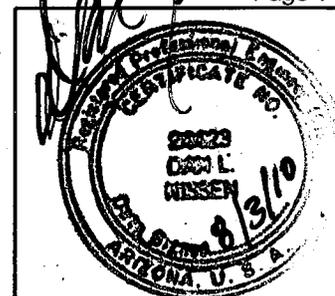
ROW Portions of Tracts P and S as shown on exhibit

	Parcel #	Frontage	Total Frontage	Percent	Total Price	Amount Owed
1	1	599.52	4896.13	0.1224	\$272,383.25	\$33,339.71
2	3	1325.50	4896.13	0.2707	\$272,383.25	\$73,734.15
3	4b	535.09	4896.13	0.1093	\$272,383.25	\$29,771.48
4	6	725.50	4896.13	0.1482	\$272,383.25	\$40,367.20
5	7a	1199.49	4896.13	0.2450	\$272,383.25	\$66,733.90
6	9	511.03	4896.13	0.1044	\$272,383.25	\$28,436.81
					\$272,383.25	

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CITY OF PEORIA APPROVAL

APPROVED BY: _____
CITY ENGINEER DATE



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