

DRAFT STIPULATIONS FOR Mummy Mountain Park VIII Lot Split

1. The lot split plat of Mummy Mountain Park VIII shall be recorded with the Maricopa County Recorder's Office, in substantial compliance with the survey plat, Sheets 1 and 2, prepared by Coe & Van Loo Consultants Inc., and dated July 26, 2016.
2. Prior to the recordation of said lot split plat, the applicant shall submit the required improvement plans for Town Engineer approval and provide a procedure and other forms of assurances necessary for the Town to be in a guaranteed position to complete the construction and related site improvements for Northern Avenue and Ironwood Drive adjoining the subject property. These improvements include:
 - a. pavement widening and curbing for Northern Avenue and Ironwood Drive in accordance with the local roadway standard, Option B, of the Town's General Plan,
 - b. extending the sewer line, and
 - c. re-routing the existing wash to match the drainage easement on said lot split plat.
3. The improvements described in Stipulation 2 shall be completed prior to the issuance of the first Certificate of Occupancy for a new single family residence on said lot split plat.
4. Prior to the issuance of a Certificate of Occupancy for a new single-family residence, the fire sprinkler system shall demonstrate compliance to the National Fire Protection Association standard 13D or the current equivalent code requirement.[Necessary since Phoenix correspondence states at 1500 gpm?]
5. All nonconforming walls on the subject property must be removed and the items noted below shall be completed prior to recordation of said lot split plat.
 - a. A demolition permit shall be obtained for the non-conforming portions of the fence wall that encroach into the setback along Northern Avenue and Ironwood Drive.
 - b. Any remaining perimeter walls facing the subject site shall be painted the same color to match the earth tone color of the existing perimeter wall.
 - c. The appropriate permits shall be obtained to redesign the perimeter wall section that crosses the wash prior to recordation of the plat.