

# TOWN OF PARADISE VALLEY

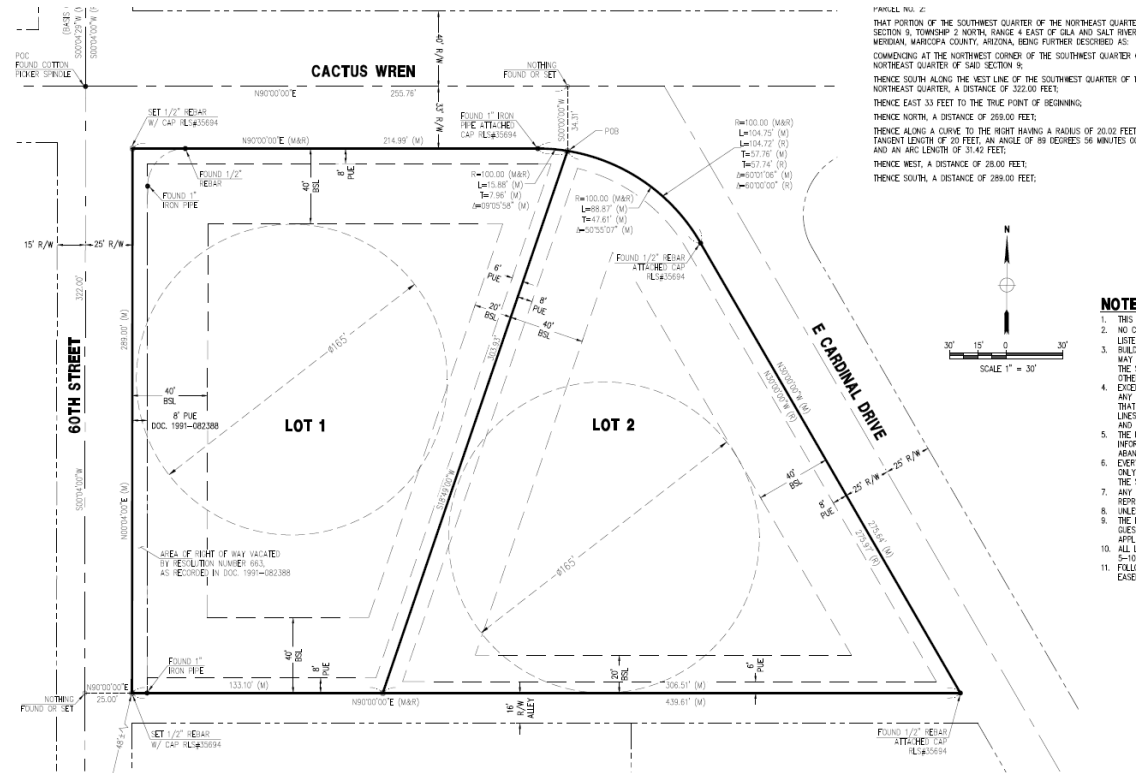
## Redwing Estates II Lot Split Lot Split (LS 17-03)



Town Council  
Sept 14, 2017

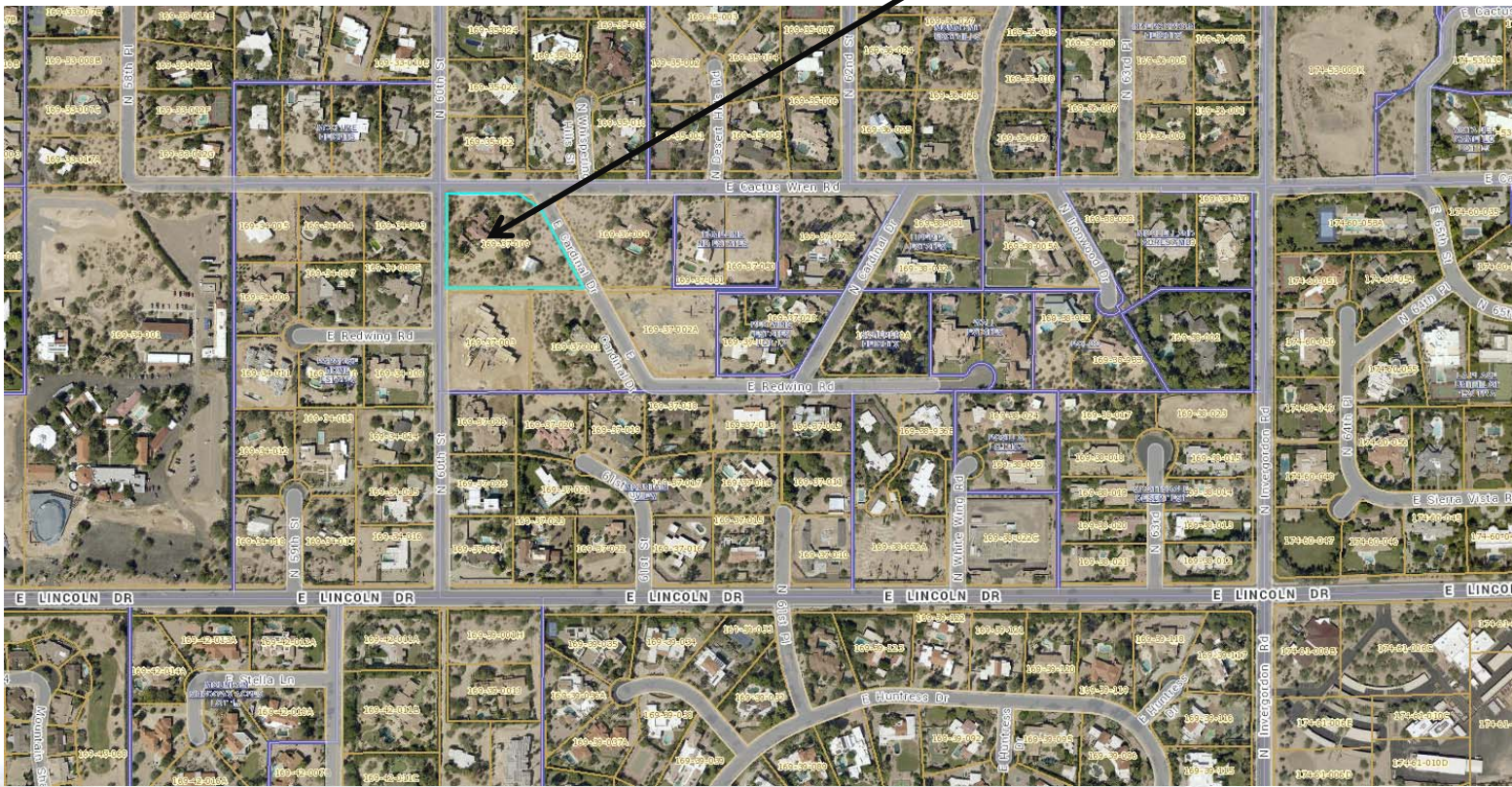
# Request

To split a 2.35-net acre R-43 parcel into two lots located at 6001 E Cactus Wren Road



# Vicinity Map

Subject Property



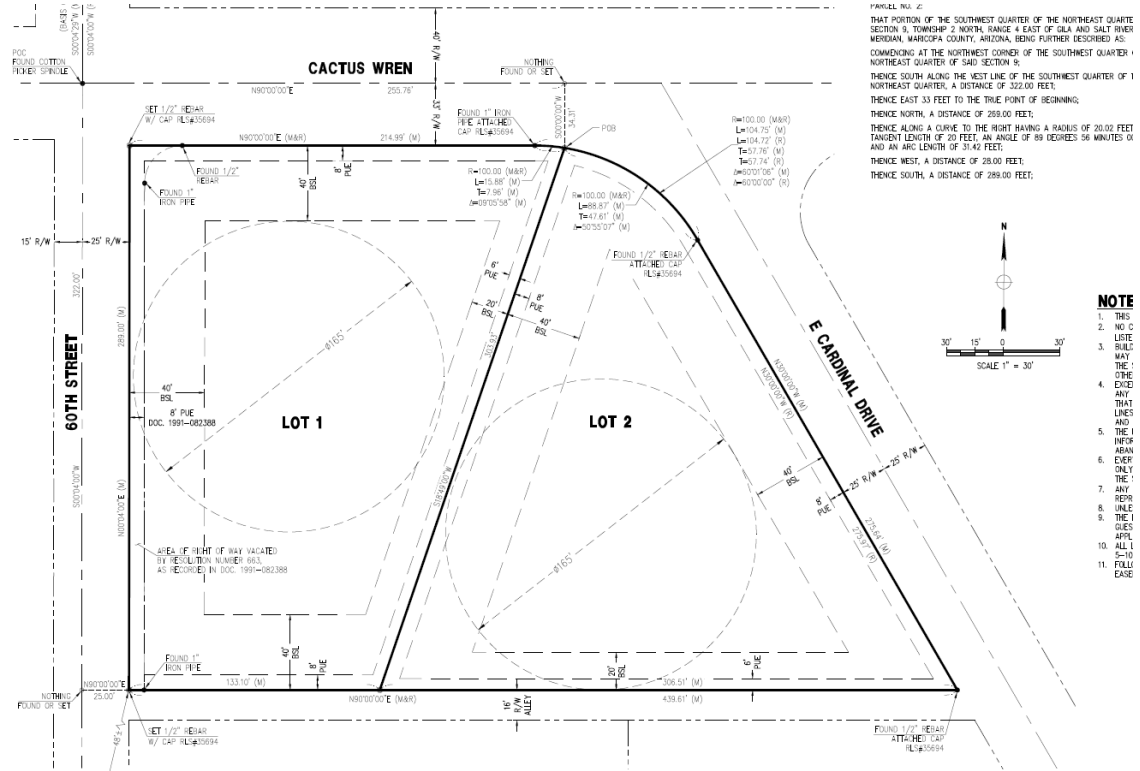
# Planning Commission

- July 11, 2017 discussion
- Aug 15, 2017 recommendation
  - Unanimous support (6 to 0)

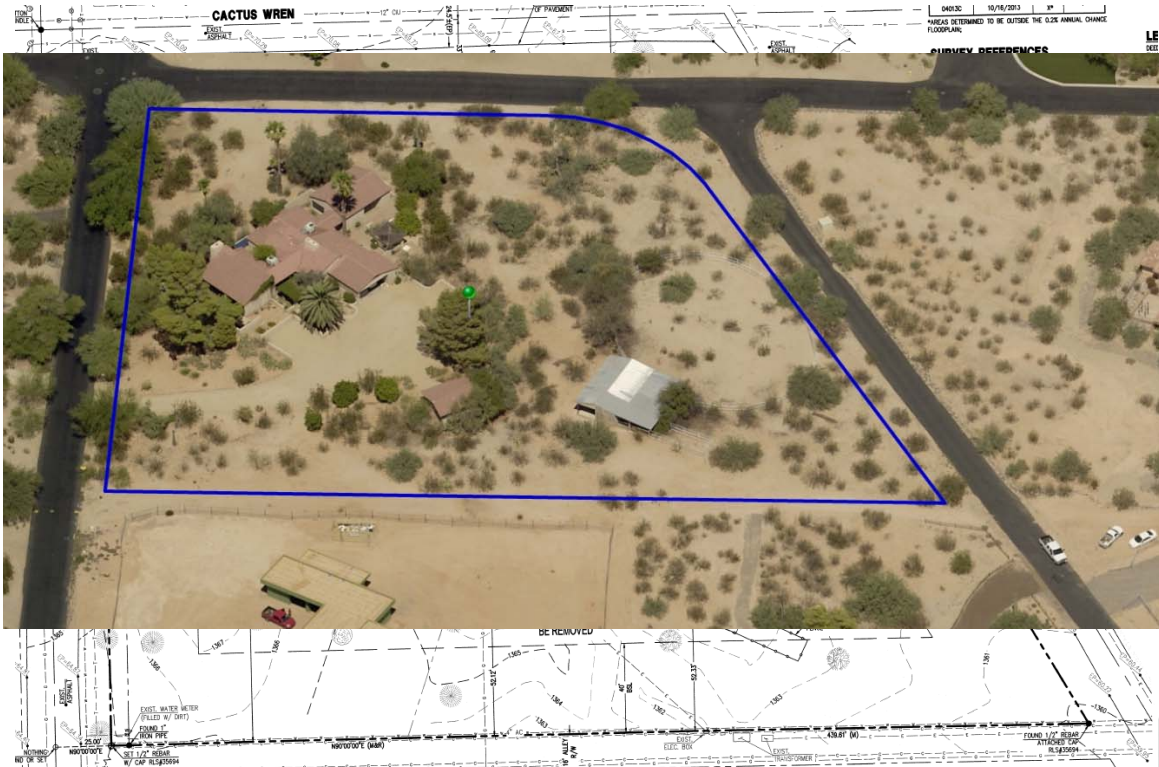


# Lot Split Standards

- Meets the 4 tests
  - Complies with 165' lot width
  - Each lot at least one net acre
  - Regular shape
  - Access to a public street



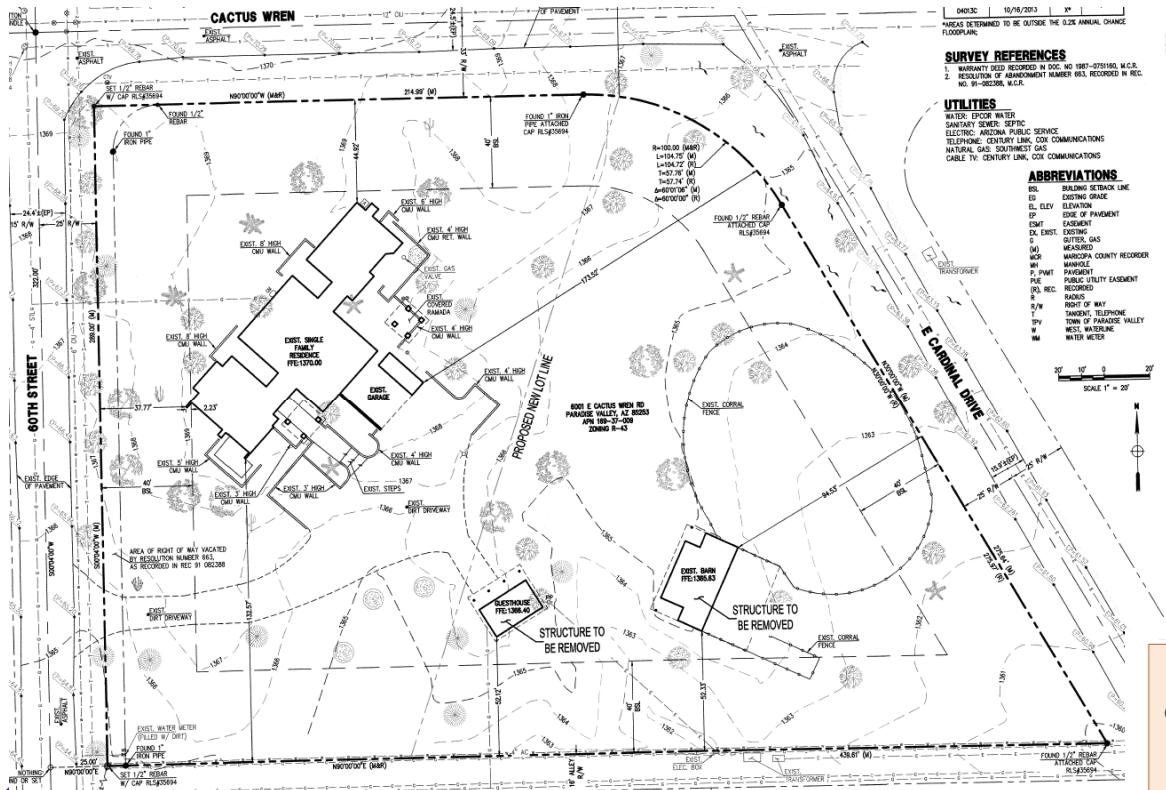
# Existing Structures



- Home on Lot 1 will remain
- All structures on Lot 2, including fencing will be removed prior to recordation



# Roadway



040130 10/19/2013 1" = 20'

\*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**SURVEY REFERENCES**

1. SURVEY CITY DEED RECORDED IN DOC. NO. 1987-075180, M.C.S.
2. RESOLUTION OF ABANDONMENT NUMBER 643, RECORDED IN REC. NO. 91-00236, M.C.S.

**UTILITIES**

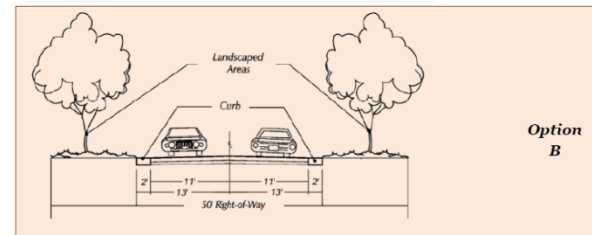
WATER: EPSON WATER  
 SANITARY SEWER: SEPTIC  
 ELECTRIC: ARIZONA PUBLIC SERVICE  
 TELEPHONE: CENTURY LINK, COX COMMUNICATIONS  
 NATURAL GAS: SOUTHWEST GAS  
 CABLE TV: CENTURY LINK, COX COMMUNICATIONS

**ABBREVIATIONS**

BSL BUILDING SETBACK LINE  
 EG EXISTING GRADE  
 EL ELEVATION  
 SP SIDE OF PAVEMENT  
 EMBT EASEMENT  
 EX EXISTING  
 EG EXISTING GAS  
 WGR MARICOPA COUNTY RECORDER  
 MGC MARICOPA COUNTY RECORDER  
 P. PAVT PUBLIC UTILITY EASEMENT  
 REC RECORDED  
 R/W RIGHT OF WAY  
 S/WND SANITARY TELEPHONE  
 TOWN OF PARADISE VALLEY  
 WEL WEST WATERBURY  
 W WATER WETSET

SCALE 1" = 20'

- Right-of-way exists on all 4 sides
- No additional right-of-way required
- South side adjoins 16' wide alley
- Curb required and to add pavement in some places



# Drainage

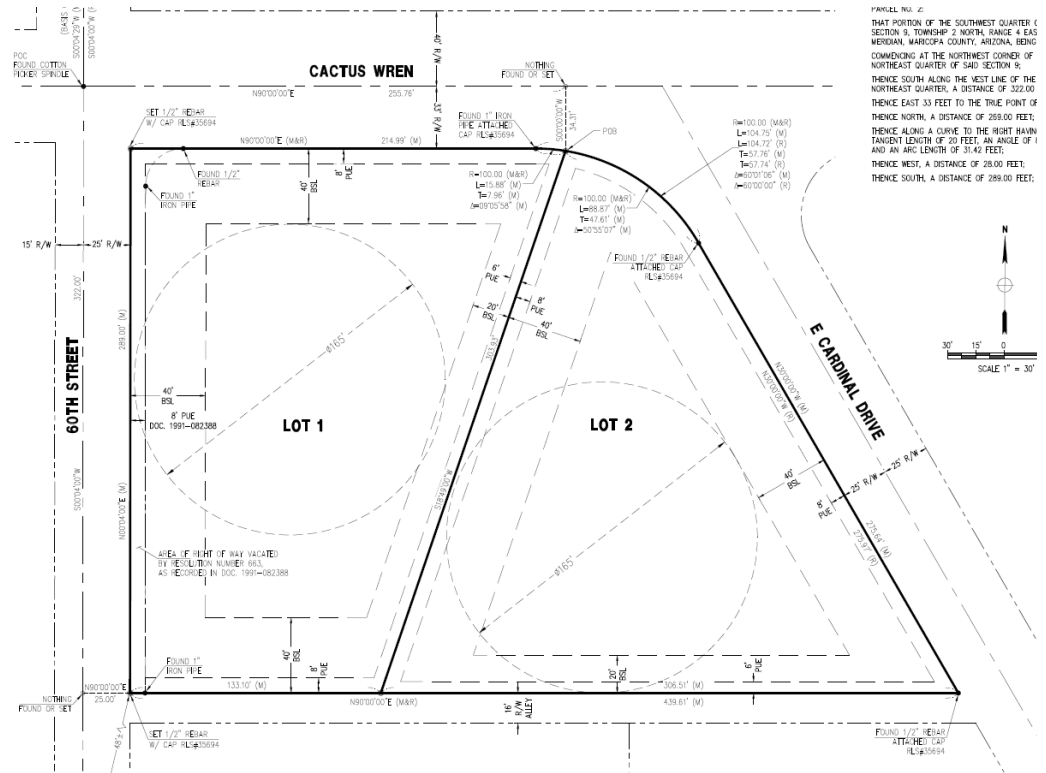
- No washes on site
- Retention required as part of building permit process





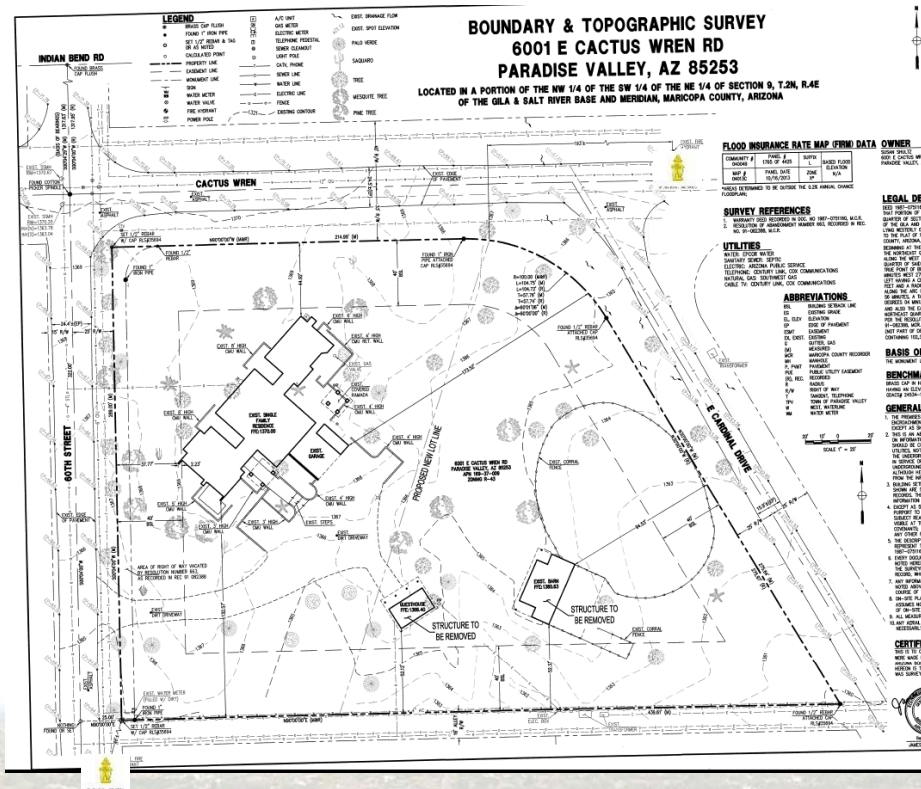
# Utilities

- Required 6' and 8' utility easements shown
- All typical utilities will be provided
- New home will be on sewer



# Fire Protection

- Both lots have access onto public roadway
- 2 existing hydrants nearby
- Fire flow complies with minimum 1,500 gpm



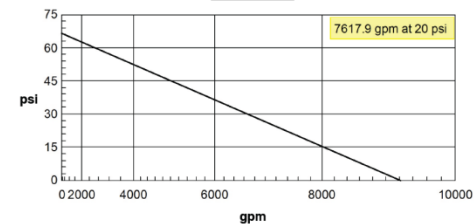
**Notes**

**Read Hydrant**

67 psi static pressure  
 66 psi residual pressure  
 2 ft hydrant elevation

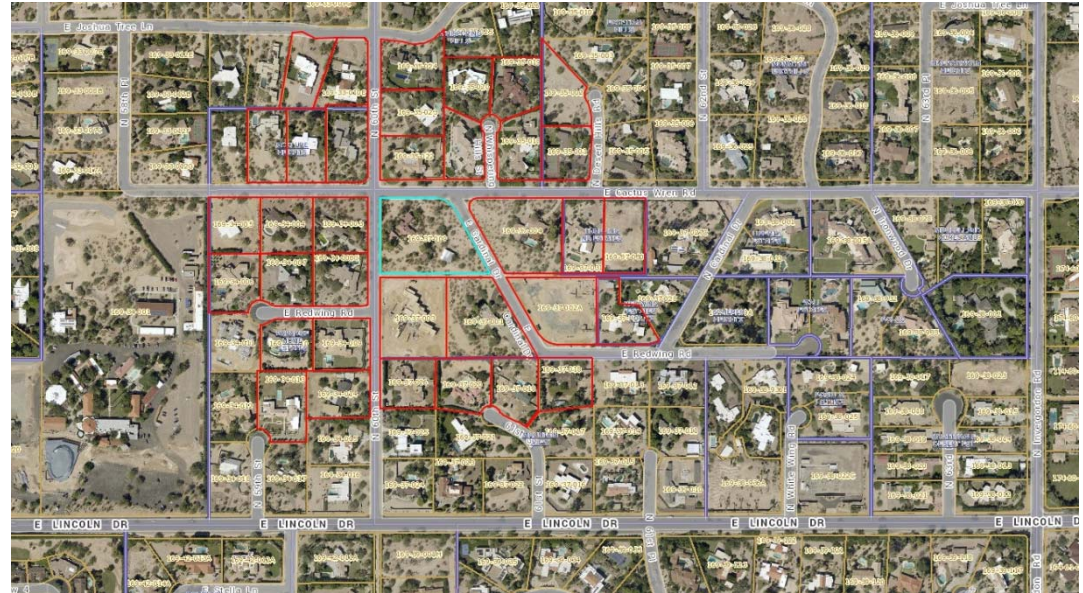
Outlet	Elev	Flow Hydrant(s)	Pitot Pressure	Flow
#1	2	2.5	.9	25
				950.6 gpm

**Flow Graph**



# Noticing

- By policy, mailing notice to property owners
- 500' radius
- 1 comment in support



# Action

- No action will be taken at the September 14, 2017 meeting
- Action is scheduled for the meeting of September 28, 2017 to approve the lot split, subject to conditions



# Conditions

1. The lot split plat must be recorded with the Maricopa County Recorder's Office, in substantial compliance with the survey plat prepared by Land Development Group, dated June 21, 2017.
2. Prior to the recordation of said lot split plat, the following shall be completed:
  - a. The property owner or designee 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 pavement widening and curbing adjoining Lots 1 and 2 of said lot split plat in accordance with the local roadway standard, Option B, of the Town's General Plan.
  - b. The property owner shall secure the appropriate demolition permit(s) and related inspections to remove all the vertical structures on Lot 2 as shown on the boundary survey prepared by Land Development Group, dated May 27, 2016.
3. Prior to the issuance of a Certificate of Occupancy for a new single-family residence on said lot split plat, the following shall be completed:
  - a. The property owner or designee shall complete the pavement improvements of Stipulation 2.a.
4. Within 60 days of approval of the plat, the applicant shall submit Mylars and an electronic version in a pdf format for the Town's permanent record



# Questions?

Subject Property

