

# TOWN OF PARADISE VALLEY

## **Ironwood Golf Villas Final Plat (Town Triangle)**

### **Development of 8 Single-Family Homes**

### **Public Meeting**



Town Council  
June 13, 2019

# TODAY'S GOAL

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## **Take action on the Final Plat of Ironwood Golf Villas (Town Triangle)**



06/13/2019

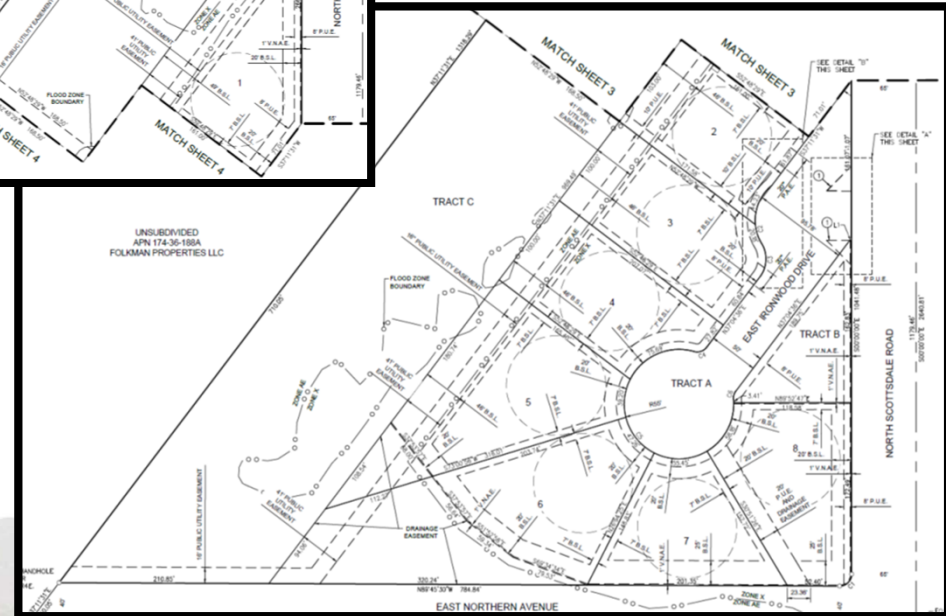
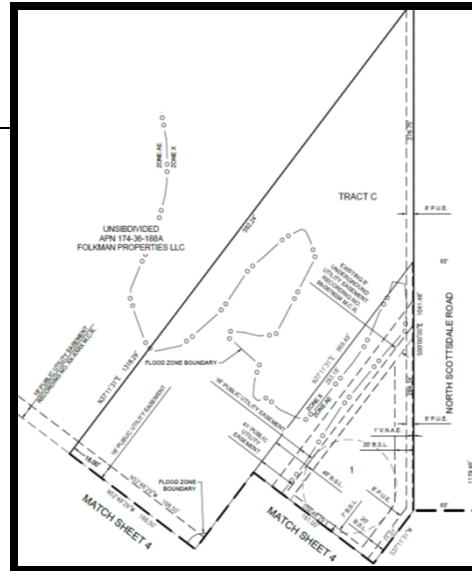
# SITE LOCATION

**Subject Property**



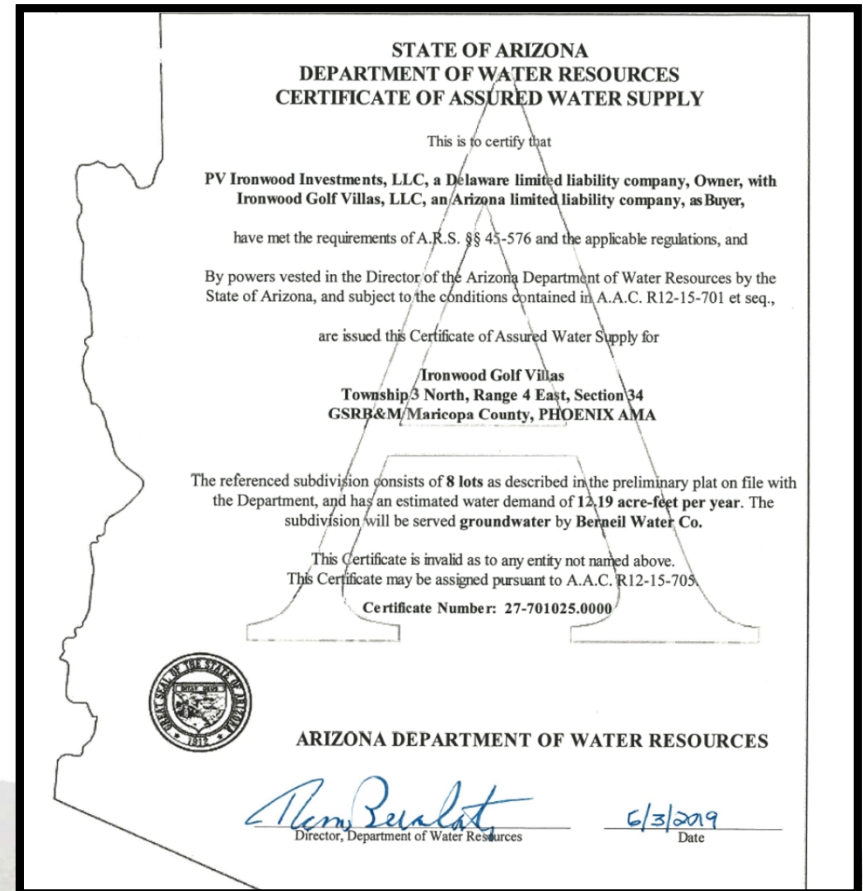
# REQUEST

- Approval of the final plat to develop 8 residential lots on 9.6-acre site at NWC Northern Ave & Scottsdale Rd
- Site R-43 CP
- Lots vary in size between 16,813 sf to 38,665 sf



# UPDATES

- Plat process is a ministerial act
- Council updated final plat process in May 2018
  - Requires only Council approval
  - Exception when not in compliance with preliminary plat
- Council last discussed final plat on Sept 13, 2018
  - Applicant was waiting for Certificate of Assured Water Supply
  - Certificate of Assured Water Supply issued June 3, 2019
  - Although not required until plat recordation, the applicant has secured the Letter of Map Revision (LOMR) approved by the Federal Emergency Management Agency (FEMA) that was issued on October 31, 2018



# PRIOR APPROVALS

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# TEXT AMENDMENT

7

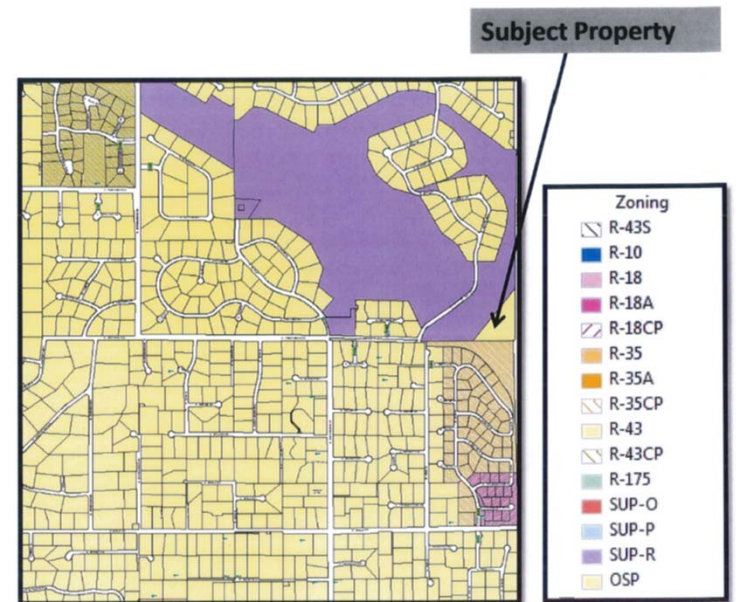
- Ordinance 2016-13
  - Council approved on November 16, 2017
  - Commission recommended on October 3, 2017
  - Effective when final plat approved/recorded and 207 waiver recorded
- Amends Article II, Definitions, and to Article IX, Cluster Plan District
  - Allows for reduced lot size and reduced setbacks
    - Site is 8 or more acres
    - Adjoins a major arterial
    - Adjacent to Indian Bend Wash
    - Not adjacent to R-43 zoning



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# REZONING

- Ordinance 2016-14
  - Council approved on November 16, 2017
  - Commission recommended on October 3, 2017
  - Effective when final plat approved/recorded and 207 waiver recorded
- Changes the existing SUP-Resort and R-43 zoning of the site to R-43 Cluster Plan
- 10 stipulations





# REZONING STIPULATIONS

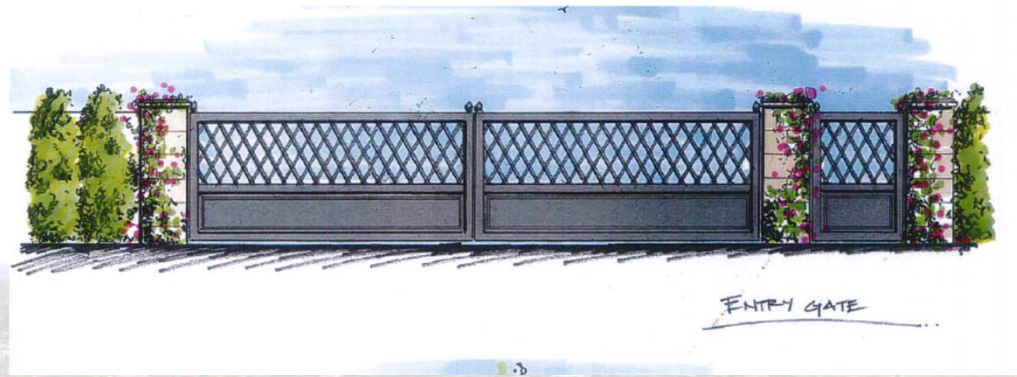
1. Refers to legal description of the area of zone change
2. Provide Certificate of Assured Water Supply prior to Council approval of final plat
3. Requires the various applications (text amendment, plat, etc.) related to the development be approved
4. Requires owner(s) provide 207 waiver
5. Requires assurances prior to recordation for road improvements and drainage
6. Requires assurance prior to recordation for bike/ped path along Northern Ave with options to modify based on Walk & Bike Plan (now void as Walk & Bike Plan not adopted)
7. Private road CUP, SUP for private gates, and subdivision signs become effective when text amendment and rezoning are effective
8. Record a trust indenture for common areas
9. Prior to Certificate of Occupancy
  - Complete drainage/floodplain improvements
  - Complete Ironwood Drive
  - Complete utility improvements
  - Finish subdivision wall and perimeter landscaping
  - Install entry roadway gates/lighting
10. Development must be in compliance with all federal, state, and local laws (includes cluster plan standards, LOMR, final plat)



# PRIVATE ROADWAY GATE SUP

10

- Ordinance 2016-15
  - Council approved on November 16, 2017
  - Commission recommended on October 3, 2017
  - Effective when final plat approved/recorded and 207 waiver recorded
- Approved the two private road entry gates, lighting and landscaping at the entry
- 7 conditions

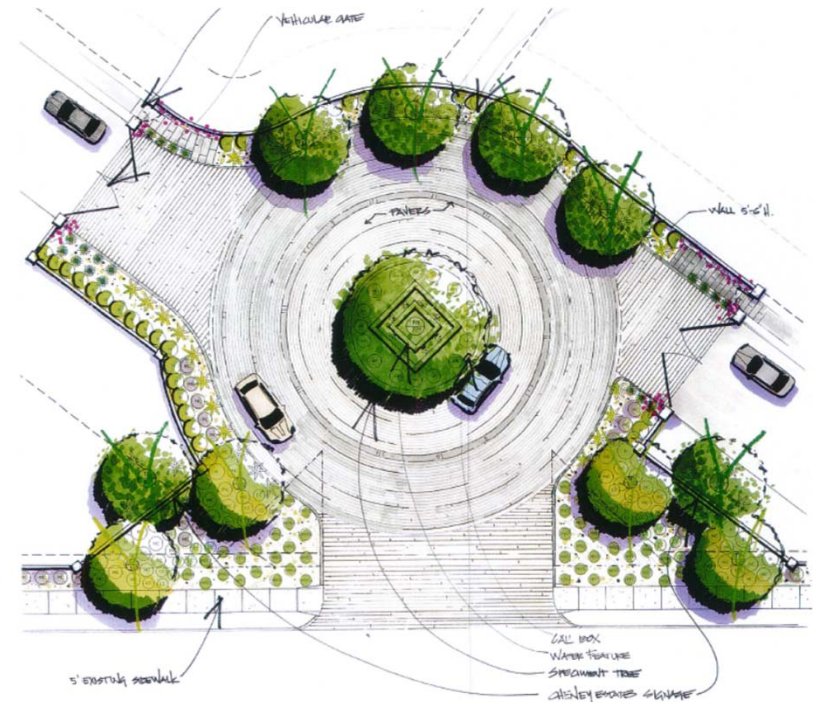


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# ROADWAY GATE SUP CONDITIONS

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1. Refers to legal description of the area
2. Improvements to be in compliance with the plans submitted
3. Requires the various applications (text amendment, plat, etc.) related to the development be approved
4. Lighting to comply with Town Code/SUP Guidelines, if conflict approved plans control
5. All landscaping will meet Town Landscape Guidelines
6. Owner(s) to record a private road access/maintenance agreement
7. To minimize vehicle stacking use one landscape maintenance provider

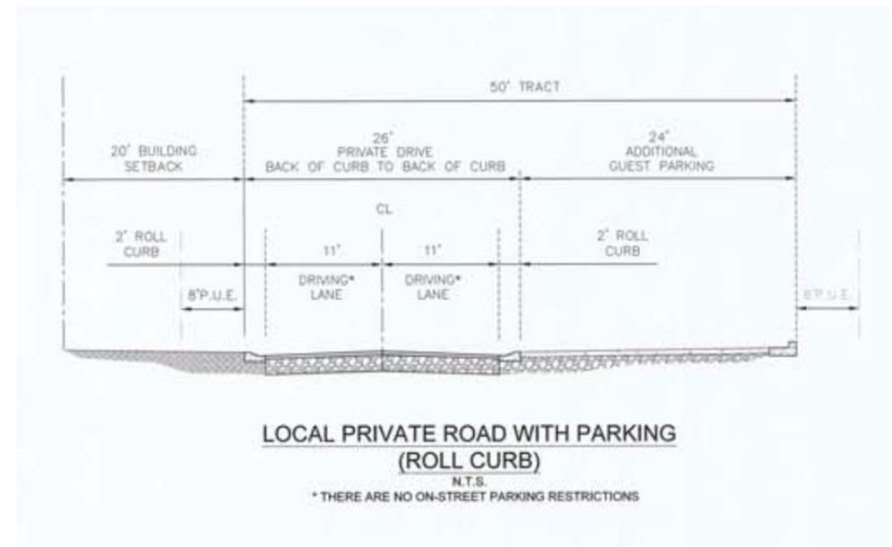


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# PRIVATE ROADWAY CUP

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- Planning Commission approved October 3, 2017
- Stipulation 7 of the rezoning makes the effective date of the text amendment and rezoning as the effective date for CUP
- 3 conditions
  - Refers to a legal description of the road
  - Must be in substantial compliance with cross-sections provided
  - Provide a grant of access/maintenance agreement per Stipulation 5 of the private roadway gate SUP

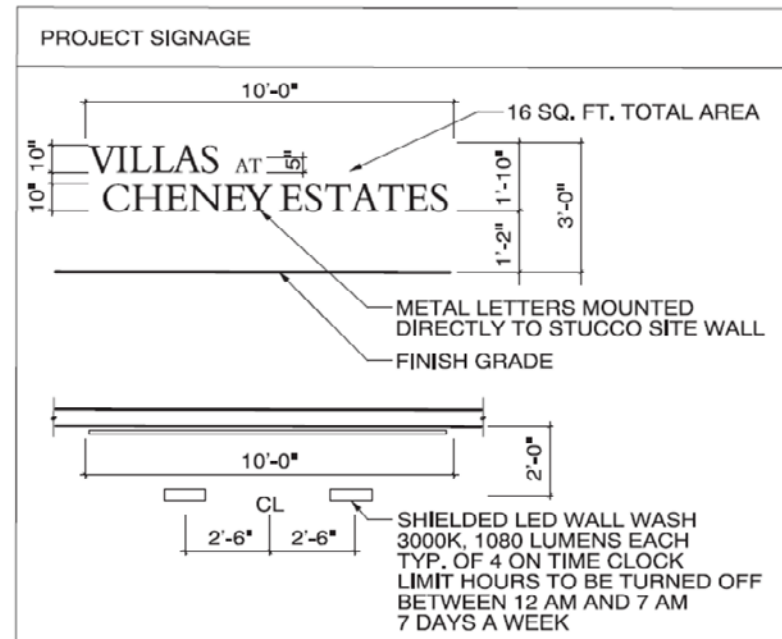


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# SUBDIVISION SIGNS

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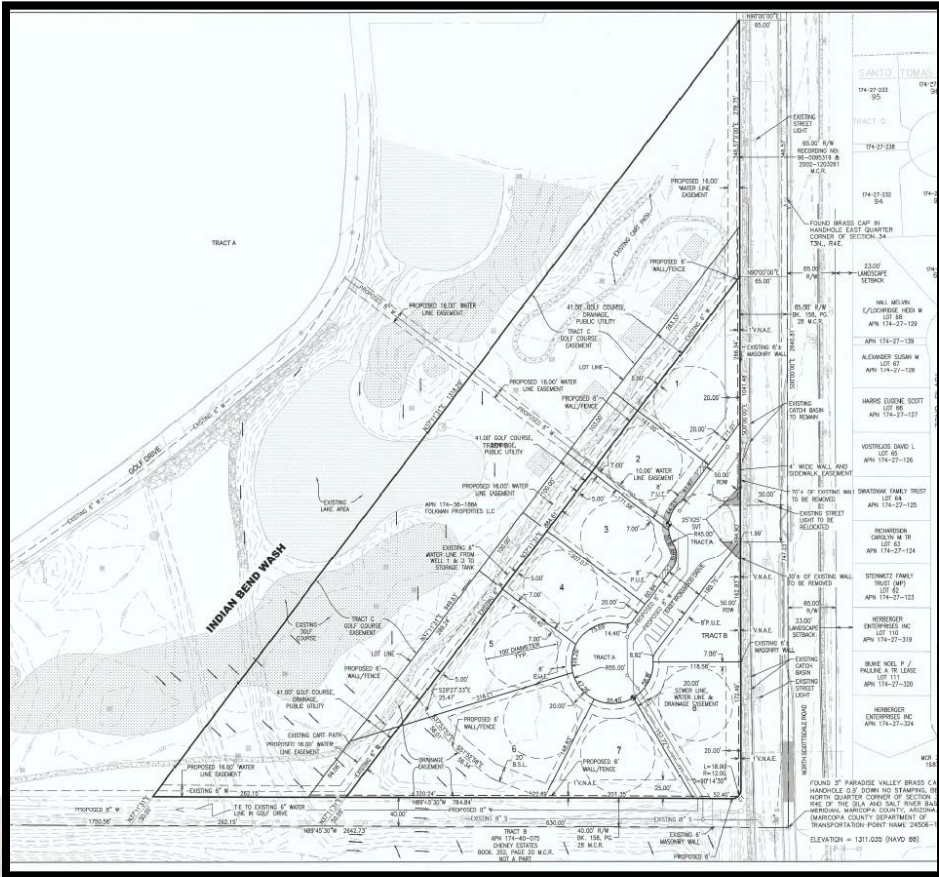
- Council approved on November 16, 2017
- Commission recommended approval on October 3, 2017
- 2 conditions
  - Be in substantial compliance with plans submitted
  - Sign lighting not exceed 2 fixtures per sign, 1,080 lumens each, and illumination not exceed 0.75 fc



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# PRELIMINARY PLAT

- Council approved on November 16, 2017
- Planning Commission recommended approval on October 3, 2017
- 5 conditions



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# FINAL PLAT COMPLIANCE

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# COMPLIANCE TO CODES/GUIDELINES

16

- Council reviewed various standards with the preliminary plat
  - Roadways
  - Lots -Tracts
  - Walls/Landscaping
  - Utilities
  - Fire Protection
  - Traffic
  - Drainage
- Refer to the Compliance attachment with the action report
- Presentation will cover
  - Compliance to the 5 preliminary plat conditions
  - Compliance with Certificate of Assured water Supply
  - Compliance with drainage FEMA Letter of Map Revision (LOMR)



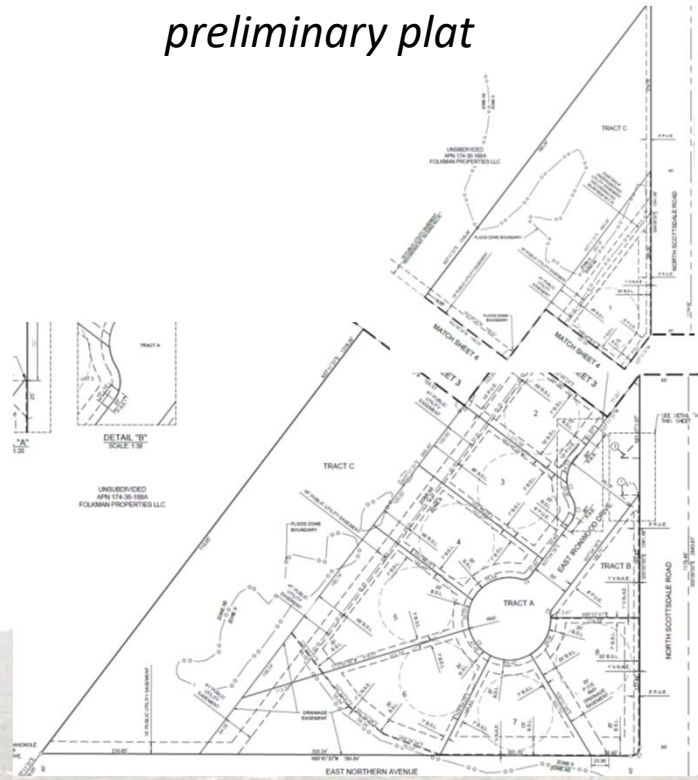
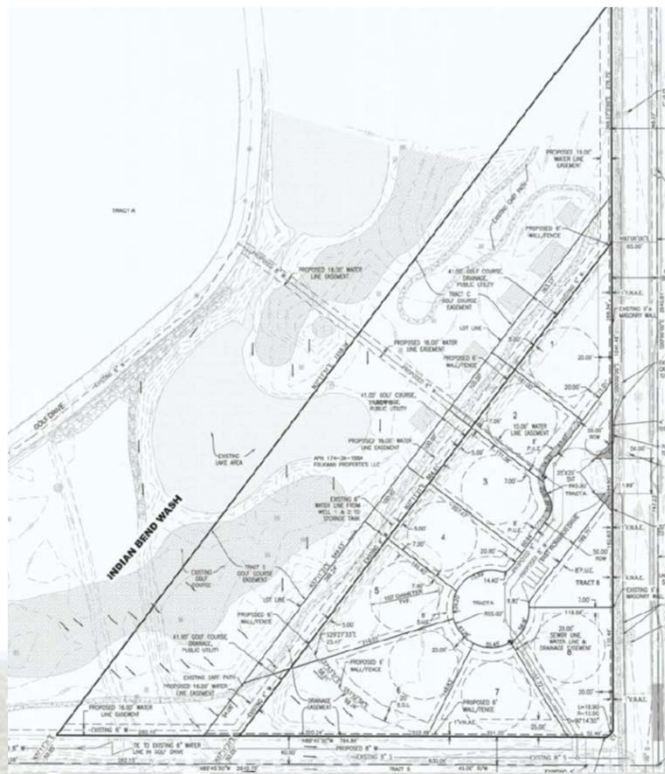
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# PRELIMINARY PLAT CONDITION 1

- The final plat shall be in substantial compliance with the preliminary plat

- *The final plat is in substantial compliance, close to identical with preliminary plat*



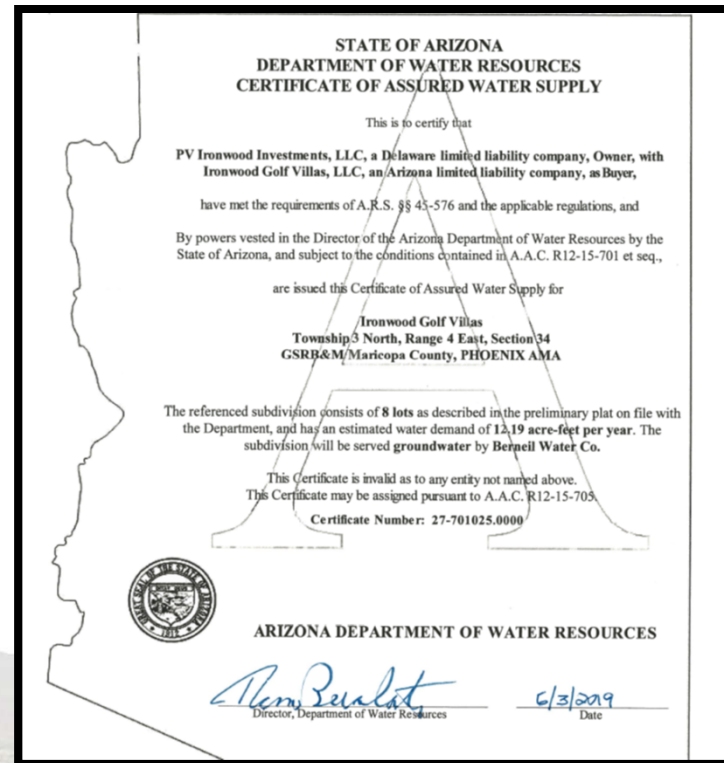
# PRELIMINARY PLAT CONDITION 2

- Prior to Council approval need documentation on 100-year assured water supply

## 100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE BERNEIL WATER COMPANY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-701025.0000 DATED 06/03/2019.

- *Certificate issued June 3, 2019*



# PRELIMINARY PLAT CONDITION 3

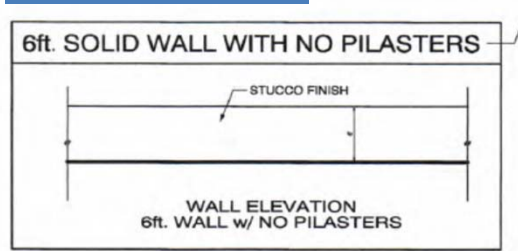
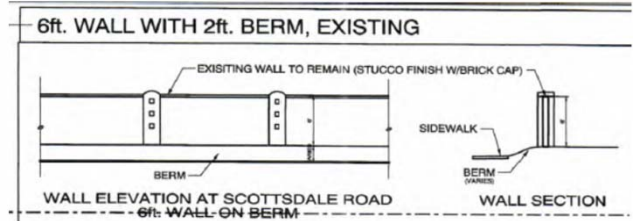
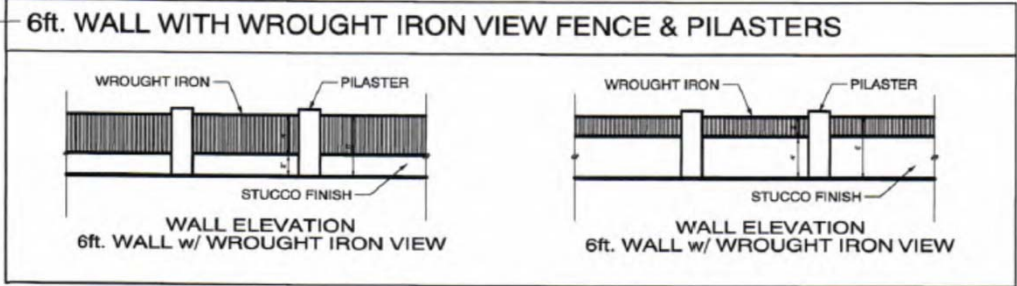
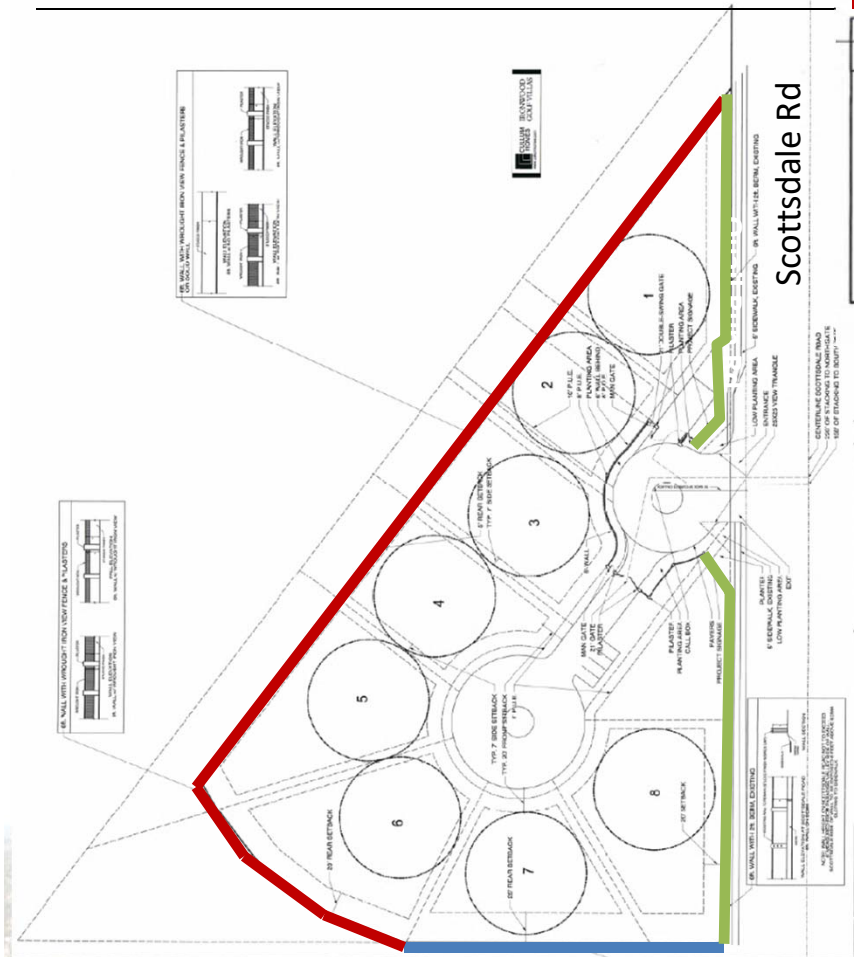
19

- Council to approve the final subdivision wall and landscape plan with the final plat (excludes the entry area already approved)
- *Plans are in compliance with those shown at preliminary plat stage and meets code/landscape guidelines*



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# PERIMETER SUBDIVISION WALL



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# LANDSCAPING

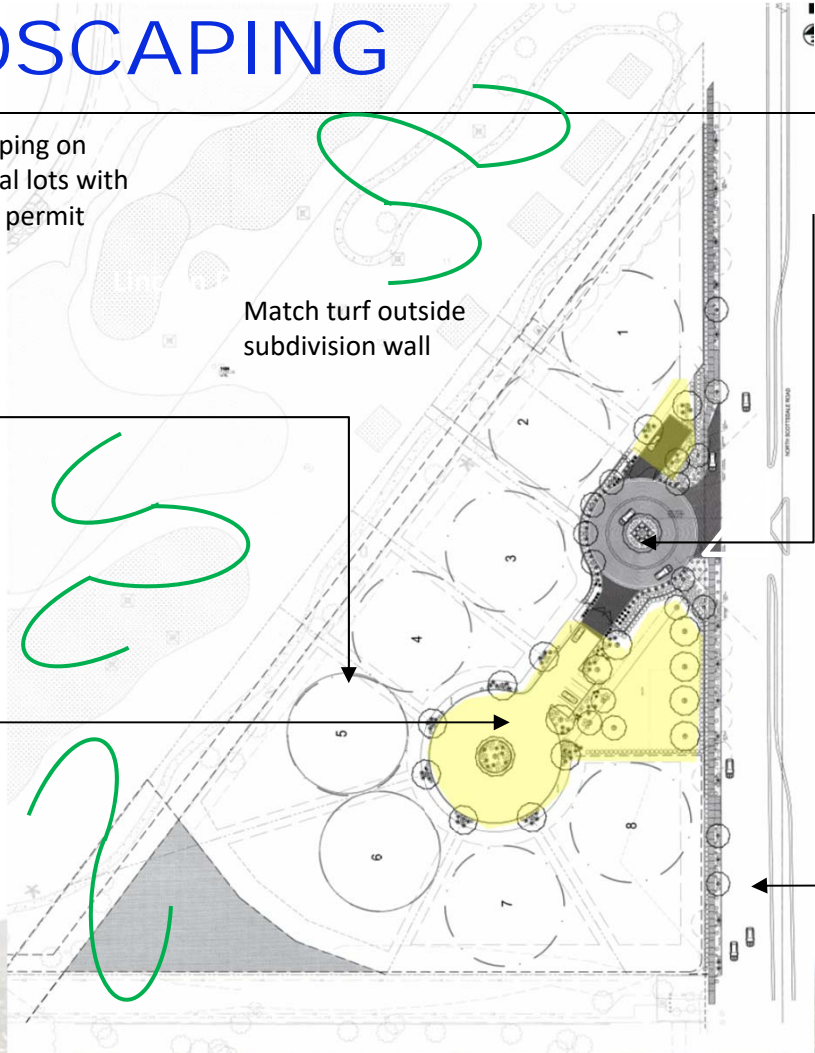
Landscaping under review with final plat is turf outside subdivision wall , Tract A of Ironwood Drive minus entry area, and retention Tract B

Landscaping on Individual lots with building permit

Match turf outside subdivision wall

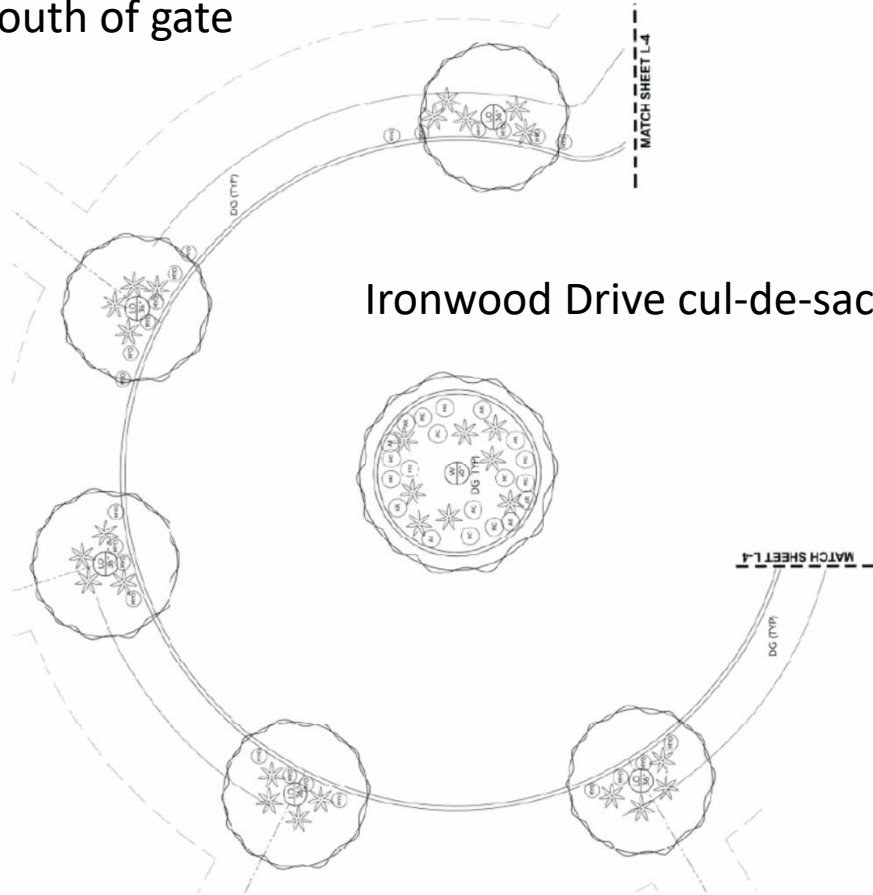
Council approved entry landscaping in Nov 2017

Landscaping along Scottsdale Rd remains mostly same – Scottsdale jurisdiction



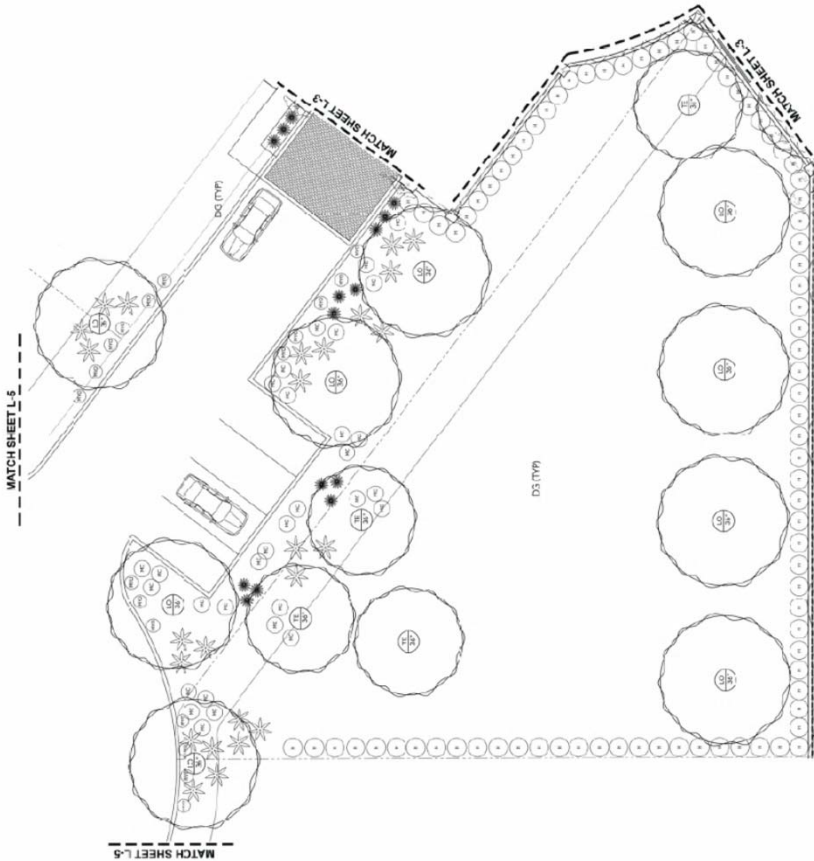
# LANDSCAPING – TRACT A

South of gate



PLANT LIST IRONWOOD GOLF VILLAS				
ID	BOTANICAL	COMMON	SIZE	QTY.
<b>TREES</b>				
LO 36"	Quercus virginiana 'Heritage'	Southern Live Oak	36" BOX	16
TP 24"	Tipuana Tipu	Tipu	24" BOX	4
TE 36"	Ebanopsis ebano	Texas Ebony	36" BOX	6
RV 60"	Olneya tesota	Ironwood	60" BOX	2
<b>AGAVE</b>				
	Agave weberii	Weber's Agave	5 gallon	33
	Agave victoriae-reginae	Queen Victoria Agave	5 gallon	19
<b>SHRUBS</b>				
H	Dodonea viscosa	Hopseed bush	5 gallon	100
MC	Muhlenbergia capillaris 'Regal Mist'	Regal Mist	5 gallon	75
CC	Convolvulus cneorum	Bush Morning Glory	1 gallon	14
<b>GROUNDCOVER</b>				
MYO	Myoporum parvifolium	Myoporum	1 gallon	23
AR	Acacia redolens	Desert Carpet Acacia Trailing Acacia	5 gallon	24
<b>VINES</b>				
BK	Bougainvillea 'Barbara Karst'	Bougainvillea	5 gallon	5

# LANDSCAPING – TRACT B

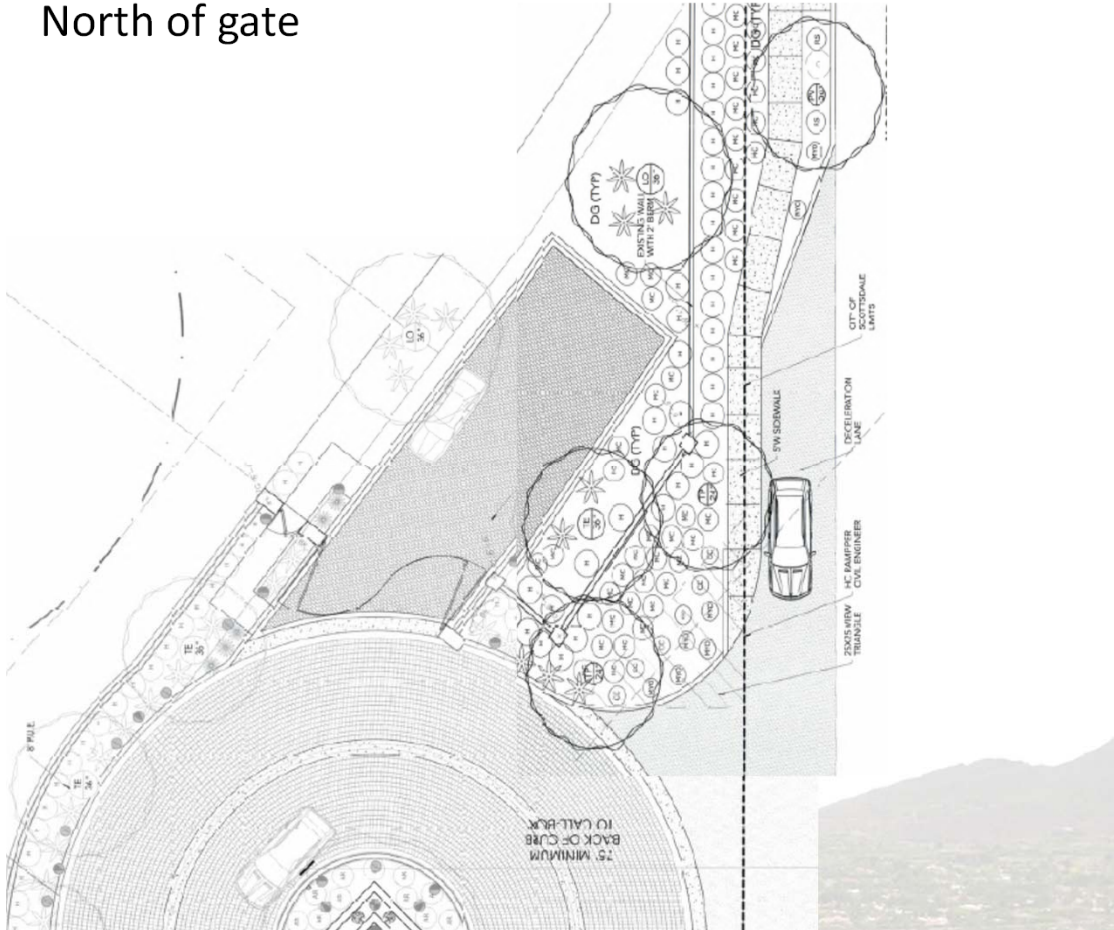


## PLANT LIST IRONWOOD GOLF VILLAS

ID	BOTANICAL	COMMON	SIZE	QTY.
<b>TREES</b>				
LO 36"	Quercus virginiana 'Heritage'	Southern Live Oak	36" BOX	16
TP 24"	Tipuana Tipu	Tipu	24" BOX	4
TE 36"	Ebanopsis ebano	Texas Ebony	36" BOX	6
RN 60"	Olneya tesota	Ironwood	60" BOX	2
<b>AGAVE</b>				
	Agave weberii	Weber's Agave	5 gallon	33
	Agave victoriae-reginae	Queen Victoria Agave	5 gallon	19
<b>SHRUBS</b>				
H	Dodonea viscosa	Hopseed bush	5 gallon	100
MC	Muhlenbergia capillaris 'Regal Mist'	Regal Mist	5 gallon	75
CC	Convolvulus cneorum	Bush Morning Glory	1 gallon	14
<b>GROUNDCOVER</b>				
MYO	Myoporum parvifolium	Myoporum	1 gallon	23
AR	Acacia redolens	Desert Carpet Acacia Trailing Acacia	5 gallon	24
<b>VINES</b>				
BK	Bougainvillea 'Barbara Karst'	Bougainvillea	5 gallon	5

# LANDSCAPING – TRACT A

North of gate



PLANT LIST IRONWOOD GOLF VILLAS				
ID	BOTANICAL	COMMON	SIZE	QTY.
<b>TREES</b>				
LO 36"	<i>Quercus virginiana</i> 'Heritage'	Southern Live Oak	36" BOX	16
TP 24"	<i>Tipuana Tipu</i>	Tipu	24" BOX	4
TE 36"	<i>Ebanopsis ebano</i>	Texas Ebony	36" BOX	6
RV 60"	<i>Olneya tesota</i>	Ironwood	60" BOX	2
<b>AGAVE</b>				
	<i>Agave weberii</i>	Weber's Agave	5 gallon	33
	<i>Agave victoriae-reginae</i>	Queen Victoria Agave	5 gallon	19
<b>SHRUBS</b>				
H	<i>Dodonea viscosa</i>	Hopseed bush	5 gallon	100
MC	<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist	5 gallon	75
CT	<i>Convolvulus cneorum</i>	Bush Morning Glory	1 gallon	14
<b>GROUNDCOVER</b>				
MYO	<i>Myoporum parvifolium</i>	Myoporum	1 gallon	23
AR	<i>Acacia redolens</i>	Desert Carpet Acacia Trailing Acacia	5 gallon	24
<b>VINES</b>				
BK	<i>Bougainvillea</i> 'Barbara Karst'	Bougainvillea	5 gallon	5



# PRELIMINARY PLAT CONDITION 4

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- Prior to recordation of the final plat, the applicant shall provide to the Town Attorney a copy of the CC&R's or other documents for review
- *This condition is part of the final plat conditions, with a voluntary inclusion from the applicant that the CC&R's will include a provision for no overnight parking on Ironwood Drive, there will be a single trash hauler provider, and that there will be a minimum of a 30-day rental limit for the residential units*



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# PRELIMINARY PLAT CONDITION 5

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- Within 60 days of approval of the final plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record
- *This condition is a final plat condition*



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# DRAINAGE - LOMR

- Hydrology study submitted with preliminary plat
  - FEMA letter of flood map revision was required
    - 2 Phases (CLOMR/LOMR)
    - CLOMR issued July 19, 2017
    - LOMR issued Oct 31, 2018
    - LOMR effective Mar 15, 2019



The image displays a FEMA Letter of Map Revision Determination Document (LOMR) and a corresponding flood map. The LOMR document is from the Federal Emergency Management Agency, Washington, D.C. 20472, and is dated October 31, 2018. It covers the Town of Paradise Valley, Maricopa County, Arizona, with community number 040049. The project description is "BRIDGE CHANNELIZATION FILL" and the basis of request is "FLOODWAY HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA". The LOMR is effective March 15, 2019, and follows conditional case number 17-09-0673R. The flood map shows the town's boundaries and flood zones, including Zone AE and Zone D. The map also shows the location of the bridge channelization project and the floodway. The map is overlaid on an aerial photograph of the town. The LOMR document includes a table of revisions and a signature of the Branch Chief of the Flood Insurance Administration.

COMMUNITY AND REVISION INFORMATION	PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY: Town of Paradise Valley Maricopa County Arizona COMMUNITY NO.: 040049	BRIDGE CHANNELIZATION FILL	FLOODWAY HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA

IDENTIFIER	APPROXIMATE LATITUDE & LONGITUDE
FV Triangle LOMR	33.555, -111.930

ANNOTATED MAPPING ENCLOSURES	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO. 04013C1770L DATE: October 16, 2013	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: November 4, 2015 PROFILE(S): 656P FLOODWAY DATA TABLE: 6

REVISIONS	Increases	Decreases
Revised Flooding	YES	YES
Zone AE	YES	YES
WFEs	YES	YES
Floodway	YES	YES

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# FINAL PLAT CONDITIONS

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# FINAL PLAT CONDITIONS

1. This subdivision shall be in substantial compliance with the following final plat and accompanying plans:
  - a. The Final Plat for “The Ironwood Golf Villas”, Sheets 1-4, prepared by Coe & Van Loo Consultants, Inc. dated June 4, 2019;
  - b. Provisions of the R-43 Cluster Plan zoning of Ordinance 2016-13 and 2016-14 as approved by Town Council on November 16, 2017;
  - c. Conditional Use Permit for the private road approved by the Planning Commission on October 3, 2017;
  - d. Special Use Permit of Ordinance 2016-15 approved by Town Council on November 16, 2018 related to the private roadway gates and entry landscaping;
  - e. Subdivision signage and sign lighting as approved by Town Council on November 16, 2018 referencing the two entry wall signs on the Wall and Gate Plan prepared by Cullum Homes, with the reference that sign lighting shall not exceed two fixtures per sign, each fixture shall not exceed a lumen count of 1,080 lumens, and the illumination shall not exceed 0.75 foot-candles at the property line;
  - f. The Letter of Map Revision (LOMR) approved by the Federal Emergency Management Agency (FEMA) issued October 31, 2018;
  - g. The S.U.P. Wall and Gate Plan prepared by Cullum Homes, date stamped August 27, 2018;
  - h. The landscape and hardscape plans prepared by Refined Gardens, Sheet L-0 of 7, Sheets L-1 of 8 through L-6 of 8, and Sheet L-1, dated October 2017, revised August 28, 2018.

# FINAL PLAT CONDITIONS

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2. Prior to recordation of the final plat, the applicant shall provide to the Town Attorney a copy of the CC&R's, declaration, bylaws, or other documents for review to ensure that all terms required by the Town Code, Town Zoning Ordinance, and other applicable recorded agreements are part of these documents. The property owners have agreed to a voluntary inclusion that the CC&R's will include a provision for no overnight parking on Ironwood Drive, there will be a single trash hauler provider, and that there will be a minimum of a 30-day rental limit for the residential units.
  3. Within 60 days of approval of the final plat map, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.
  4. Prior to recordation of this final plat, all assurances as described in the rezoning of the site to R-43 Cluster Plan of Ordinance 2016-14 shall be completed. This includes a copy of any assurances related to improvements in the Scottsdale Road right-way given to the City of Scottsdale and grading within drainage easements on the plat. The assurance related to the improvement of a bicycle and/or pedestrian route within Northern Avenue as specified per the rezoning is void as the Walk & Bike Plan was not adopted.
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# FINAL PLAT CONDITIONS

5. As defined in Condition 6 of Special Use Permit of Ordinance 2016-15, and modified herein to address drainage maintenance, the owner of the property, or successors, shall provide the Town, in a form acceptable to the Town Attorney, a grant of access easement and a private right-of-way easement and maintenance agreement for the private roadway, private roadway gates, and any related roadway/gate improvements on this property; along with a drainage easement and drainage easement maintenance agreement for the storm drainage improvement areas. These easement agreements shall be reviewed by the Town Attorney, and comply with applicable local and state laws, and be recorded with the Maricopa County Recorder's Office. Said agreements shall be recorded on or about the date of the recordation of this final plat.
  
6. As stipulated in the rezoning of the site to R-43 Cluster Plan of Ordinance 2016-14, a trust indenture establishing title to the common areas must be executed in accordance with Section 905, Conveyance of Common Lands, of the Zoning Ordinance. Said indenture shall be recorded on or about the date of the recordation of this final plat.



# FINAL PLAT CONDITIONS

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7. As stipulated in the rezoning of the site to R-43 Cluster Plan of Ordinance 2016-14, the property owner(s) must sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12 1134 (Proposition 207 Waiver) in the form provided by the Town Attorney. Said 207 Waiver and recordation of this final plat are necessary to make effective the amendment to the Cluster Plan zoning text of Ordinance 2016-13, rezoning of the subject site to R-43 Cluster Plan of Ordinance 2016-14, Conditional Use Permit for the private road of this subdivision, its subdivision signs, the Special Use Permit of Ordinance 2016-15 for the private roadway gates and entry landscaping, and the perimeter walls/landscaping.
8. The final improvements that address items such as drainage, street, utility, subdivision wall, landscaping, and related improvements shall be completed as set forth in the rezoning of the site to R-43 Cluster Plan of Ordinance 2016-14.



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# ACTION ON FINAL PLAT

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# RECOMMENDATION

Approve the Final Plat for Ironwood Golf Villas subject to the 8 conditions in the action report.



**DEDICATION**

STATE OF ARIZONA  
 COUNTY OF MARICOPA  
 KNOW ALL MEN BY THESE PRESENTS:

THAT IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "IRONWOOD GOLF VILLAS" A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAN, AS AND FOR THE PLAN OF SAID "IRONWOOD GOLF VILLAS" WHICH SHOWS THE DIMENSIONS AND LOCATIONS OF THE LOTS AND TRACTS OF SAID "IRONWOOD GOLF VILLAS," AND HEREBY DECLARES THAT SAID PLAN SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET, TRACT, AND EASEMENT SHOWN ON SAID PLAN SHALL BE KNOWN BY THE NUMBER LETTER OR NAME AS SHOWN ON SAID PLAN AND THAT THE IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS THE OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE EASEMENTS SHOWN ON THIS PLAN AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACTS "A" AND "B" ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON AND ARE TO BE OWNED AND MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION.

TRACT "C" IS HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON AND IS TO BE OWNED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION. TRACT "C" IS SUBJECT TO AND SHALL BE MAINTAINED BY CABLE/SATELLITE PROPERTIES INC. (AND ITS SUCCESSORS, ASSIGNEES, OR AFFILIATED ENTITIES) IN ACCORDANCE WITH (1) THE SPECIAL USE PERMIT FOR CABLE/SATELLITE CLUB RESORT (ORDINANCE NO. 488, AS AMENDED, ISSUED BY THE TOWN OF PARADISE VALLEY AND RECORDED IN DOCUMENT NO. 201400209, M.C.R. AND (2) THE LEASE FOR THE CABLE/SATELLITE CLUB RESORT, A MEMORANDUM OF WHICH WAS RECORDED IN DOCKET FARM, PAGE 137, M.C.R. AS AMENDED AND ASSIGNED FROM TIME TO TIME, IF TRACT "C" IS NO LONGER SUBJECT TO SUCH SPECIAL USE PERMIT AND LEASE. TRACT "C" SHALL BE MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION.

TRACT "A" IS HEREBY DEDICATED AS A PRIVATE ROADWAY TO BE OWNED AND MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION. AN EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE TRUCK VEHICLES IS HEREBY DEDICATED TO THE PUBLIC OVER TRACT "A".

TRACT "B" IS HEREBY DECLARED AS AN OPEN SPACE, LANDSCAPE, AND STORM WATER RETENTION TRACT FOR THE USE AND ENJOYMENT OF THE LOT OWNERS OF THE IRONWOOD GOLF VILLAS AND IS TO BE MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED UPON, UNDER, AND ACROSS THE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION. MAINTENANCE OF THE AREAS SUBJECT TO SUCH UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER. NO DWELLING UNITS SHALL BE CONSTRUCTED ON SAID EASEMENTS.

THE PUBLIC UTILITY EASEMENT WHICH INCLUDES THE PUBLIC WATER LINE AS SHOWN ON THIS PLAN OVER TRACT "C" IS HEREBY GRANTED TO THE PUBLIC AND ITS SUCCESSORS AND ASSIGNS COLLECTIVELY, "GRANTED," TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTAINMENT FACILITIES COLLECTIVELY, "FACILITIES" UPON ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES, TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE THE GRANTEE WITH REASONABLE ACCESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT'S WILL NOT BE REQUIRED. GRANTEE SHALL NOT BE REQUIRED TO CONSTRUCT OR PERMIT TO BE ERRECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE, FENCE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTEE SHALL NOT, NOR PERMIT, THE GRANTOR OR GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTEE AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS, UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING TO OTHERWISE. ANY AND ALL OTHER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTEE OR GRANTEE SHALL HAVE THE RIGHT TO CONSTRUCT AND BURY FENCES, WALLS, AND GATES TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

A PERPETUAL DRAINAGE EASEMENT AS SHOWN ON THIS PLAN OVER A PORTION OF LOTS 1 THROUGH 4 ARE HEREBY DEDICATED TO THE PUBLIC AND ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS DEDICATED ON THIS PLAN OVER PORTIONS OF THE PROPERTY SUBJECT TO THE LEASE FOR CABLE/SATELLITE CLUB RESORT ARE HEREBY AFFIRMED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ROD CULLUM, MEMBER

# FINAL PLAT FOR IRONWOOD GOLF VILLAS

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



**OWNER**  
 IRONWOOD GOLF VILLAS, L.L.C.  
 C/O CULLUM HOMES INC.  
 804 EAST 28TH AVENUE, SUITE D-100  
 SCOTTSDALE, AZ 85260  
 PHONE: (480) 966-7200  
 CONTACT: ROD CULLUM

**ENGINEER**  
 COE & WILCOX CONSULTANTS, INC.  
 4050 NORTH 12TH STREET  
 PHOENIX, ARIZONA 85014  
 PHONE: (602) 24-6961  
 FAX: (602) 24-6929  
 CONTACT: FRANK FLEET, P.E.

**FLOOD ZONE INFORMATION**

THE LIMITS OF FLOOD ZONE AE AND FLOOD ZONE X AS SHOWN ON THIS FINAL PLAT ARE AS PER THE LOMR CASE # 18-09-1514P (LETTER OF MAP REVISION) ISSUED BY FEMA (THE FEDERAL EMERGENCY MANAGEMENT AGENCY) APPROVAL # 18-09-1514P DATED 03/15/2019 AND SUPERSEDES THE LIMITS OF FLOOD ZONE AE AND FLOOD ZONE X AS SHOWN ON THE FEMA FLOOD ZONE INSURANCE RATE MAP NUMBER 84013C1770L DATED OCTOBER 16, 2013 FOR THE AREA CONTAINED WITHIN THE BOUNDARY OF THIS PLAT.

ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

**100 YEAR ASSURED WATER SUPPLY**

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE BERNEL WATER COMPANY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-701025.0000 DATED 06/03/2019.

**ACKNOWLEDGEMENT**

STATE OF ARIZONA  
 COUNTY OF MARICOPA  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROD CULLUM AND ACKNOWLEDGED HIMSELF TO BE A MEMBER OF IRONWOOD GOLF VILLAS, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGED THAT HE AS SAID OFFICER, REGULARLY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.  
 IN WITNESS WHEREOF:  
 I HEREBY SET MY HAND AND OFFICIAL SEAL.  
 \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

**NOTES**

1. ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS. NO POWER POLES EXIST ON SITE.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES, AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD AND WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE DEED RESTRICTIONS, TOWN CODES, AND MAP SPECIFIC AND STANDARD DETAILS.
3. THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLAIN ADMINISTRATION.
4. TRACT A IS A PRIVATE ROADWAY AND CONTAINS AN EASEMENT FOR PUBLIC & PRIVATE WATER AND SEWER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICES TO THE VEHICLES.
5. COATS FOR THIS DEVELOPMENT AREA AS PER THE "IRONWOOD GOLF VILLAS" DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. \_\_\_\_\_ M.C.R.
6. TRACT "X" WHICH WILL BE A DRIVEABLE SURFACE TO BE UTILIZED BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE TOWN FIRE MARSHAL.
7. ZONING = R-103 CP (CLUSTER PLAN)
8. ALL LOTS ARE TO BE SINGLE STORY, SINGLE FAMILY RESIDENCES WITH A MAXIMUM HEIGHT OF 24 FEET.
9. THE MAXIMUM FLOOR RATIO FOR EACH LOT IS 50%.
10. LOTS 5 AND 8 HAVE A 20 FOOT REAR YARD SETBACK FROM THE DRAINAGE EASEMENT FOR THE MAIN RESIDENCE AND A 10 FOOT REAR YARD SETBACK FROM THE DRAINAGE EASEMENT FOR ANY ACCESSORY BUILDING AND/OR A POOL.
11. ACCESSORY BUILDINGS ARE TO BE A MAXIMUM OF ONE (1) STORY AND SIXTEEN (16) FEET IN HEIGHT.
12. FRONT YARD SETBACKS FOR GARAGE STRUCTURES THAT DO NOT HAVE A GARAGE DOOR FACING THE STREET SHALL BE 15 FEET, PROVIDED THAT FOR ALL SQUARE FOOTAGE OF ANY SUCH GARAGE BETWEEN THE 10 FOOT AND 20 FOOT FRONT YARD SETBACK THERE SHALL BE AT LEAST AN EQUAL AMOUNT OF SQUARE FOOTAGE BEHIND THE 20 FOOT SETBACK THAT SHALL NOT BE ENCLOSED.

**BASIS OF BEARING**

THE SOUTH LINE OF THE SOUTH OF MAPS, PAGE 29, MARICOPA COUNTY DEGREES 48 MINUTES 30 SECONDS

**APPROVAL**

APPROVED BY THE TOWN COUNCIL OF THE  
 \_\_\_\_\_ DAY OF \_\_\_\_\_  
 BY: \_\_\_\_\_ MAYOR  
 ATTEST: \_\_\_\_\_ TOWN CLERK  
 \_\_\_\_\_ TOWN ENGINEER  
 \_\_\_\_\_ PLANNING DIRECTOR

**CERTIFICATION**

I, RICHARD G. ALDOGER, HEREBY CERTIFY IN THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY AS DURING THE MONTH OF OCTOBER 2017, IN SHOWN, THAT ALL MONUMENTS SHOWN ON THIS PLAN ARE CORRECTLY LOCATED AND SUFFICIENT TO ENABLE THE SURVEY TO BE

**DRAINAGE EASEMENT RESTRICTIONS**

PURSUANT TO A.R.S. §48-811 (C) AND SECTION 64-811(A)-(E), 812, 813 AND 814-B OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSES OF ALLOWING STORM FLOOD AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPHIDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEANING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES OR UNDER SUCH FACILITIES, AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

**UTILITY PROVIDERS**

- TELEPHONE: CENTURY LINK
- ELECTRIC: ARIZONA PUBLIC SERVICE COMPANY
- SEWER: TOWN OF PARADISE VALLEY
- WATER: THE BERNEL WATER CO.
- FIRE: TOWN OF PARADISE VALLEY
- POLICE: TOWN OF PARADISE VALLEY
- GAS: SOUTHWEST GAS
- CABLE TELEVISION: COX COMMUNICATIONS

TOTAL LAND USE	
NUMBER OF LOTS	8
NUMBER OF TRACTS	3
GROSS RESIDENTIAL DENSITY	0.831 DU/AC

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	189,175	4.344
PRIVATE ROADWAY (TRACT A)	27,491	0.631
TRACTS (B-C)	203,073	4.662
<b>TOTAL GROSS AREA</b>	<b>419,740</b>	<b>9.637</b>

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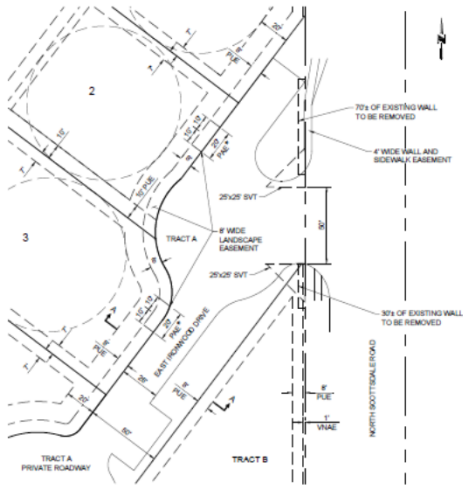
ZONE "AE": THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

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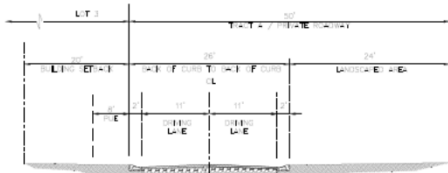
GROSS AREA = 9.637 ACRES

SEE SHEET 2 FOR LINE TABLE	1 SHEET OF 4
CURVE TABLE AND AREA TABLE	SEE SHEET 3 FOR LEGEND



**SITE VISIBILITY TRIANGLE AND PEDESTRIAN ACCESS EASEMENT DETAIL**  
SCALE: 1"=30'

\* DENOTES PEDESTRIAN/BICYCLE ACCESS EASEMENT (PAVED FOR RESIDENTS & GUESTS OF THE VILLAGE AT CHENEY ESTATE) ONLY.



**SECTION A-A PRIVATE ROADWAY DETAIL**  
NTS

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	18.90'	12.00'	090°14'28"	12.05	17.01	S45°07'15" E
C2	64.41'	45.00'	082°00'14"	38.12	59.05	S09°55'28" W
C3	35.69'	30.00'	069°09'16"	20.29	33.62	N02°59'58" E
C4	14.40'	12.00'	066°45'05"	8.21	13.55	N71°27'58" E
C5	279.18'	55.00'	290°50'38"	-37.91	62.43	S36°35'38" E
C6	8.82'	12.00'	042°00'34"	4.62	8.62	S16°01'49" W

LOT AREA TABLE		
LOT	AREA (SQUARE FEET)	AREA (ACRES)
1	28,513	0.655
2	16,648	0.382
3	20,230	0.464
4	18,586	0.427
5	29,390	0.675
6	38,665	0.888
7	16,813	0.386
8	20,330	0.467

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°00'00" E	1.99'

LOT AREA TABLE		
LOT	AREA (SQUARE FEET)	AREA (ACRES)
1	28,513	0.655
2	16,648	0.382
3	20,230	0.464
4	18,586	0.427
5	29,390	0.675
6	38,665	0.888
7	16,813	0.386
8	20,330	0.467

PRIMARY	
LOT	FRONT SETBACK
1	20 FT
2	20 FT
3	20 FT
4	20 FT
5	20 FT
6	20 FT
7	20 FT
8	20 FT

ACCESSORY	
LOT	FRONT SETBACK
1	20 FT
2	20 FT
3	20 FT
4	20 FT
5	20 FT
6	20 FT
7	20 FT
8	20 FT

TRACT	AREA
TRACT 'A'	0.631 ACRES
TRACT 'B'	0.237 ACRES
TRACT 'C'	4.420 ACRES
TOTAL	5.293 ACRES

PRIMARY BUILDING SETBACKS			
LOT	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
1	20 FT	49 FT	7 FT / 20 FT
2	20 FT	46 FT	10 FT / 7 FT
3	20 FT	46 FT	7 FT / 7 FT
4	20 FT	46 FT	7 FT / 7 FT
5	20 FT	46 FT	7 FT / 7 FT
6	20 FT	46 FT	7 FT / 7 FT
7	20 FT	25 FT	7 FT / 7 FT
8	20 FT	25 FT	20 FT / 7 FT

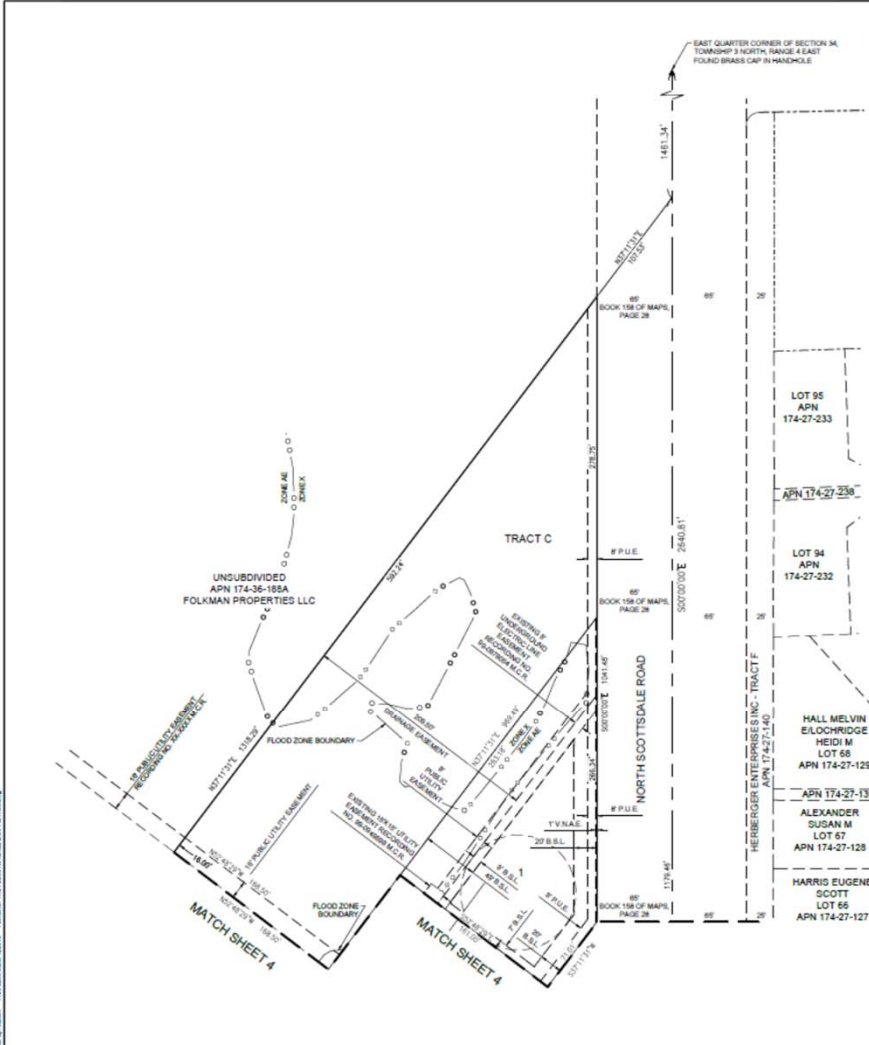
ACCESSORY BUILDING AND POOL SETBACKS			
LOT	FRONT SETBACK**	REAR SETBACK**	SIDE SETBACK**
1	20 FT	49 FT	7 FT / 20 FT
2	20 FT	46 FT	10 FT / 7 FT
3	20 FT	46 FT	7 FT / 7 FT
4	20 FT	46 FT	7 FT / 7 FT
5	20 FT	46 FT	7 FT / 7 FT
6	20 FT	VARIABLE	7 FT / 7 FT
7	20 FT	10 FT	7 FT / 7 FT
8	20 FT	10 FT	20 FT / 7 FT

\*\* MAXIMUM BUILDING HEIGHT ALLOWED IS 16 FEET.

2 SHEET OF 4

SEE SHEET 2 FOR LINE TABLE, CURVE TABLE AND LOT AREA TABLE. SEE SHEET 3 FOR LEGEND.

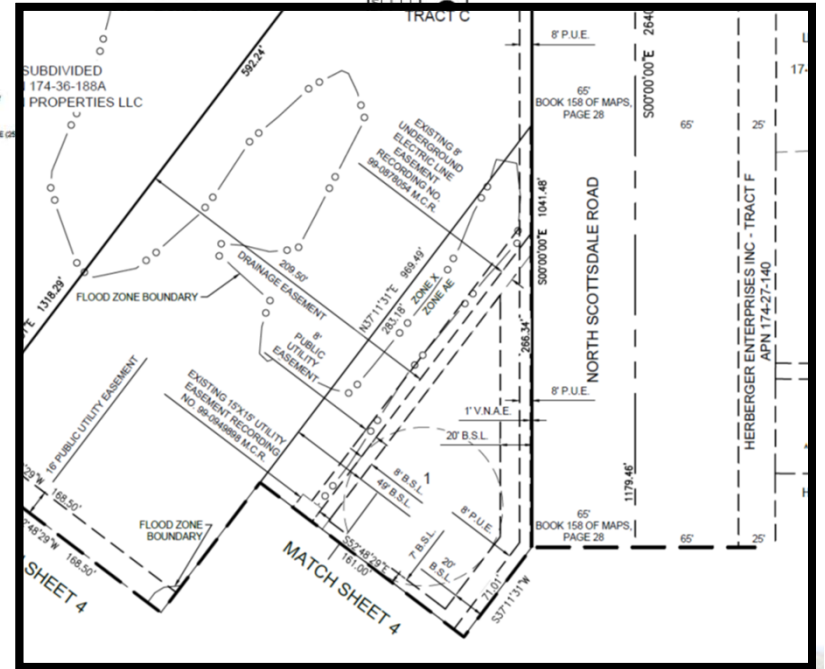




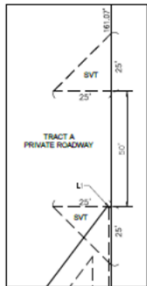
COUNTY RECORDER

**CVL CONSULTANTS**  
 60 YEARS  
 OF  
 PROFESSIONAL  
 SERVICE  
 CONSULTANTS, Inc.  
 DATE \_\_\_\_\_  
 SHEET \_\_\_\_\_ OF \_\_\_\_\_  
 3 SHEET OF 4

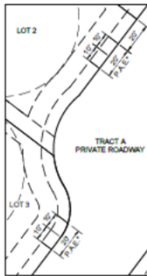
- LEGEND**
- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
  - CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "C" (UNLESS OTHERWISE NOTED)
  - CORNER OF THIS SURVEY - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MOODIFIED (UNLESS OTHERWISE NOTED)
  - SECTION LINE
  - MID-SECTION LINE
  - BOUNDARY LINE
  - LOT LINE
  - CENTERLINE
  - EASEMENT
  - FLOOD ZONE BOUNDARY
  - SHEET NUMBER
  - SITE VISIBILITY TRIANGLE
  - APN - ASSessor's PARCEL NUMBER
  - S.V.T. - SIGHT VISIBILITY TRIANGLE
  - P.U.E. - PUBLIC UTILITY EASEMENT
  - V.N.A.E. - VEhICULAR NON ACCESS EASEMENT
  - AC - ACRES
  - L1 - LINE NUMBER
  - C1 - CURVE NUMBER



SEE SHEET 3 FOR LINE TABLE, CURVE TABLE AND LOT AREA TABLE. SEE SHEET 3 FOR LEGEND.  
 3 SHEET OF 4  
 CVL Form # P-ULET-1  
 CVL Form # 81-0298 (6)  
 DATE: 05/28/2024 10:40 AM  
 SHEET: 3 OF 4

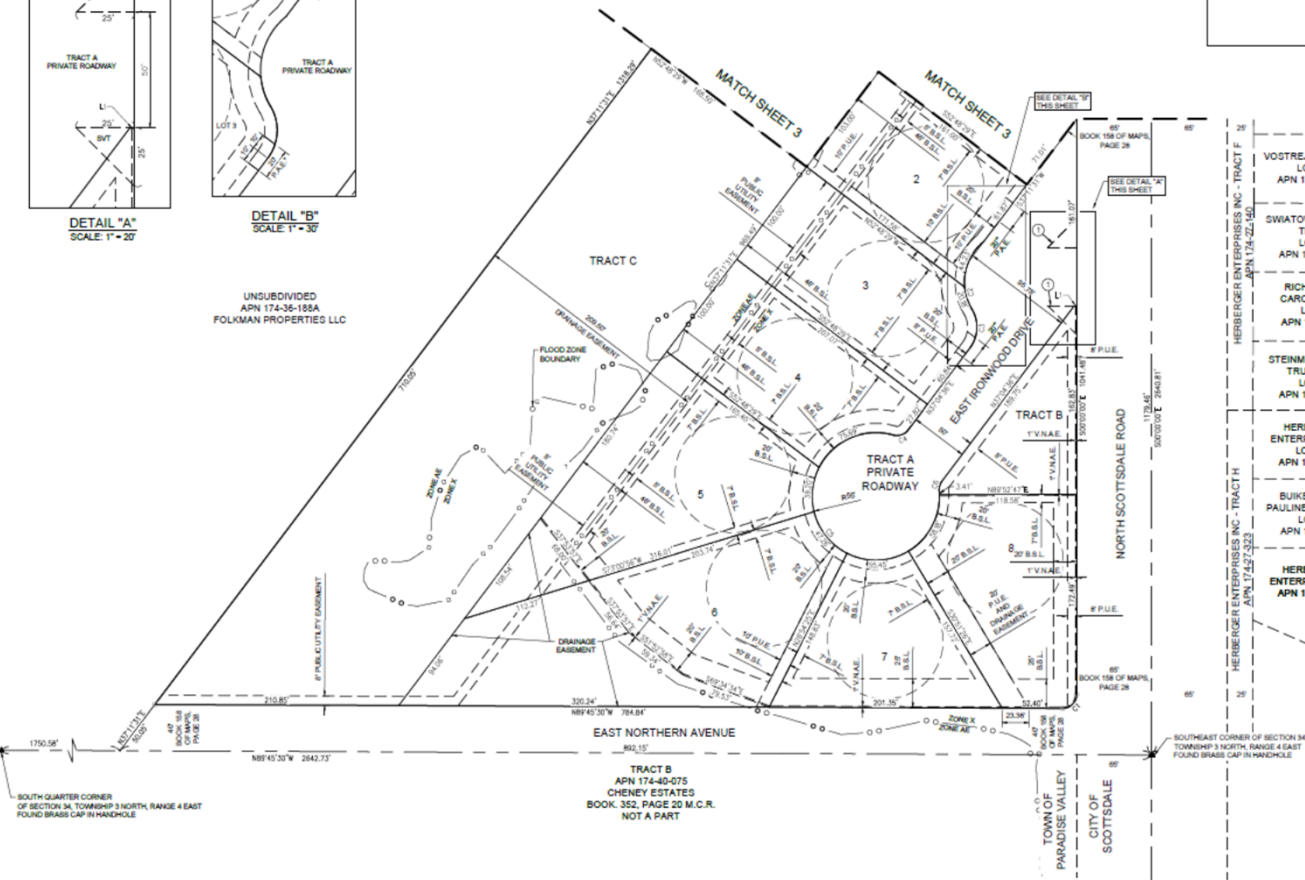


DETAIL "A"  
SCALE 1" = 20'



DETAIL "B"  
SCALE 1" = 30'

UNSUBDIVIDED  
APN 174-36-185A  
FOLKMAN PROPERTIES LLC



SOUTH QUARTER CORNER  
OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST  
FOUND BRASS CAP IN HATCHOLE

TRACT B  
APN 174-40-075  
CHENEY ESTATES  
BOOK 352, PAGE 20 M.C.R.  
NOT A PART

SOUTHEAST CORNER OF SECTION 34,  
TOWNSHIP 3 NORTH, RANGE 4 EAST  
FOUND BRASS CAP IN HATCHOLE

COUNTY RECORDER



NO.	REVISION	DATE

**Coe & Van Loo Consultants, Inc.**

FINAL PLAT

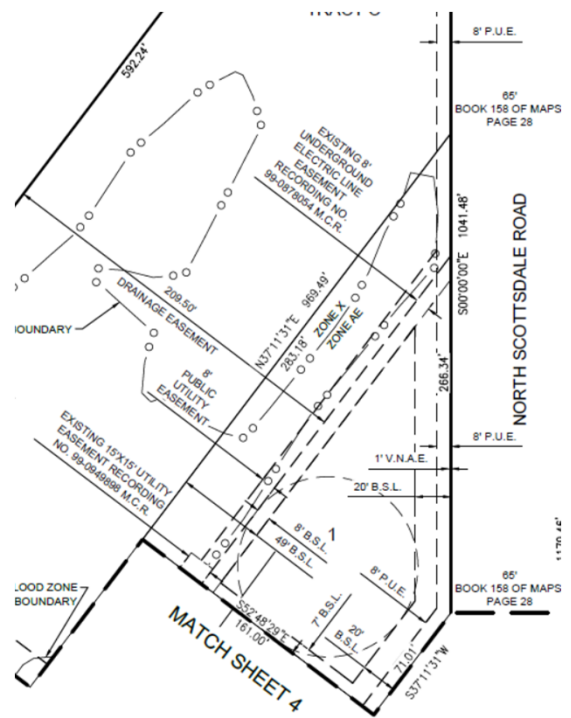
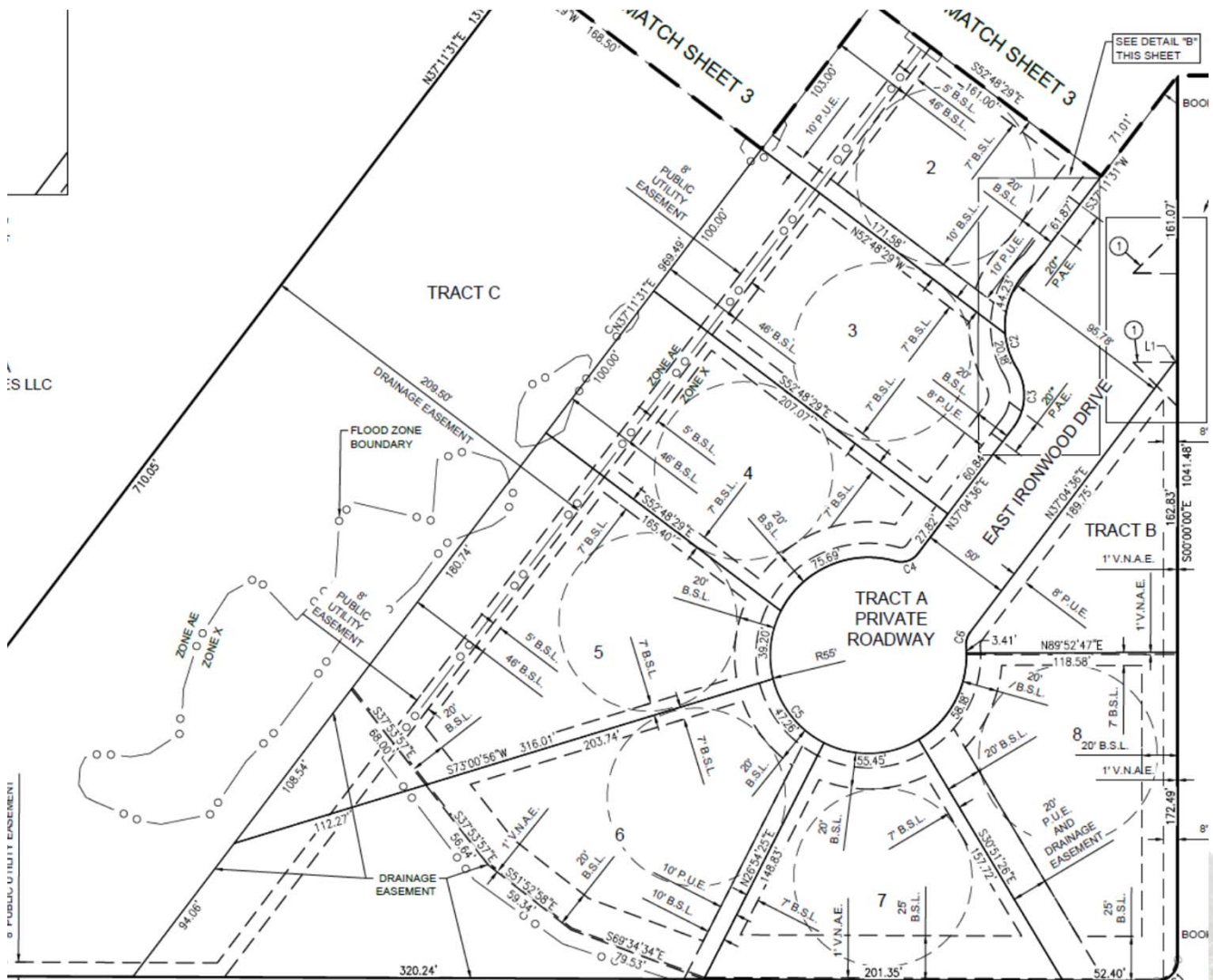
**IRONWOOD GOLF VILLAS**  
PARADISE VALLEY, ARIZONA

- HERBERGER ENTERPRISES INC - TRACT F  
APN 174-27-125
- VOSTREJOS DAVID L  
LOT 65  
APN 174-27-125
- SWIATOWIAK FAMILY  
TRUST  
LOT 64  
APN 174-27-125
- RICHARDSON  
CAROLYN M TR  
LOT 63  
APN 174-27-124
- STEINMETZ FAMILY  
TRUST (MP)  
LOT 62  
APN 174-27-123
- HERBERGER  
ENTERPRISES INC  
LOT 110  
APN 174-27-319
- BUIKE NOEL P /  
PAULINE A TR LEASE  
LOT 111  
APN 174-27-320
- HERBERGER  
ENTERPRISES INC  
APN 174-27-324
- HERBERGER ENTERPRISES INC - TRACT H  
APN 174-27-322
- HERBERGER ENTERPRISES INC - TRACT F  
APN 174-27-125



4 SHEET  
OF 4

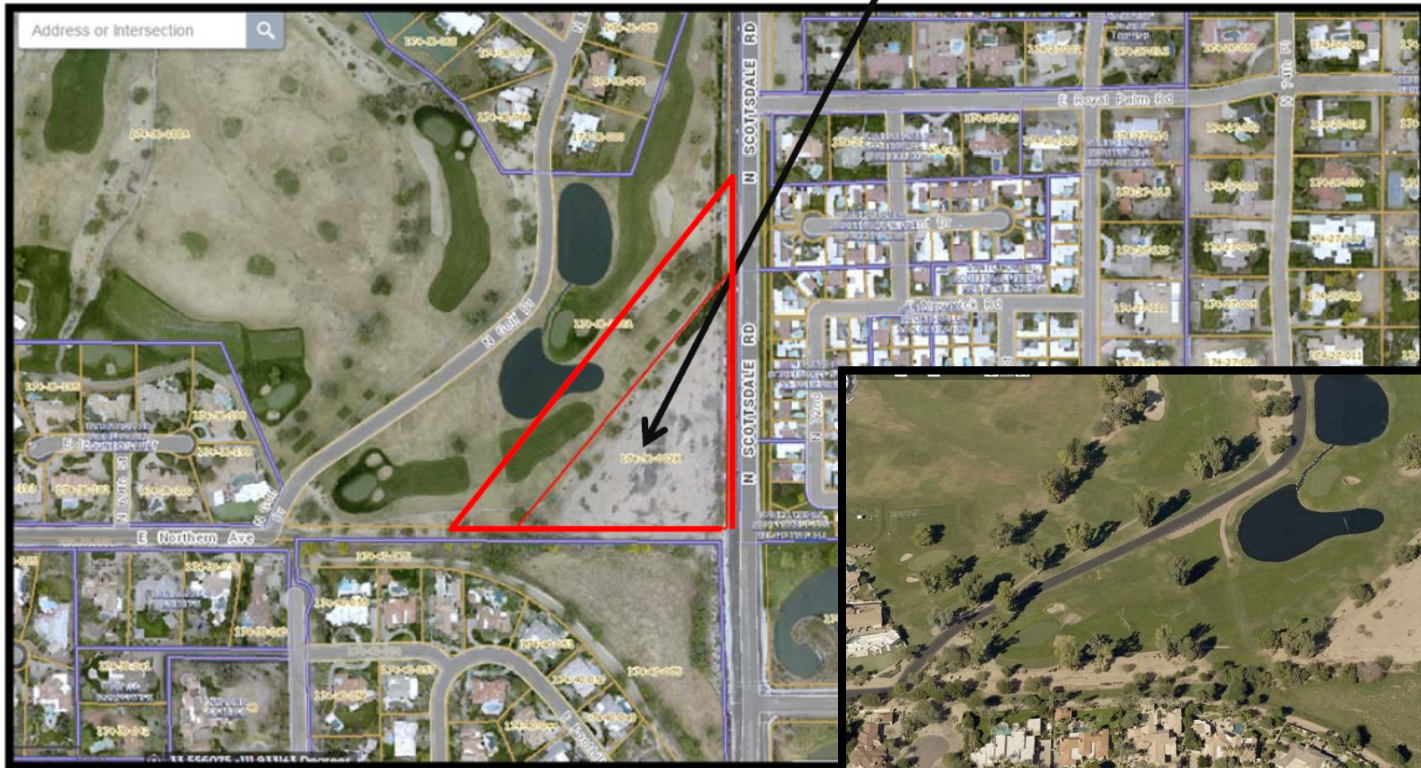
SEE SHEET 2 FOR LINE TABLE,  
CURVE TABLE AND LOT AREA  
TABLE. SEE SHEET 3 FOR  
LEGEND.



S LLC

# QUESTIONS

Subject Property





# TODAY'S GOAL

---

41

## Take action on the Final Plat of Ironwood Golf Villas (Town Triangle)



06/13/2019