

Draft Conditions of Approval
Ironwood Golf Villas Final Plat
Town Council Work Session 09-13-18

1. This subdivision shall be in substantial compliance with the following final plat and accompanying plans:
 - a. "The Final Plat For Ironwood Golf Villas", Sheets 1-3, prepared by Coe & Van Loo Consultants, Inc. dated August 29, 2018;
 - 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);
 - 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, Sheets L-7 of 8, L-1, L-0 of 7, and L-1 through L-6 of 8, dated October 2017, revised August 28, 2018.
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, grading within drainage easements on the plat, and improvement of a bicycle and/or pedestrian route within Northern Avenue as specified per the rezoning.

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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.
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.
9. The Letter of Map Revision (LOMR) through the Federal Emergency Management Agency (FEMA) shall be completed and approved prior to recordation of said final plat. *[Include condition If LOMR not approved before Town Council approval of this plat]*