

# **TOWN OF PARADISE VALLEY**

Camelback Lands 8 Lot Split

Modified Stipulation

MI-26-02

Planning Commission  
Public Meeting  
April 7, 2026



# TODAY'S GOAL

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- Review & Action on Modified Stipulation:
  - Modify stipulation No. 3 to remove requirement to install fire hydrant



# AGENDA

- Background
- Scope of Request
- Recommendation & Action





# HISTORY

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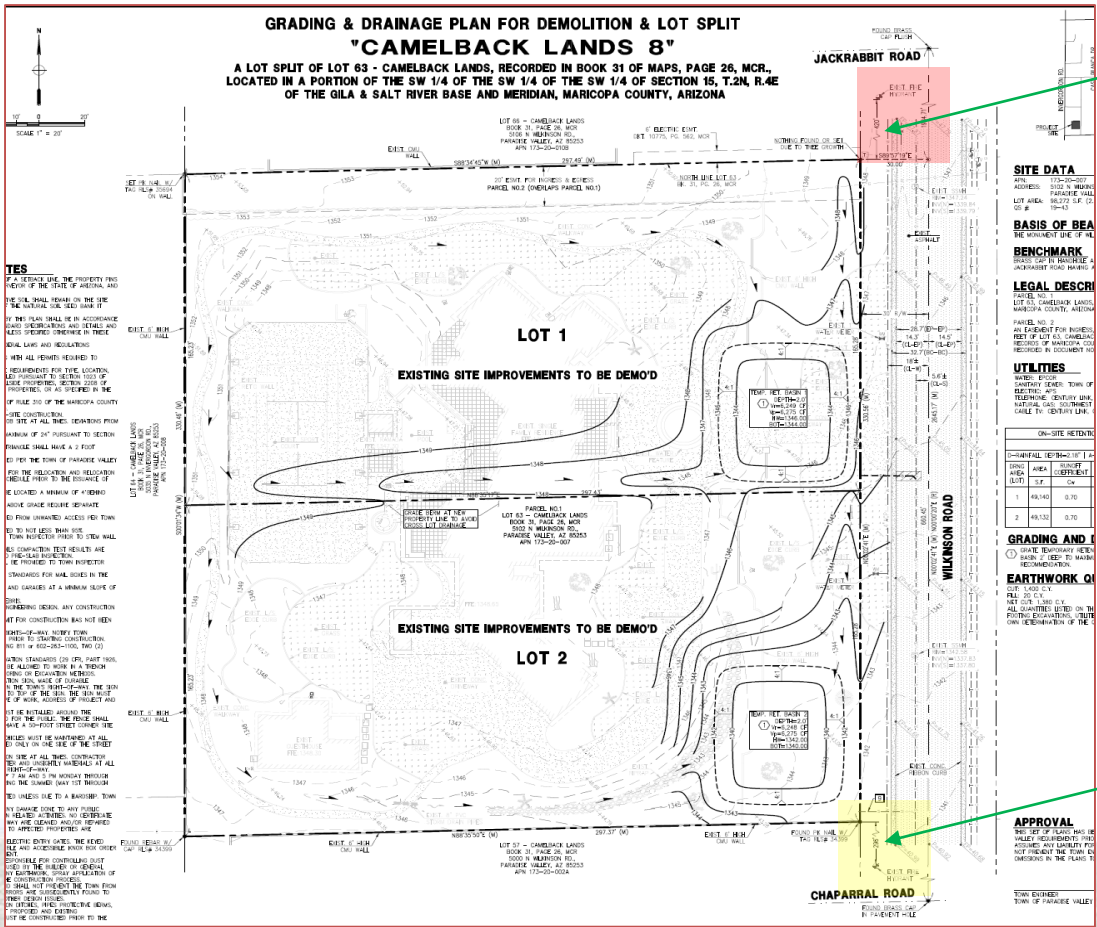
- Fire hydrants to be installed if located more than 400' away from property:
  - During building permit & land modification process
  
- 2022 - Fire code modified distancing requirement:
  - 400' - Old
  - 600' – Current/New



# HISTORY (CONT.)

- June 3, 2025 - PC approved Camelback Lands 8 lot split:
  - Plans showed closest fire hydrant 420' to Lot 1 (requiring new hydrant to be installed)
- Building permit review for new SFR identified problems with installation of hydrant by EPCOR water:
  - Applicant requests **not** to install hydrant
- Amendment by PC needed to modify hydrant stipulation
- Existing fire hydrant within 600' distance of both lots
- Supports modification **not** to install new hydrant

# CAMELBACK LANDS 8 HYDRANT LOCATIONS



420' Away

296' Away



# MODIFIED STIPULATION NO. 3

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3. Prior to the issuance of the first building permit for any home on Lot 1 & Lot 2 of “Camelback Lands 8,” the following items must be completed:
  - a. The installation of the water and sewer infrastructure is complete, including ~~the installation of the new fire hydrant~~ and inspection by the Town.



# RECOMMENDATION

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- Recommend approval of modified stipulation (removing requirement to install fire hydrant):
  - Compliant with current fire code since two hydrants located within 600 feet of each property



# ACTION

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- Approve to remove hydrant requirement from Stip. No. 3
- Deny
- Continue for further review

