

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: _____

Amend No. _____

Date Prepared: July 27, 2010

Council Meeting Date: September 7, 2010

TO: Carl Swenson, City Manager

THROUGH: Susan J. Daluddung, Deputy City Manager

FROM: Scott Whyte, Economic Development Services Director
Andrew Granger, P.E., City Engineer

SUBJECT: Approve the Final Plat of TWD, located on Grand Avenue, east of 92nd Drive. A request made by Lynron Properties. (Project No. R100002)

RECOMMENDATION:

Discussion and possible action to approve a Final Plat of TWD, located on Grand Avenue, east of 92nd Drive, and authorize the 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 of Peoria (City) prior to recordation of the Final 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 Final 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 Final Plat.
4. In the event that the Final Plat is not recorded within 60 days of Council approval, the Final 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.

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 – TWD
Grand Avenue, east of 92nd Drive
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SUMMARY:

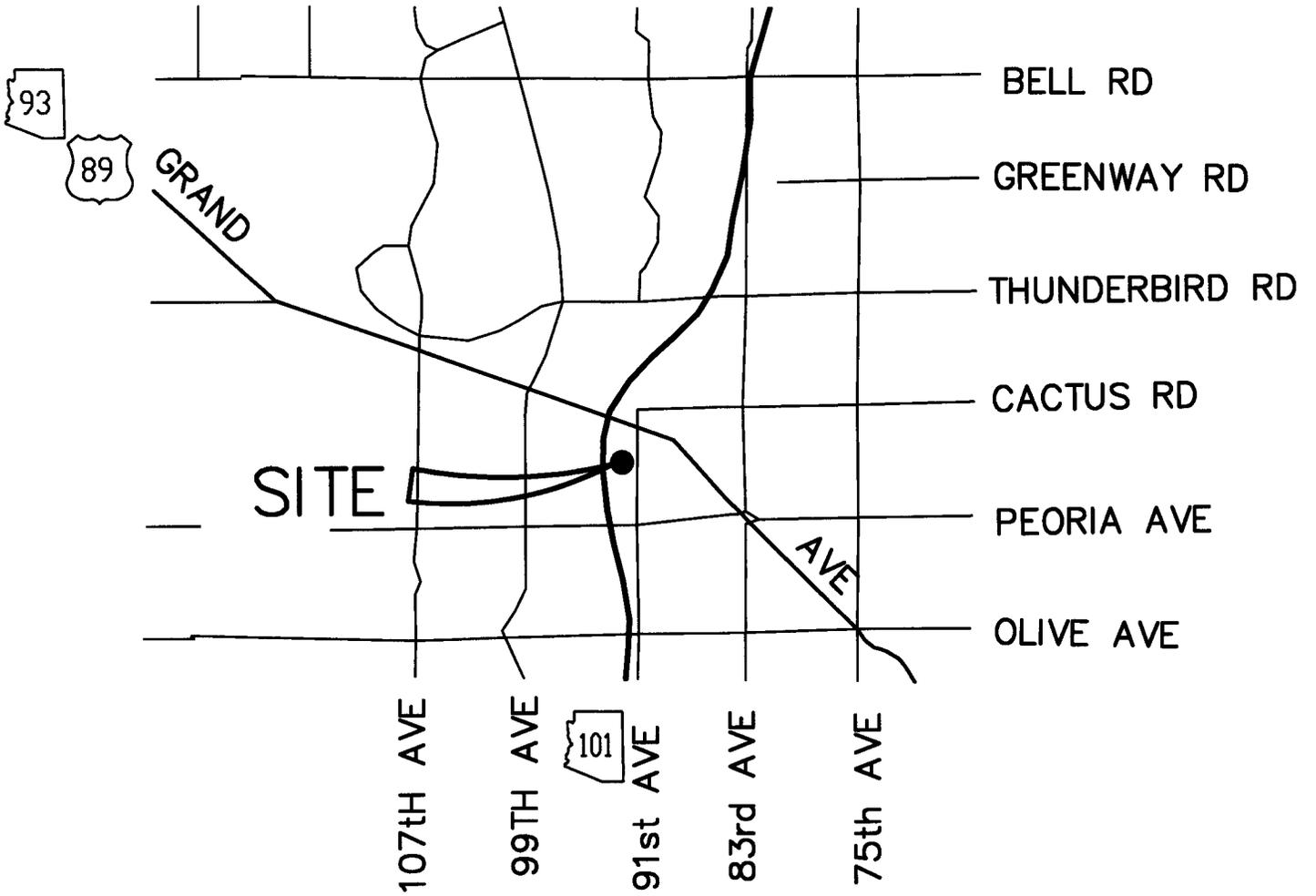
The purpose of the Final Plat is to combine five lots within a commercial subdivision. This development is within the City's water/sewer service area.

ATTACHMENTS:

1. Final Plat
2. Vicinity Map

CONTACT:

Jodi Breyfogle, P.E., Civil Engineer: 623-773-7577, Jodi.Breyfogle@peoriaaz.gov



VICINITY MAP

N.T.S.

