

TOWN OF PARADISE VALLEY

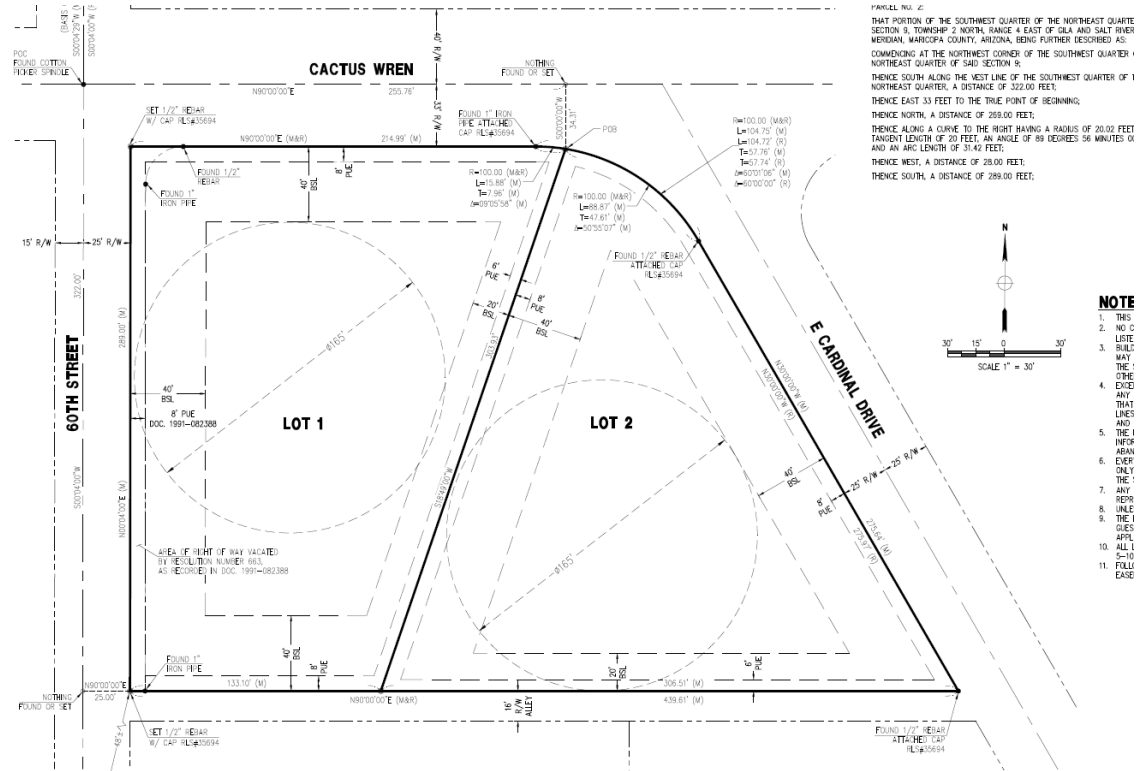
Redwing Estates II Lot Split Lot Split (LS 17-03)



Town Council
Sept 28, 2017

Request

To split a 2.35-net acre R-43 parcel into two lots located at 6001 E Cactus Wren Road



Prior Discussion

Town Council

- Sept 14, 2017

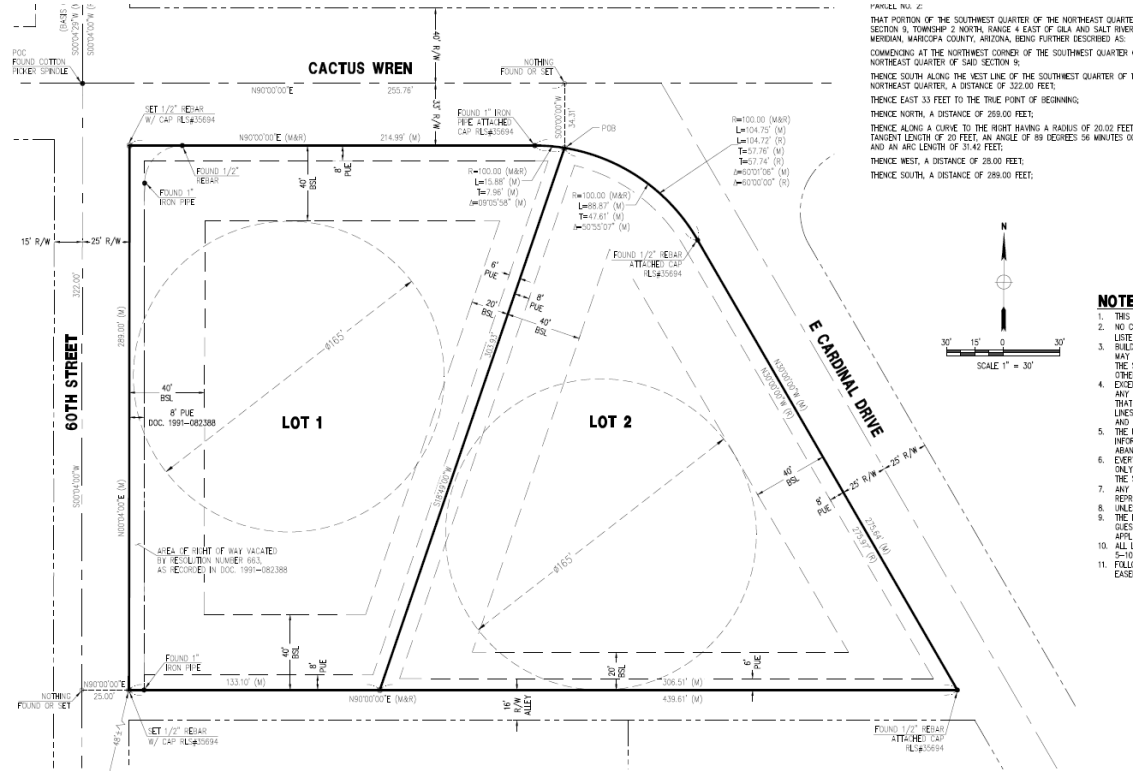
Planning Commission

- July 11, 2017 discussion
- Aug 15, 2017 recommendation
 - Unanimous support (6 to 0)

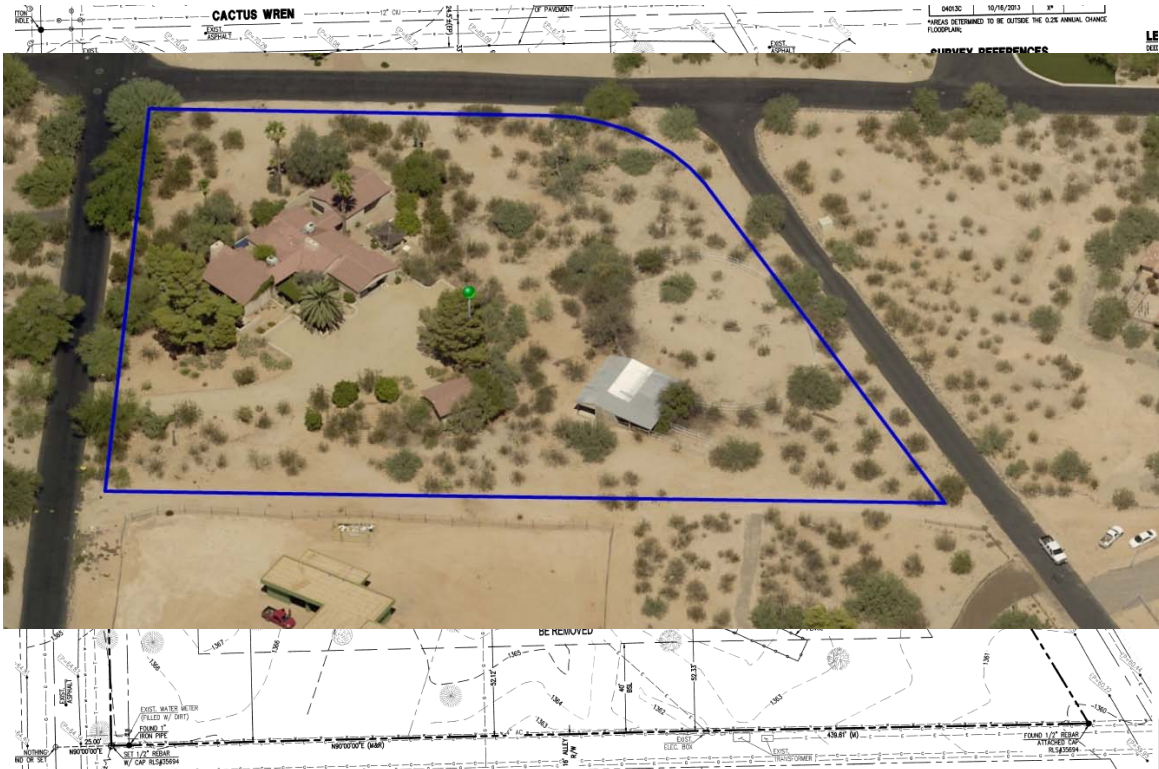


Lot Split Standards

- Meets the 4 tests
 - Complies with 165' lot width
 - Each lot at least one net acre
 - Regular shape
 - Access to a public street



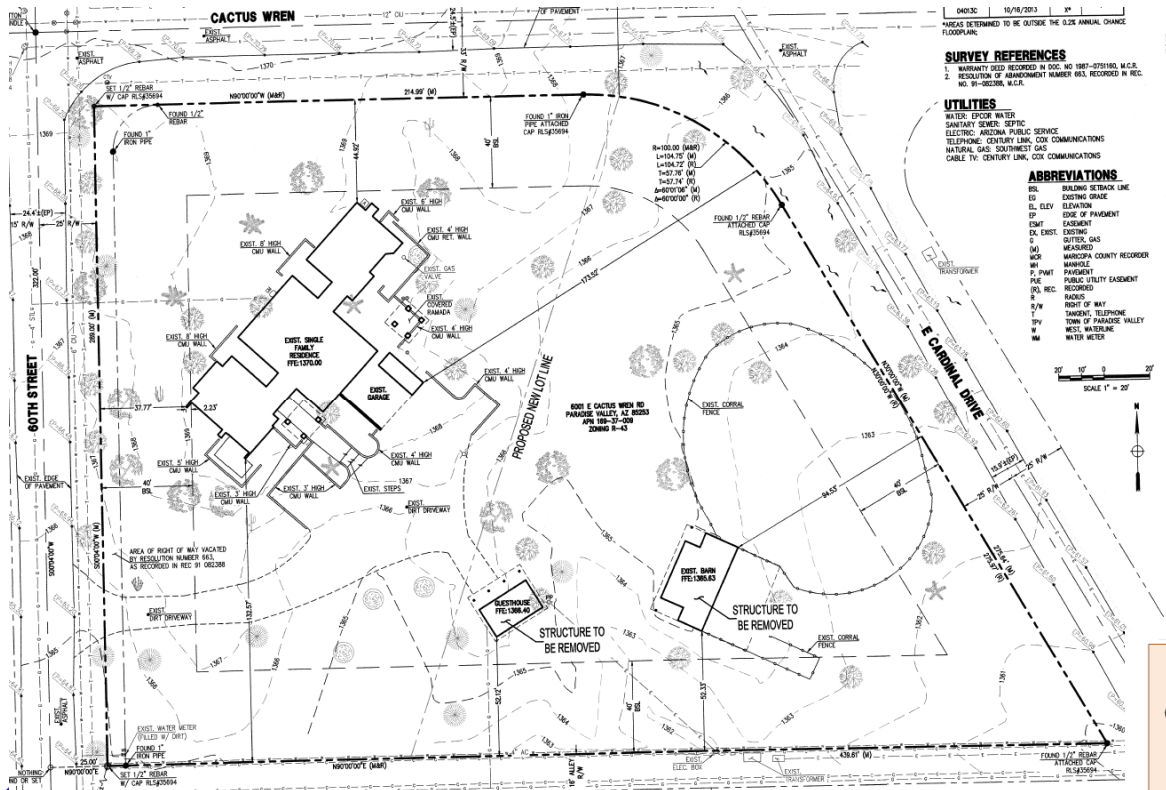
Existing Structures



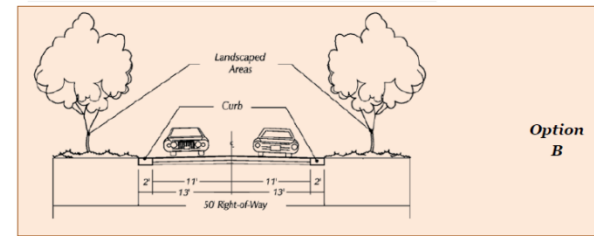
- Home on Lot 1 will remain
- All structures on Lot 2, including fencing will be removed prior to recordation



Roadway



- Right-of-way exists on all 4 sides
- No additional right-of-way required
- South side adjoins 16' wide alley
- Curb required and to add pavement in some places



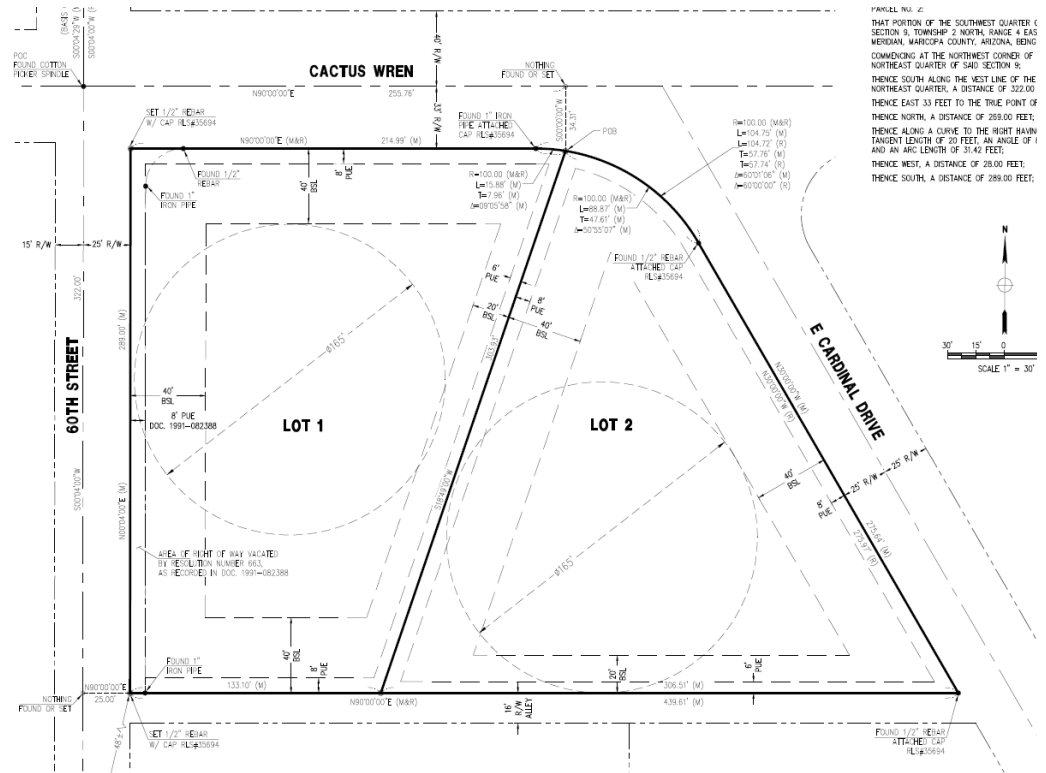
Drainage

- No washes on site
- Retention required as part of building permit process



Utilities

- Required 6' and 8' utility easements shown
- All typical utilities will be provided
- New home will be on sewer



PARCEL NO. 2:
 THAT PORTION OF THE SOUTHWEST QUARTER 6 SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING COMMENCING AT THE NORTHWEST CORNER OF NORTHEAST QUARTER OF SAID SECTION 8, THENCE SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 322.00 FEET; THENCE EAST 33 FEET TO THE TRUE POINT OF THENCE NORTH, A DISTANCE OF 288.00 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING TANGENT LENGTH OF 20 FEET, AN ANGLE OF 1 AND AN ARC LENGTH OF 33.42 FEET, THENCE WEST, A DISTANCE OF 288.00 FEET, THENCE SOUTH, A DISTANCE OF 288.00 FEET;



Conditions

1. The lot split plat must be recorded with the Maricopa County Recorder's Office, in substantial compliance with the survey plat prepared by Land Development Group, dated June 21, 2017.
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 Lots 1 and 2 of said lot split plat in accordance with the local roadway standard, Option B, of the Town's General Plan.
 - b. The property owner shall secure the appropriate demolition permit(s) and related inspections to remove all the vertical structures on Lot 2 as shown on the boundary survey prepared by Land Development Group, dated May 27, 2016.
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 property owner or designee shall complete the pavement improvements of Stipulation 2.a.
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



Questions?

Subject Property

