

Draft Stipulations

Consideration of a proposed lot split (LS 17-01)
6912 E Horseshoe Road (APN: 174-31-023)

Recommendation that the Town Council approve the lot split, "Sharma Lot Split," subject to the following stipulations:

1. The lot split plat must be recorded with the Maricopa County Recorder's Office, in substantial compliance with the survey plat prepared by Clouse Engineering, Inc., dated November 18, 2016.
2. Prior to the recordation of said lot split plat, the following shall be completed:
 - a. The property owner or designee shall submit the required improvement plans for Town Engineer approval and provide a procedure and other forms of assurances necessary for the Town to be in a guaranteed position to complete the pavement widening and curbing adjoining the subject site in accordance with the local roadway standard, Option B, of the Town's General Plan.
 - b. Except for the existing perimeter walls, the property owner shall secure the appropriate demolition permit(s) and related inspections to remove all the vertical structures as shown on the boundary survey prepared by Clouse Engineering, Inc., dated May 19, 2016.
 - c. The property owner or designee shall dedicate by separate instrument the south 25 feet of the subject site for public roadway purposes and show this dedication on said lot split plat.
3. Prior to the issuance of a Certificate of Occupancy for a new single-family residence on said lot split plat, the following shall be completed:
 - a. The improvements described in Stipulation 2 shall be completed.
 - b. The property owner or designee shall demonstrate that the fire sprinkler system is in compliance to the National Fire Protection Association standard 13D or the current equivalent code requirement.
 - c. The property owner or designee shall install a new fire hydrant on Horseshoe Road as specified by the Town Fire Marshal, generally near the southwest corner of Lot 1 of the Sharma Lot Split.
4. 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