

STAFF REPORT
City of Lancaster

CC 5
05/13/08
MVB

Date: May 13, 2008

To: Mayor Parris and City Council Members

From: James R. Williams, Director of Public Works

Subject: **Acceptance of Improvements (Landscape Maintenance District No. 1)**

Recommendation:

Approve and accept for maintenance the work and materials for the landscape improvements for Landscape Maintenance District No. 1, installed by the Developer of the subject projects:

<u>Tract No.</u>	<u>Annexation No.</u>	<u>Location/Owner</u>
53184	236	Northeast corner of Avenue J-8 and 45 th Street West Owner: Western Pacific Housing, Inc.
53184-01	236	Southeast corner of Avenue J-8 and 45 th Street West Owner: Western Pacific Housing, Inc.
53184-02	236	Southeast corner of Avenue J-11 and 45 th Street West Owner: Western Pacific Housing, Inc.
54222	232	Southwest corner of Avenue H-8 and 20 th Street West Owner: K. Hovnanian Forecast Homes, Inc.

Fiscal Impact:

\$31,520.00. A total of four tracts are being accepted at this time. The first year's maintenance cost has been paid by the Developers; subsequent costs will be assessed against the benefiting properties.

Background:

The Council adopted resolutions initiating proceedings for annexation into Landscape Maintenance District No. 1, declaring its intention to annex territory; and confirming the diagram and assessment and ordering the proposed improvements. See Exhibit A for further information.

The landscaping improvements for these tracts have been installed by the Developers, according to the approved plans and specifications. The improvements have been completed to the satisfaction of the Director of Public Works.