



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Summary

Planning Commission

Tuesday, March 7, 2017

6:00 PM

Council Chambers

Revised

1. CALL TO ORDER

2. ROLL CALL

Present 6 - Chairperson Dolf Strom
Commissioner Jonathan Wainwright
Commissioner Daran Wastchak
Commissioner Jeff Wincel
Commissioner Richard K. Mahrle
Commissioner Thomas G. Campbell

3. EXECUTIVE SESSION

4. PUBLIC HEARINGS

- A. [17-069](#) Continuance Request
Phoenix Country Day School - Intermediate SUP Amendment
3901 E. Stanford Drive

A motion was made by Commissioner Campbell, seconded by Commissioner Mahrle, to continue the application request to the regular meeting of April 18, 2017. The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Wainwright, Commissioner Wastchak, Commissioner Wincel, Commissioner Mahrle and Commissioner Campbell

5. STUDY SESSION ITEMS

- A. [17-049](#) Discussion of a proposed lot split (LS 17-01)
6912 E Horseshoe Road (APN: 174-31-023)
No Reportable Action

6. ACTION ITEMS

- A. [17-050](#) Consideration of a proposed lot split (LS 17-01)
6912 E Horseshoe Road (APN: 174-31-023)
A motion was made by Commissioner Mahrle, seconded by Commissioner Wainwright, to recommend that Town Council approve the 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 west, north, and east 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 the required public right-of-way (ROW) area, being the south 25 feet of the subject site, hereinafter the “ROW Area” by separate instrument (a deed) and shall show the area so deeded on said lot split plat. The deeded ROW Area shall be deeded free and clear of all liens and encumbrances and the property owner shall pay for appropriate title insurance and escrow/recording costs for the deeding of the ROW Area.
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.

The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Wainwright, Commissioner Wastchak, Commissioner Wincel, Commissioner Mahrle and Commissioner Campbell

7. CONSENT AGENDA

- A. [17-065](#) Approval of February 21, 2017 Planning Commission Minutes

A motion was made by Commissioner Wastchak, seconded by Commissioner Wincel, to approve the February 21, 2017 Planning Commission minutes. The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Wainwright, Commissioner Wastchak, Commissioner Wincel, Commissioner Mahrle and Commissioner Campbell

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made at 6:27 p.m. by Commissioner Mahrle, seconded by Commissioner Wastchak, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Wainwright, Commissioner Wastchak, Commissioner Wincel, Commissioner Mahrle and Commissioner Campbell