

TOWN OF PARADISE VALLEY

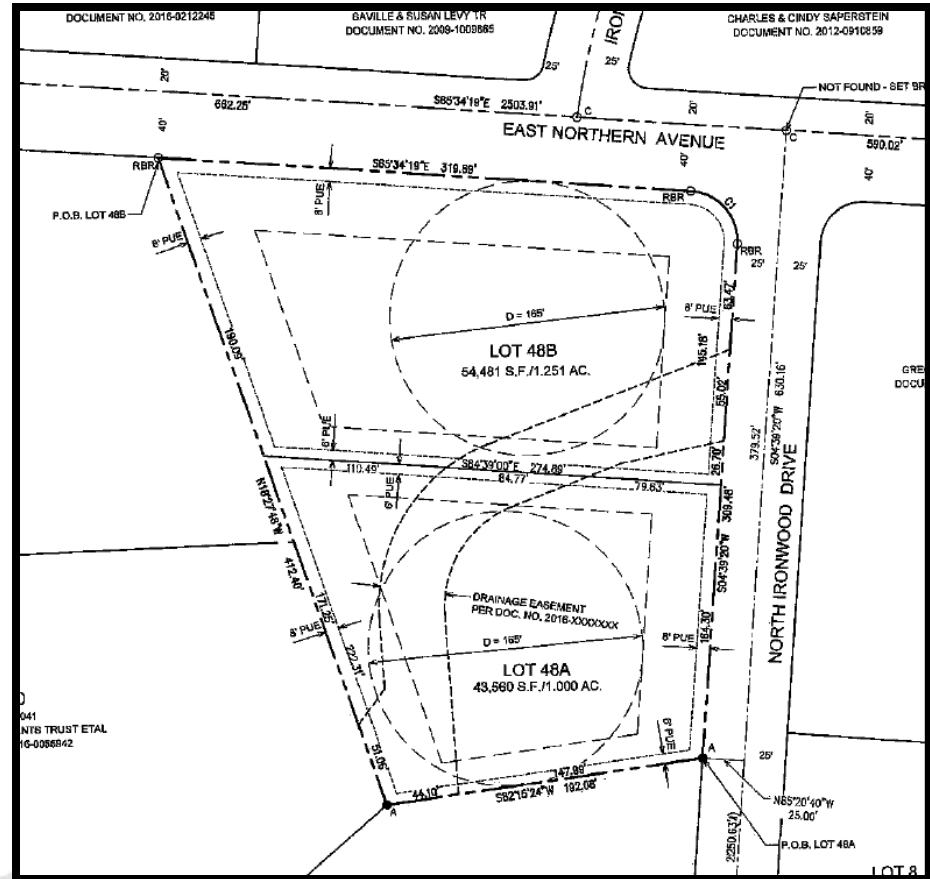
Mummy Mountain Park VIII Lot Split (LS 16-05)



Town Council
September 22, 2016

Request

To split a 2.25-acre lot zoned R-43 located at 7008 N Ironwood Drive



Vicinity Map

Subject Property



Requirements – Processing

- Lot Split must comply with subdivision standards and regulations of R-43
- No required notification
- Administrative review/approval process



Planning Commission Recommendation

- Sept 6, 2016: Recommendation for approval
 - Clarification on wash relocation
 - Clarification cannot build in the wash
- Aug 16, 2016: Discussion
 - No specific concerns



Background

- 1953 plat had deed restriction prohibiting lot splits
 - 1989 lot owners amended
 - 1995 sunset clause
 - Town does not enforce anyway
- Generally larger lots south of Northern Ave



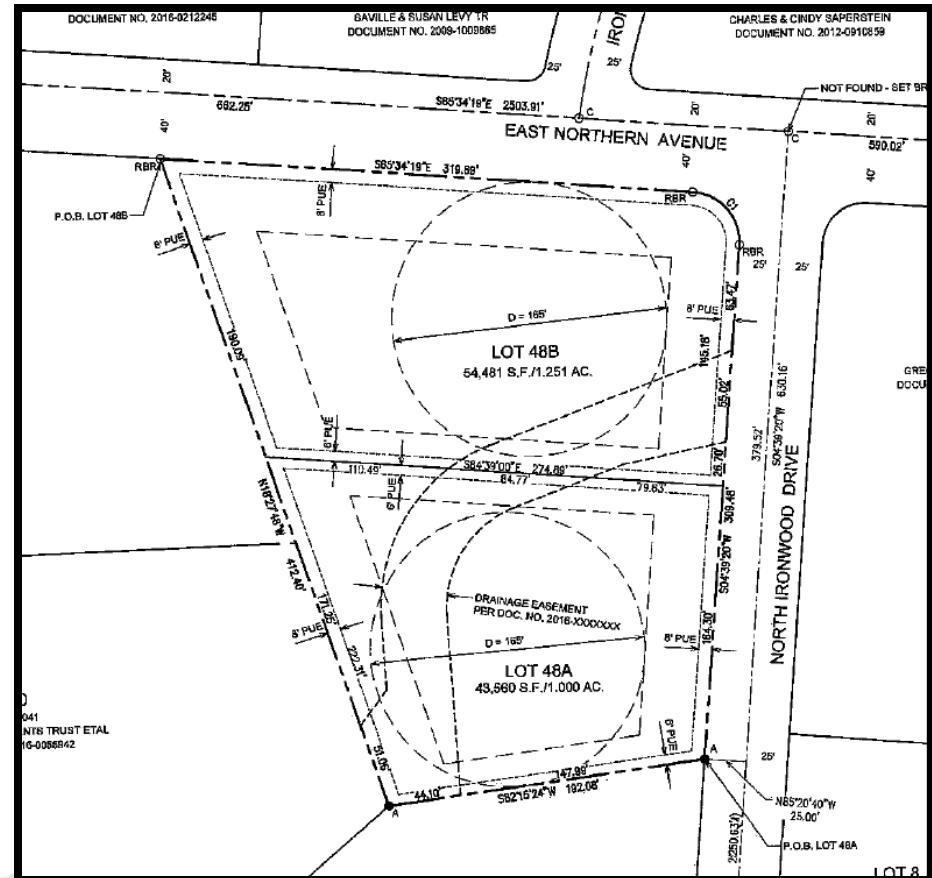
Site Conditions

- 2.25-net acre site
- Corner lot
- Zoning- R-43
- GP- Low Density Residential
- All structures removed, except perimeter walls
- Wash, to be redirected back to historic location



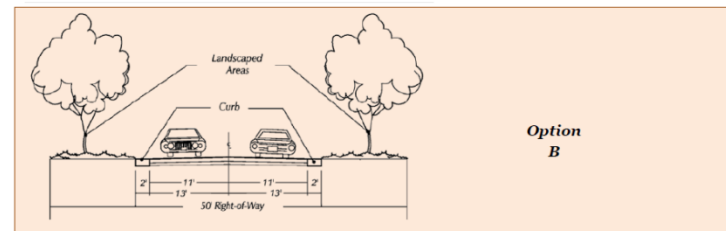
Lot Configuration

- 165' lot width
- One-net acre
- Regular shape



Roadway

- 50' right-of-way per GP
 - 60' ROW on Northern Ave
 - 50' on Ironwood Dr
- 26' wide pavement and curb per GP
 - Add curb
 - Add some pavement



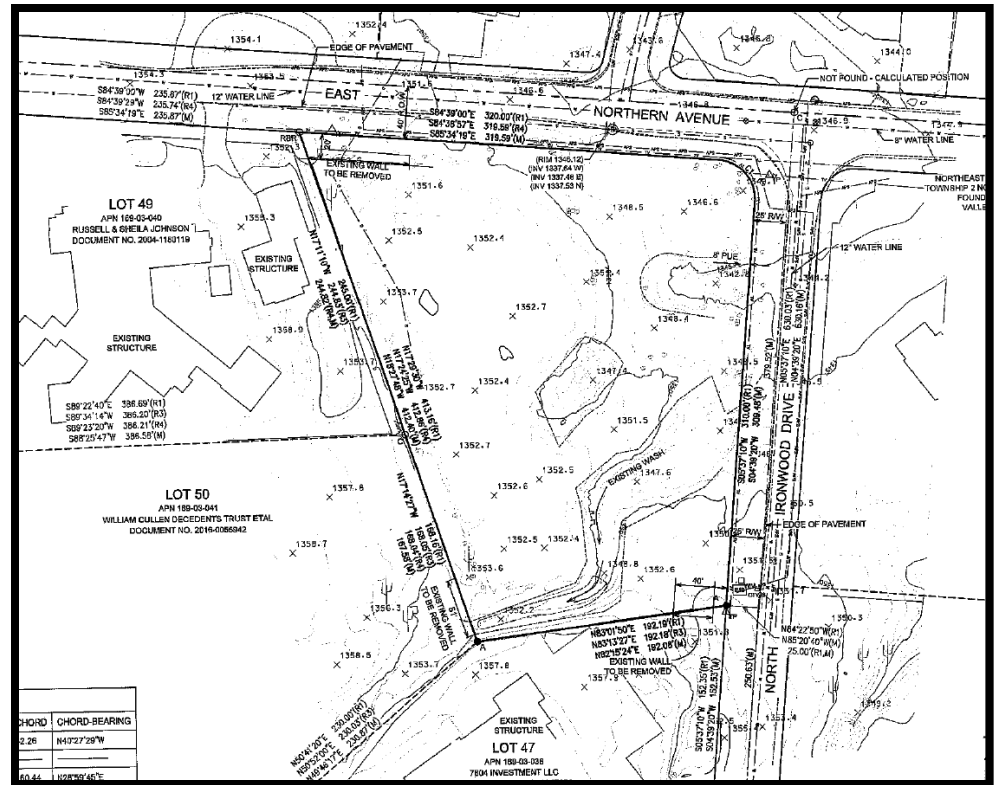
Traffic

- Traffic study not required
- Trip Generation Manual estimates single-family home averages 8.78 to 10.09 vehicle trips per day



Utilities

- Required 6' and 8' utility easements shown
- All typical utilities will be provided
- Sewer will be extended



Drainage

MARICOPA COUNTY RECORDER
HELEN FURCELL
20160511357 07/20/2016 12:3
ELECTRONIC RECORDING

EASEMENT1618-9-1-1--
Garciac

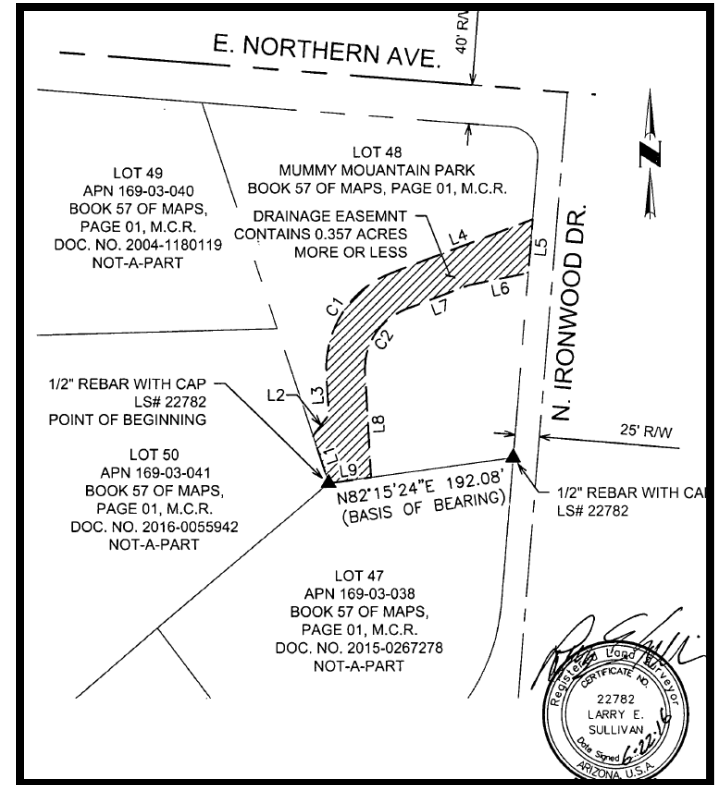
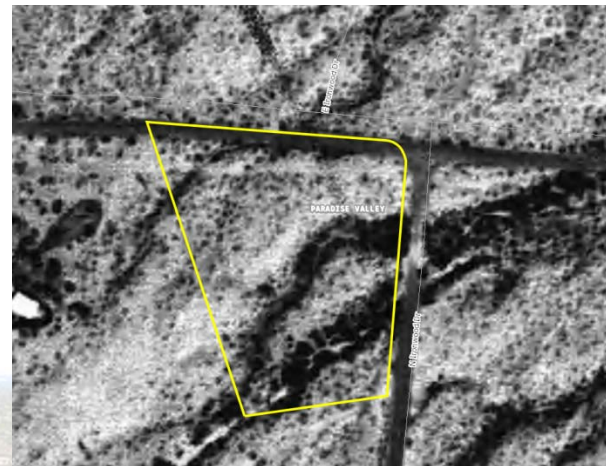
When recorded mail to:
Town of Paradise Valley
Town Attorney
6401 E. Lincoln
Paradise Valley, AZ 85253

**DRAINAGE EASEMENT and
DRAINAGE EASEMENT AGREEMENT**

This Drainage Easement and Drainage Easement Agreement ("Agreement") is made and entered into as of this 20 day of July, 2016, by and between Shiraz Kamaka, a married man, as his sole and separate property and Panniah C. Marella, a married man, as his sole and separate property ("Grantor"), and the TOWN OF PARADISE VALLEY, an Arizona municipal corporation ("Grantee" or "Town").

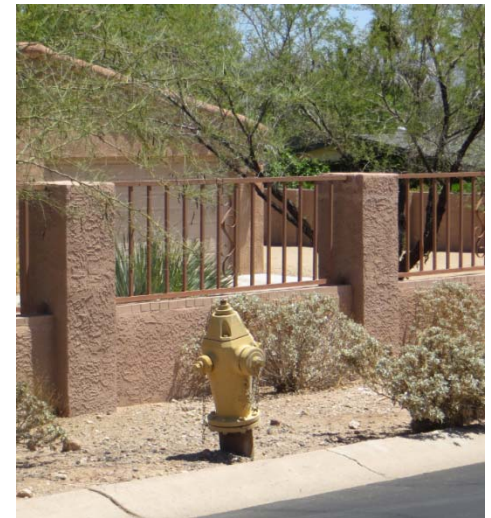
- Grantor is the fee simple owner of that certain tract of land located in the Town of Paradise Valley, County of Maricopa, State of Arizona, as shown on Exhibit A and located at the following address: 7808 North Ironwood Drive, Paradise Valley, AZ 85252 (the "Property").
- Grantor grants to Grantee drainage easement rights in, over and across the parcels shown on Exhibit B (the "Drainage Easement") and Grantee has accepted same by its approval of Exhibit B and the acceptance of the Drainage Easement and this Agreement (as evidenced by the execution of this Agreement by the Mayor of the Town).
- Grantor, for Grantor, its successors, and assigns (hereinafter "Owners") covenants with the Grantee and its successors and assigns, that Grantor and Owners, at all times after the effective date of this instrument, at its own cost and expense, will clean and maintain the Drainage Easement, and will keep the Drainage Easement area cleaned and maintained in a proper and workmanlike manner, and in compliance with all applicable ordinances, codes, rules and regulations. Grantor, and all future Owners, lessees, and residents of all or any part of the Property are bound by the provisions of this Agreement. This Agreement cannot be terminated, released, amended or modified without the express prior written consent of Grantee.
- If for any reason the Grantor (or Owners) does not fulfill its duty to clean and maintain the Drainage Easement, the Grantee shall have the right of self help, in addition to powers and enforcement authorized by the Town of Paradise Valley Town Code and Arizona state law, and in connection with such rights, shall have the right to enter the Drainage Easement area and, as needed to access the Drainage Easement area, the Property, to clean or to maintain, and to be

M:\Personal_dir\ChrissieN\Private\Desktop\Drainage Easement and Drainage Easement Agreement Form (01 21 2015).docx



Fire Protection

- Both lots have access onto public roadway
- Nearest hydrant is 60' from site
- Designated low pressure area
 - Designated 10+ years ago
 - Improvements since designation
 - Correspondence at 1,500 gpm



Recommended Stipulations (Summary)

1. Development be in substantial compliance with plat
2. Prior to recordation, submit required improvement plans for approval and provide assurances to complete
 - 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, and
 - extension of the sewer line
3. Complete the improvements in Stip 2 and the re-alignment of the wash prior to the issuance of Certificate of Occupancy



Recommended Stipulations (Summary)

4. Prior to issuance of 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.
5. 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



Recommended Stipulations (Summary)

6. All nonconforming walls must be removed and items below shall be completed prior to recordation of said lot split plat
 - A demo permit shall be obtained for the non-conforming portions of the fence wall that encroach into the setback along Northern Avenue and Ironwood Drive.
 - 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.
 - The appropriate permits shall be obtained to redesign the perimeter wall section that crosses the wash prior to recordation of the plat.



Next Steps

- Town Council action October 13, 2016



Questions?

