

AGENDA ITEM #: _____

DATE: February 8, 2016

COAC #: 16-5755

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: Acceptance of Special
Warranty Deeds and Public Utility
Easements for portions of Sarival Avenue
located north of Charles Boulevard**

STAFF PRESENTER: Linda R. Beals, Real
Estate Coordinator

COMPANY

CONTACT: Bob Bambauer, Senior Vice
President, Sunbelt Holdings

RECOMMENDATION:

Accept three Special Warranty Deeds and three Public Utility Easements from RP PV III, LLC and RP PV IV, LLC for portions of Sarival Avenue located north of Charles Boulevard.

PURPOSE:

Portions of Sarival Avenue and the associated Public Utilities Easements are being dedicated as part of Sunbelt Holdings' plans to widen and improve a section of Sarival Avenue from Charles Boulevard extending north approximately 1,000 feet.

BACKGROUND AND COMMUNITY BENEFIT:

Sunbelt Holdings is developing the PV303 Planned Area Development which includes and is adjacent to Sarival Avenue. One of the requirements for the development of the property is the dedication and improvement of Sarival Avenue. In anticipation of the ongoing development of this project the Developer has elected to move forward with the improvement of an approximate 1,000 foot segment of Sarival Avenue lying just north of Charles Boulevard.

PREVIOUS ACTIONS AND DISCUSSION:

The Council initially approved the PV303 PAD in January of 2008. There have been subsequent amendments to the planned area development, which include additions of development parcels and modifications to the development standards. One of the requirements of the PAD is the dedication of all necessary street rights-of-way and utilities easements to facilitate the development. Sarival Avenue is one of the arterial roadways required for the development of the PAD.

FISCAL ANALYSIS:

The Special Warranty Deeds and Public Utility Easements are being dedicated to the City at no cost.

ATTACHMENTS:

- 3 - Special Warranty Deeds
- 3 - Public Utility Easements