

STAFF REPORT
City of Lancaster

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Date: January 27, 2009

To: Mayor Parris and City Council Members

From: James R. Williams, Director of Public Works

Subject: **Subdivision Undertaking Agreement, Maintenance Agreement and Securities Tract Map No. 54369 - Located on the Southwest Corner of 70th Street West and Avenue L**

Recommendation:

Approve and accept the Subdivision Undertaking Agreement, Maintenance Agreement, and securities submitted by Plum Canyon Investments, LLC, for Tract Map No. 54369.

Background:

On October 9, 2007, Richmond American Homes of Maryland Inc. entered into a Subdivision Undertaking Agreement and posted securities to complete the required improvements for Tract Map No. 54369. Richmond American conveyed that portion of the subject property identified on Exhibit "A" to Plum Canyon Investments, LLC. Richmond American Homes of Maryland Inc. has retained ownership of the portion of subject property identified on Exhibit "B".

The primary purpose of the undertaking agreement is to clarify that the work relative to the conveyed property shall be the responsibility of Plum Canyon Investments, LLC. The maintenance agreement provides for, among other things, the subdivider's maintenance of the site and improvements in accordance with specific standards.

Plum Canyon Investments, LLC, has submitted a Subdivision Undertaking Agreement, Maintenance Agreement and securities in accordance with City policy. Staff recommends that the Council approve the Subdivision Undertaking Agreement, approve the Maintenance Agreement, and accept the securities.

MT:ddd

Attachments:

Exhibit "A"
Exhibit "B"
Undertaking Agreement
Maintenance Agreement