

# TOWN OF PARADISE VALLEY

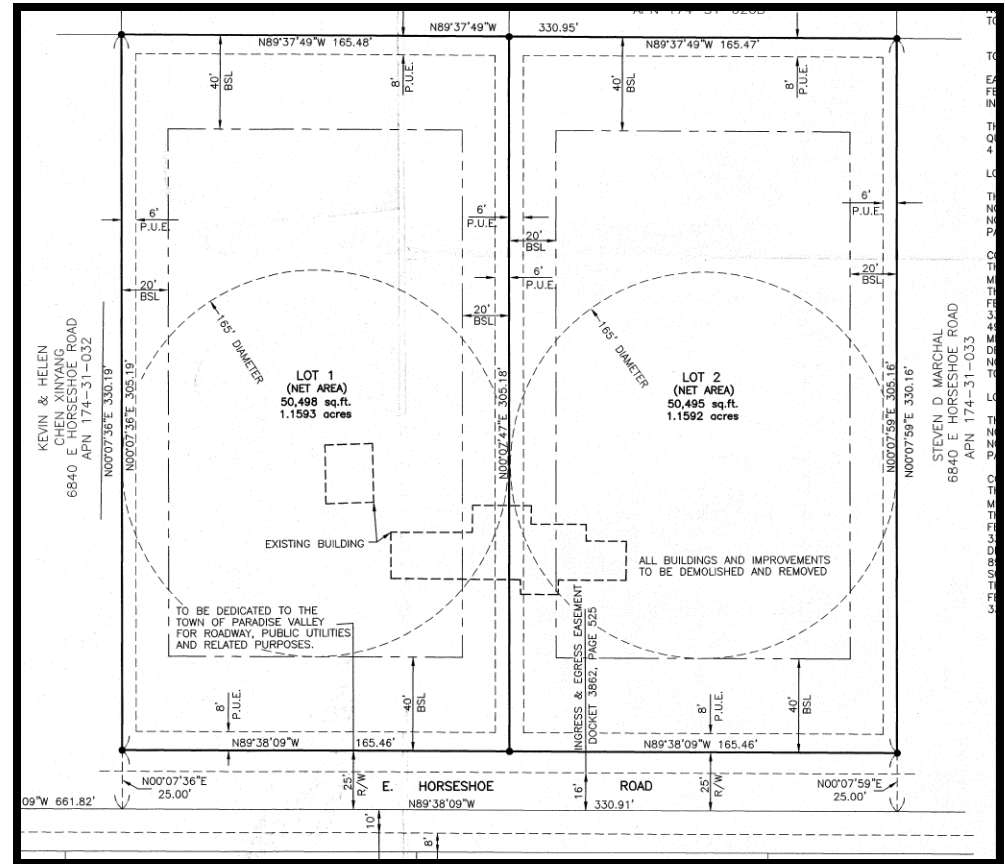
## Sharma Lot Split Lot Split (LS 17-01)



Town Council  
March 23, 2017

# Request

To split a 2.4-gross-acre parcel zoned R-43 located at 6912 E Horseshoe Road





# Vicinity Map

Subject Property



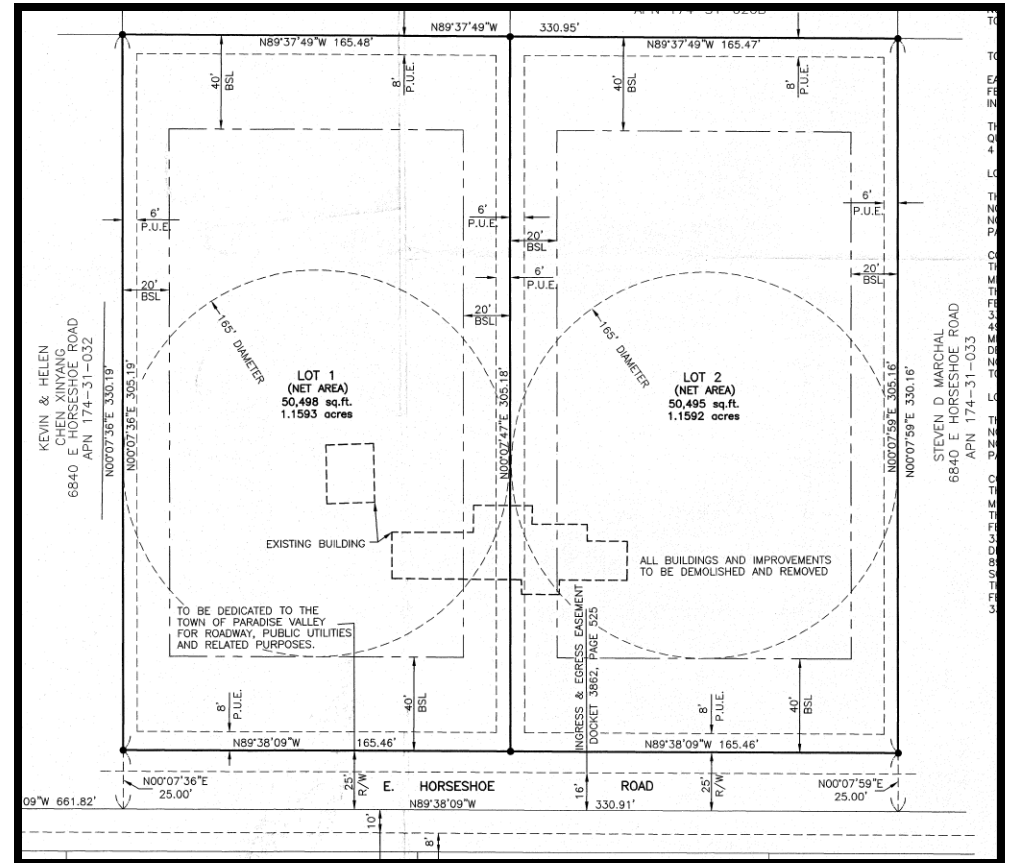
# Planning Commission

- Planning Commission recommended approval on March 7, 2017 (6 to 0)



# Lot Configuration

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

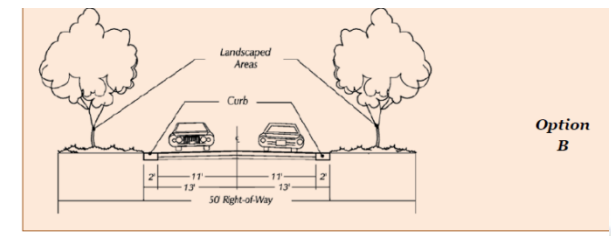
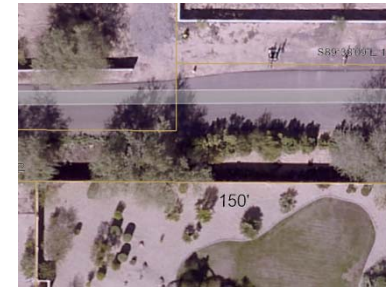




# Roadway

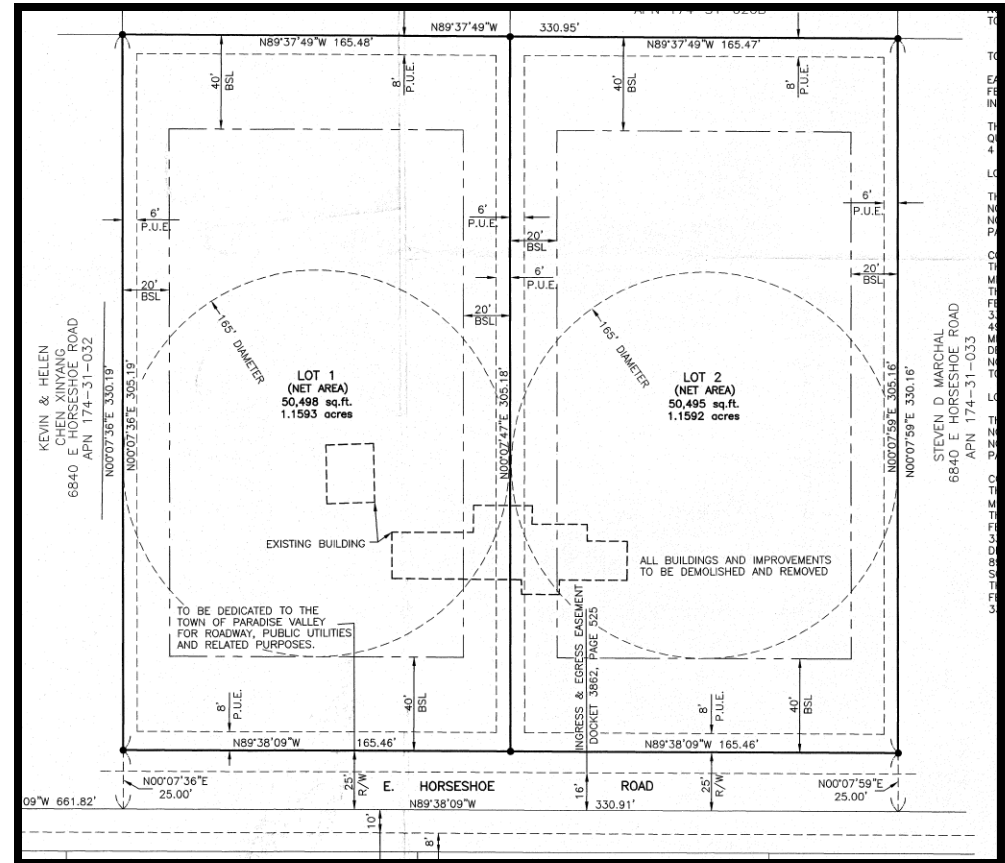


- 50' right-of-way per GP
  - 16' Private easement today
  - 18' ROW on south side
  - 26' wide pavement and curb per GP
    - Add curb
    - Add pavement



# Utilities

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



# Fire Protection

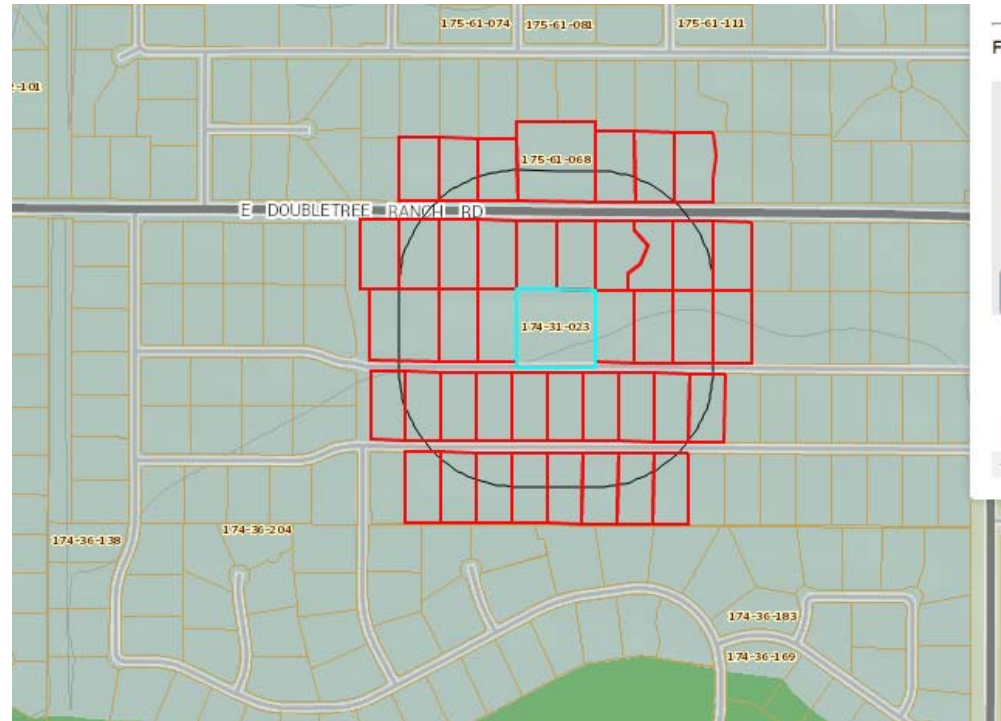
- Both lots have access onto public roadway
- Will be required to install hydrant
- Designated low pressure area
  - Designated 10+ years ago
  - Improvements since designation
  - Correspondence at 1,500 gpm





# Noticing

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



# Recommended Stipulations (Summary)

1. Development be in substantial compliance with plat
2. Prior to recordation of the plat:
  - Submit improvement plans and assurances for pavement/curb adjoining site
  - Demo the structures (exception of perimeter walls)
  - Dedicate to Town the south 25' for ROW
3. Prior to C of O:
  - Complete Stipulation 2
  - Demonstrate fire sprinkler system in compliance to National Fire Protection Association standard 13D or the current equivalent code requirement
  - Install fire hydrant near southwest corner of site
4. Submit Mylars/PDF of plat in 60 days



# Questions?

