



Action Report

File #: 17-135

Town of Paradise Valley Action Report

TO: Chair and Planning Commission

FROM: Eva Cutro, Community Development Director
Paul Michaud, Senior Planner
George Burton, Planner

DATE: April 18, 2017

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Paradise Hills IV Lot Split (LS-17-02) - Public Meeting
6722 N. Joshua Tree Lane (APN: 169-09-057)

RECOMMENDATION:

It is recommended that the Planning Commission forward to the Town Council approval of the Paradise Hills IV Lot Split, subdividing approximately 2.454-acres into two (2) residential R-43-zoned lots, subject to the following stipulations:

1. The lot split plat must be recorded with the Maricopa County Recorder's Office, in full compliance with the plat prepared by Ceo & Van Loo Consultants, Inc. and dated March 22, 2017.
2. 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.
3. A demolition permit must be obtained and the existing fence located at the front property line adjoining Joshua Tree Lane shall be removed prior to recordation of the plat.
4. The installation of ribbon curb along the west side of Joshua Tree, adjoining the subject property, will not be required in conjunction with this slot split or the development of the subdivided lots. A cash assurance shall be provided in lieu of constructing the curb. The applicant must submit an assurance for the curb in the amount of \$4,208.00 prior to issuance of a building permit. This assurance may be used by the Town of Paradise Valley to construct the curb at a future date.

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BACKGROUND:

Please reference the work study session action report on Case No. LS-17-02 for the information on the lot split.