



Action Report

File #: 16-203

**Town of Paradise Valley
Action Report**

TO: Mayor Collins and Town Council Members

FROM: Kevin Burke, Town Manager
Eva Cutro, Community Development Director

DATE: June 9, 2016

DEPARTMENT: Community Development Department
George Burton, Planner, 480-348-3525

AGENDA TITLE:
Camelback Lands 4 Lot Split (LS-16-4)
5102 N. Casa Blanca Drive (APN: 173-20-005)
Public Meeting

RECOMMENDATION:
It is recommended that the Town Council approve the Camelback Lands 4 Lot Split, subdividing approximately 2.26-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 survey plat prepared by Graham Surveying & Engineering, Inc. and dated April 6, 2016.
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. The roadway improvements shall be installed prior to the issuance of a Certificate of Occupancy for a new single family residence.
4. The construction materials and storage container must be removed prior to recordation of the plat.

BACKGROUND:

Request:

The applicant, Sabal Palms LLC, is requesting approval of a lot split to divide a 2.26-acre parcel into two lots. Lot 1 is 49,202 square feet in size (1.13 acres) and Lot 2 is 49,201 square feet in size (1.13 acres). The subject property is located at 5102 N. Casa Blanca Drive.

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Refer to the Town Council work study session action report on Camelback Lands 4 Lot Split (LS-16-4) for the background information regarding the proposed lot split.

ATTACHMENTS

Application

Narrative

Fire Flow Test

Plans

C: - Applicant: Paul Sigston
 - Case File: LS-16-4