

Draft Stipulations

Discussion of a proposed lot split (LS 17-03)
6001 E Cactus Wren Road (APN: 169-37-009)

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