

# **TOWN OF PARADISE VALLEY**

7525 N. Ironwood Drive

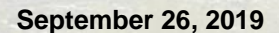
Final Plat

Public Meeting

September 26, 2019

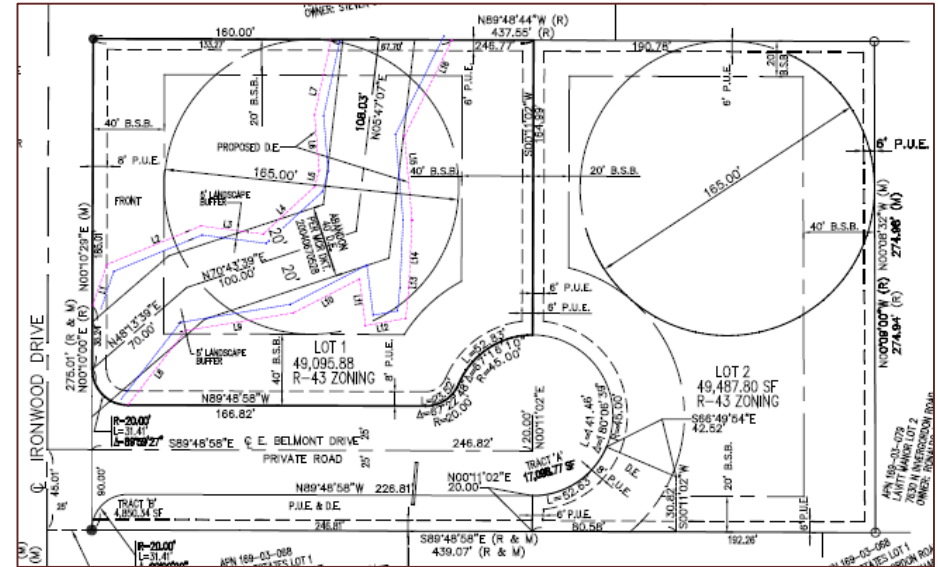


- 
- The map shows two lots, Lot 1 and Lot 2, with the following details:
- Lot 1:** 49,095.88 SF, R-43 ZONING. It contains a proposed development with a footprint of 100.00' x 100.00'. The lot is bounded by a 165.00' line to the north and a 166.82' line to the south. It is adjacent to a 40' B.S.B. (Back-Side Boundary) and a 20' B.S.B. (Back-Side Boundary).
  - Lot 2:** 49,487.80 SF, R-43 ZONING. It contains a proposed development with a footprint of 100.00' x 100.00'. The lot is bounded by a 165.00' line to the north and a 166.82' line to the south. It is adjacent to a 40' B.S.B. (Back-Side Boundary) and a 20' B.S.B. (Back-Side Boundary).
  - Proposed Development:** A 100.00' x 100.00' footprint is shown on both lots, with a 100.00' x 100.00' footprint. The development is bounded by a 165.00' line to the north and a 166.82' line to the south. It is adjacent to a 40' B.S.B. (Back-Side Boundary) and a 20' B.S.B. (Back-Side Boundary).
  - Other Features:** The map includes various easements, including a 6' P.U.E. (Public Utility Easement) and a 4' P.U.E. (Public Utility Easement). It also shows a 100.00' x 100.00' footprint and a 100.00' x 100.00' footprint.
  - References:** The map includes references to other documents, such as APN 169-01-068 and APN 169-01-078.



# AGENDA

- Discuss comments and concerns
- Review Final Plat
- Recommendation & Action



# FINAL PLAT PROCESS

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- Final Plat Process – Ministerial or Legislative?
- This is a **ministerial** subdivision with a roadway (e.g. a lot split with new private road)
- Code compliant Preliminary/Final Subdivision Plat review is **ministerial** or administrative
- No requested deviations from development standards
- **Ministerial** decisions based on clear/objective standards (e.g. minimum lot size of one net acre, etc.)
- Location and boundaries of drainage easement approved by Town Engineer
- **Review of final plat is ministerial** - TC must approve Final Plat if in substantial conformance with Preliminary Plat and Town Code

# DRAINAGE CONCERNS

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- Drainage Concerns – Is wash compliant with storm drainage manual?
- **Wash compliant with storm drainage design manual**
- South Wash:
  - Wash does not meet definition of natural wash and not part of drainage easement
  - Town Engineer visited property and walked the washes
  - Wash altered by property to south and enters through pipes
  - East bank of wash significantly lower than west bank
  - East/lower bank used since water flowing in wash not able to reach top of west/high bank

# FLOW RATES CONCERNS

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- Concern about fire flow rate in this area
- Average flow rate of 1,062 gpm
- Code recommends 1,500 gpm
- Base upon property rights - everyone has right to develop their property
- Stipulation added to final plat requiring fire sprinkler system for new homes to demonstrate compliance with fire code
- Town Engineer identified at last meeting that City of Phoenix is considering improvements in this area to increase flow rates
- **Fire Flow Rates may be discussed as Separate Agenda Item**
  - Staff can follow up with City of Phoenix representatives to discuss flow rate improvements in Town



# CONCERN - OBSTRUCTION OF VIEWS

- Concern about obstruction of views
- Property owner stated home on Lot 1 to be built in northwest part of lot
- Zoning Requirements:
  - Homes on both lots to meet building setbacks
  - Two height regulations for main house:
    - **Max 24' height** from lowest natural grade under house
    - **Open Space Criteria:**
      - ✓ Imaginary tent over house to help preserve view corridors
      - ✓ 24' height limit cannot be used until house is setback 60' from all property lines



# CONCERN – SPLIT OUT OF CHARACTER

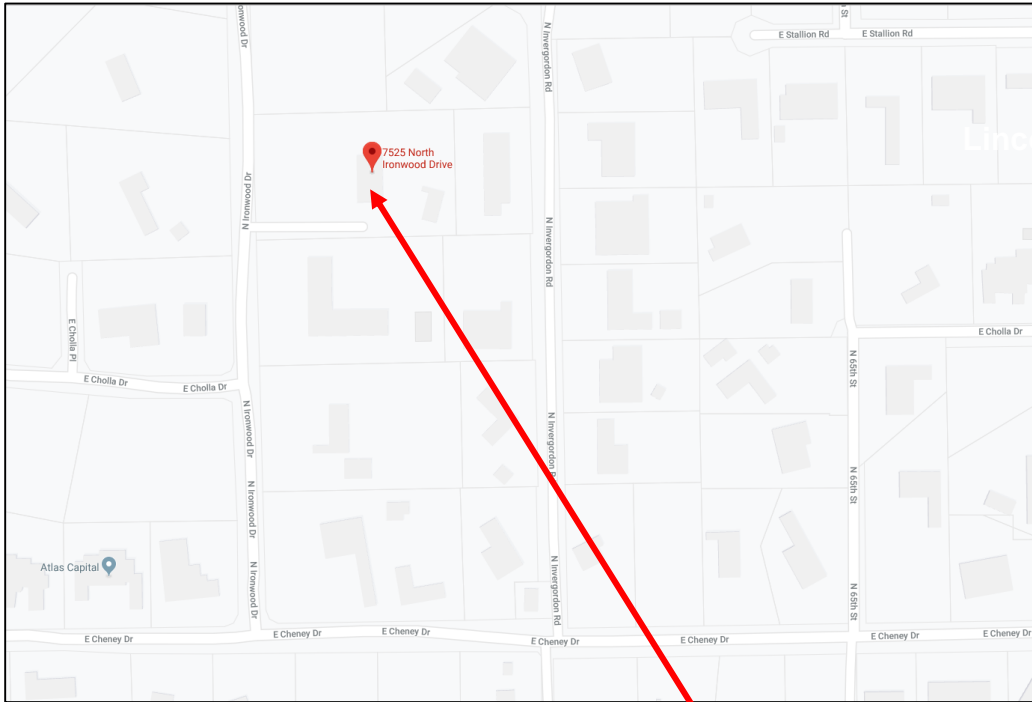
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- Concern that subdivision/lot split out of character with neighborhood
- Properties in this area are zoned R-43
- R-43 requires **minimum lot size of one net acre**
- Proposed lots are **over one acre** in size:
  - Lot 1 - 1.13 acres
  - Lot 2 – 1.14 acres
- Lot sizes in neighborhood vary





# VICINITY MAP & AERIAL PHOTO



**Subject Property**

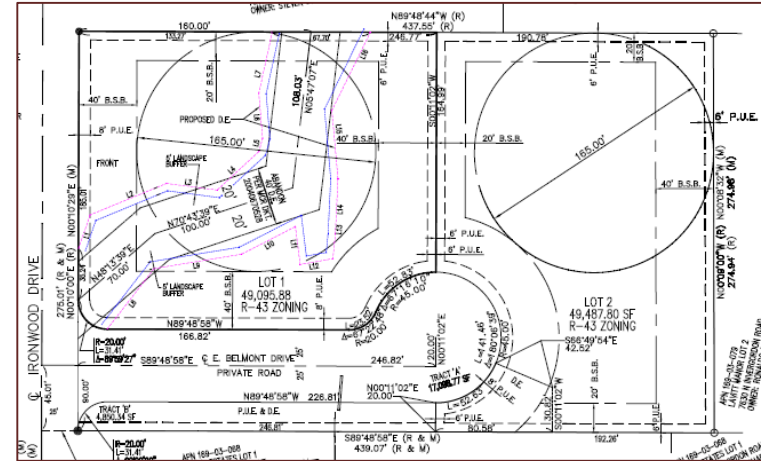
# HISTORY

- Site zoned R-43
- Site was part of Lot 4 of Mummy Mountain Park platted 1953
- Lot 4 of Mummy Mountain Park was split in 1994
  - Created the Lavitt Manor plat
  - Lot 1 (2.8 acres) and Lot 2 (1.1 acres)
- Site has existing structures
  - House, guest house, and tennis court
  - Subdivision cannot create any non-conformities
  - Existing structures demolished prior to recordation of final plat



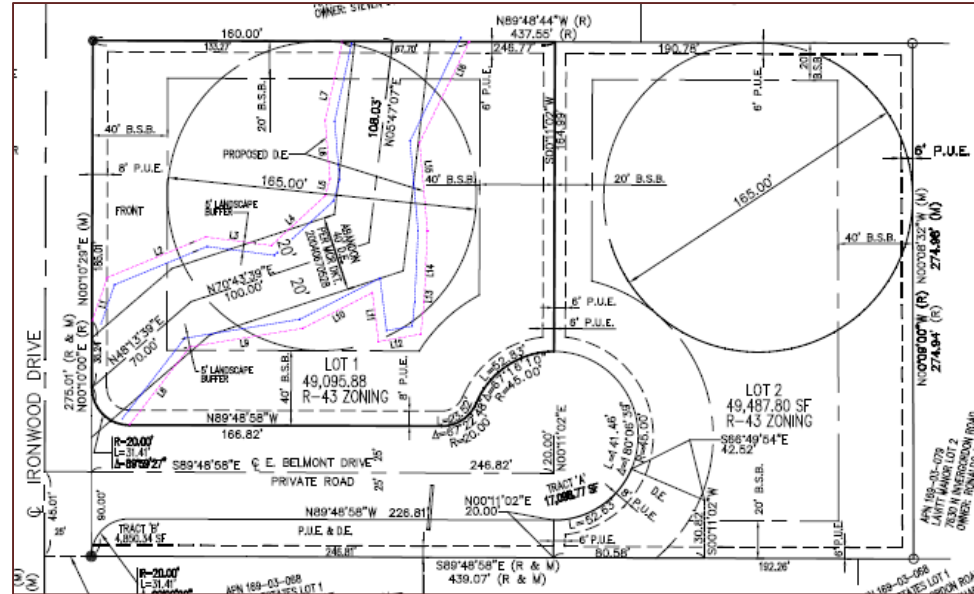
# BACKGROUND

- Three neighbors expressed concern regarding this subdivision
- Much discussion regarding the wash and proposed drainage easement
- Town Engineer will address drainage during this presentation
- Public comment also summarized in this presentation (see slides 21 - 22)



# SUMMARY OF REQUEST

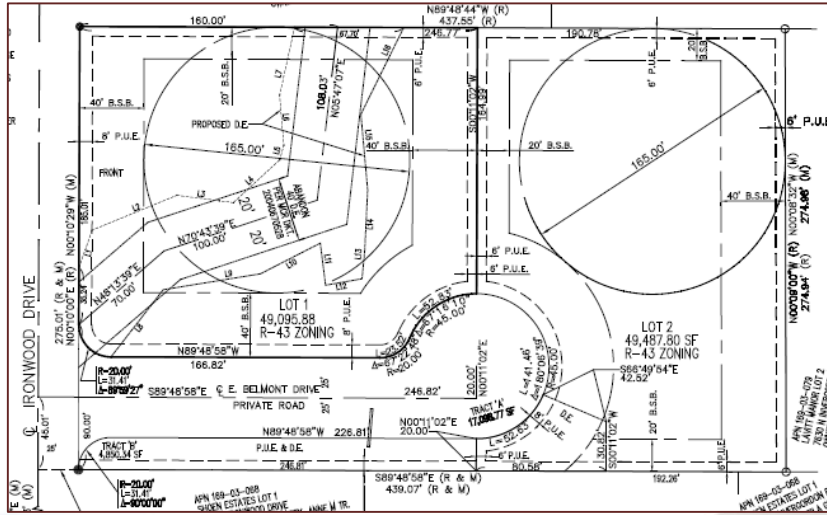
- 2.8 acre existing lot
- 2 lot subdivision
- Tract A - Private roadway to access new Lot 2
- Tract B - PUE & DE



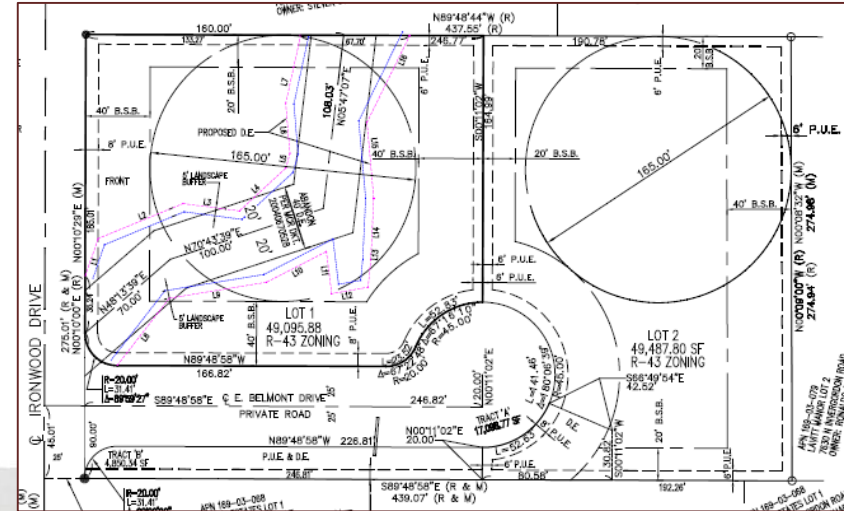


# PLANNING COMMISSION REVIEW

- August 20<sup>th</sup>:
  - PC Approved Preliminary Plat and Private Road Conditional Use Permit by unanimous vote



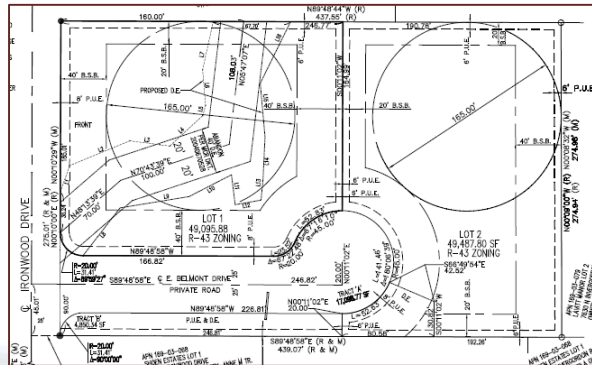
Preliminary Plat



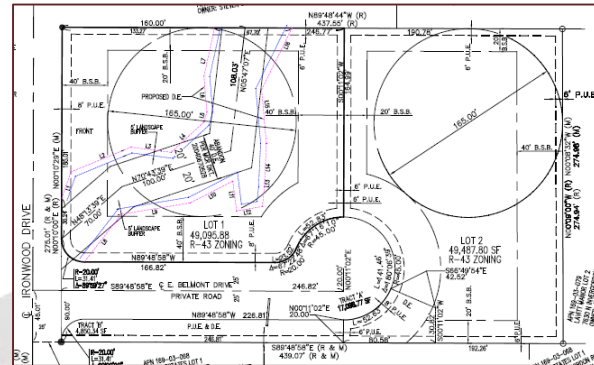
Final Plat

# TOWN COUNCIL REVIEW

- September 20<sup>th</sup> Work Study:
  - Reviewed Final Plat to ensure compliance with Preliminary Plat
  - Discussed concerns identified by neighbors
  - Council requested staff address drainage concerns in report
- Final Plat in compliance with Preliminary Plat



Preliminary Plat



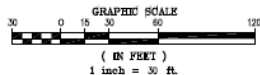
Final Plat



# FINAL PLAT CRITERIA

- Lot Configuration & Lot Size:
  - Meets size, width, and setback requirements
  - Lot 1 – 49,096 sq ft (1.13 acres)
  - Lot 2 – 49,488 sq ft (1.14 acres)
  - 165' circle fits within each lot and touches 40' front BSL
- Access to roadways:
  - Lot 1 has direct access to Ironwood Drive
  - Lot 2 has access via private road of Tract A
    - Tract A – 50' private roadway with 45' radius cul-de-sac
- Orthodox-Shaped Lots:
  - Lots orthodox in shape for cul-de-sac lots





### DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. § 8-432 (A), AND SECTIONS 8-4 (A), 8-7 (A), 8-22, AND 8-7-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING HEREIN MAY BE USED TO RESTRICT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED OR ALLOWED TO GROW OR BE IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE LAND ON WHICH SUCH EASEMENTS ARE PLACED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS, SUBJECT AND SUBJECT OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

### NOTES

1. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
2. THIS SUBDIVISION WILL BE DEVELOPED IN FULL COMPLIANCE WITH THE R-43 PARADISE VALLEY ZONING DISTRICT AND OTHER APPLICABLE CODES AND ORDINANCES.
3. THE ELEVATION OF ANY FLOOD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH CURRENT PARADISE VALLEY FLOOD REGULATIONS.
4. COAR'S AS RECORDED IN MCR BOOK 57 PAGE 1, BOOK 378 PAGE 28, DOCKET 1180 PAGE 129, DOCKET 1191 PAGE 13, DOCKET 1344 PAGE 383 AND RECORDING 88-528940. NO NEW COAR'S FOR THIS PLAT.
5. NO POWER POLES ON SITE.
6. NO TREES OR SHRUBS ARE PROVIDED WITH THIS PLAT.
7. THE OWNER OF LOT 2 SHALL INSTALL A FIRE HYDRANT IN EITHER TRACT A, TRACT B OR THE ADJOINING TOWN RIGHT-OF-WAY FOR THE TOWN OF PARADISE VALLEY STANDARDS PRIOR TO FINAL BUILDING INSPECTION OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR LOT 2.
8. THE OWNER OF LOT 2 SHALL OWN AND MAINTAIN TRACT B.
9. TRACT A IS A PRIVATE SUBDIVISION AND CONTAINS AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES SUCH AS WATER AND SEWER, GAS, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION AND EMERGENCY, AND SIMILAR SERVICE TYPE VEHICLES.

### OWNER

CULLUM HOMES, INC.  
8400 E SHEA BLVD., #D-100  
SCOTTSDALE, AZ 85260  
(480) 948-2700

### SITE DATA

APN 189-03-078  
CULUM HOMES, INC.  
R-43  
NUMBER OF LOTS 2  
GROSS AREA 120,520.79 SF (2.767 ACRES)  
NET AREA 120,520.79 SF (2.767 ACRES)

### LEGEND

- B.S.B. BUILDING SETBACK
- P.U.E. PUBLIC UTILITIES EASEMENT
- MCR MARICOPA COUNTY RECORDER
- D.E. DRAINAGE EASEMENT
- (C) CALCULATED VALUE
- (R) RECORDED VALUE MCR BOOK 378 PAGE 28
- (M) MEASURED VALUE
- R.O.W. RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- V. VISIBILITY EASEMENT
- DCKT. DOCKET
- REPAIR WITH CAP
- REPL. 5/8" COARSE TO BE SET
- FOUND 5/8" STEEL PIN
- FOUND 1/2" REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND IRON PIPE AND TAC 50888
- FOUND 3" BRASS CAP
- PARENT PARCEL BOUNDARY
- LOT BOUNDARY
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- LANDSCAPE BUFFER

**FINAL PLAT  
LAVITT MANOR II**  
A REPLAT OF LOT 1, LAVITT MANOR, ACCORDING TO THE BOOK 376 OF  
MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA  
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 4  
TOWNSHIP 2 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA

### LEGAL DESCRIPTION - PARENT LOT

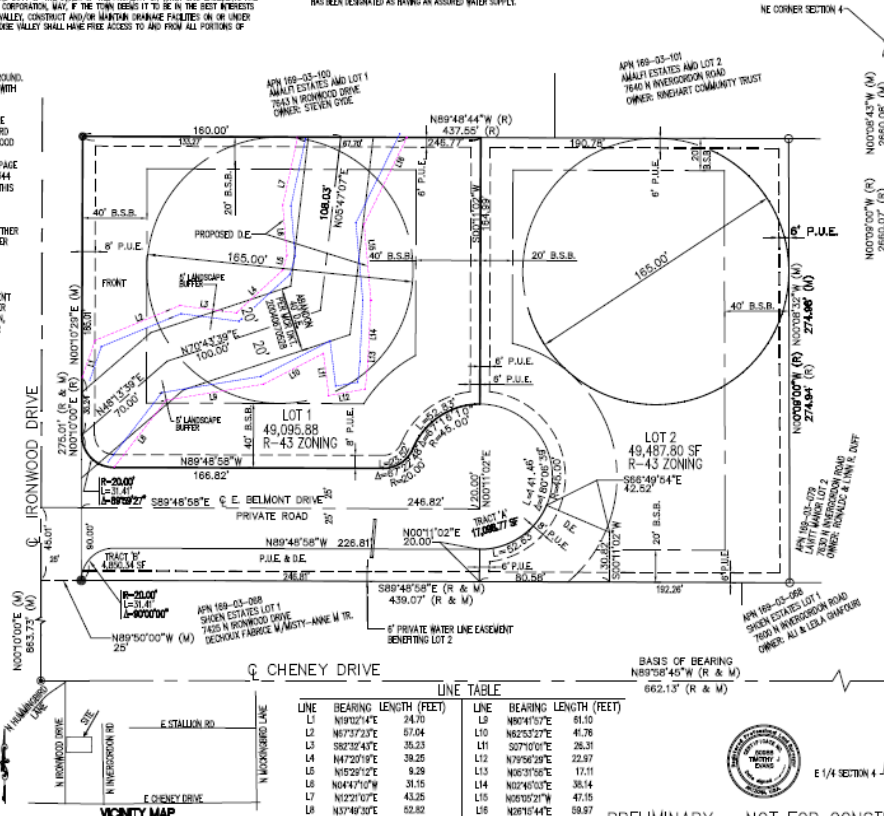
LOT 1, LAVITT MANOR, ACCORDING TO THE BOOK 376 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

### NOTICE REGARDING WATER SERVICE

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

### UTILITIES

WATER  
SEWAGE  
ELECTRIC  
TELEPHONE  
NATURAL GAS  
CABLE TV  
CITY OF PHOENIX  
TOWN OF PARADISE VALLEY/SEPTIC  
ARIZONA PUBLIC SERVICE  
CENTURYLINK, COX COMMUNICATIONS  
SOUTHWEST GAS  
CENTURYLINK, COX COMMUNICATIONS



### DEDICATION

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

CULLUM HOMES, INC., AN ARIZONA CORPORATION, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED UNDER THE NAME OF "LAVITT MANOR II", A SUBDIVISION OF LOT 1, LAVITT MANOR ACCORDING TO BOOK 376 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA SITUATED IN SECTION 4, TOWNSHIP 2 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT, AND HEREBY DEDICATES AND GRANTS TO THE TOWN OF PARADISE VALLEY THE STREETS AND PORTIONS-OF-WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-RECORDED PRELIMINARY EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

CULLUM HOMES, INC., AS OWNERS, HAVE HERETO AFFIXED THEIR SIGNATURE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CULLUM HOMES, INC.

### ACKNOWLEDGMENTS

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA

BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, THE FOLLOWING PERSONS (WHO) APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND ACKNOWLEDGED (A) THEMSELVES TO BE AN OFFICER OF CULLUM HOMES, INC., AND ACKNOWLEDGED (B) THEMSELVES TO BE THE LEGAL OWNERS OF THE INSTUMENTED HEREIN, AND ACKNOWLEDGED (C) THAT THEY, AS LEGAL OWNERS, DECLARED THE INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC:

### REFERENCES

TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 27559585-001-KA-JAG

### APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ ATTEST: \_\_\_\_\_ TOWN CLERK \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN ENGINEER \_\_\_\_\_ DATE: \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_ DATE: \_\_\_\_\_

### BASIS OF BEARING

THE CENTER LINE OF CHENEY DRIVE AS RECORDED IN MCR BOOK 376 OF MAPS, PAGE 28, BEARING A BEARING OF NORTH 80 DEGREES 50 MINUTES 45 SECONDS WEST.

### CERTIFICATION

I, NOTARY J. CHASE, HEREBY CERTIFY THAT I AM A RECORDED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF ONE (1) SHEET, HEREBY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2019, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MEASUREMENTS SHOWN ACTUALLY EXIST ON THE GROUND, THAT THE DIMENSIONS ARE CORRECTLY SHOWN AND THAT THE MEASUREMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

Final Plat

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September 26, 2019

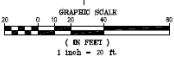
PRELIMINARY - NOT FOR CONSTRUCTION OR RECORDING

# UTILITIES & ROAD IMPROVEMENTS

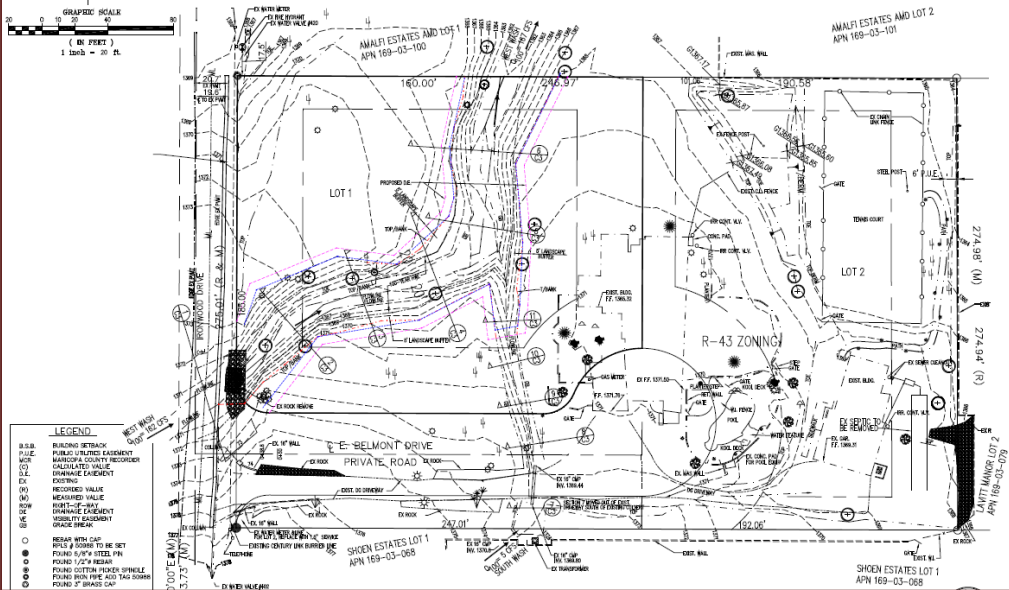
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- Utilities:
  - Electric: APS
  - Water: City of Phoenix
  - Sewer: Town of Paradise Valley
- Roadway Improvements (Existing Public Road – N. Ironwood Dr.):
  - 20' of pavement and no curb on existing road
  - Half street improvements required:
    - Add 2' of new ribbon curb adjoining Lot 1
    - Stipulation - prior to recordation of final plat, applicant shall submit improvement plans and provide assurance to complete improvements on N. Ironwood Drive

-



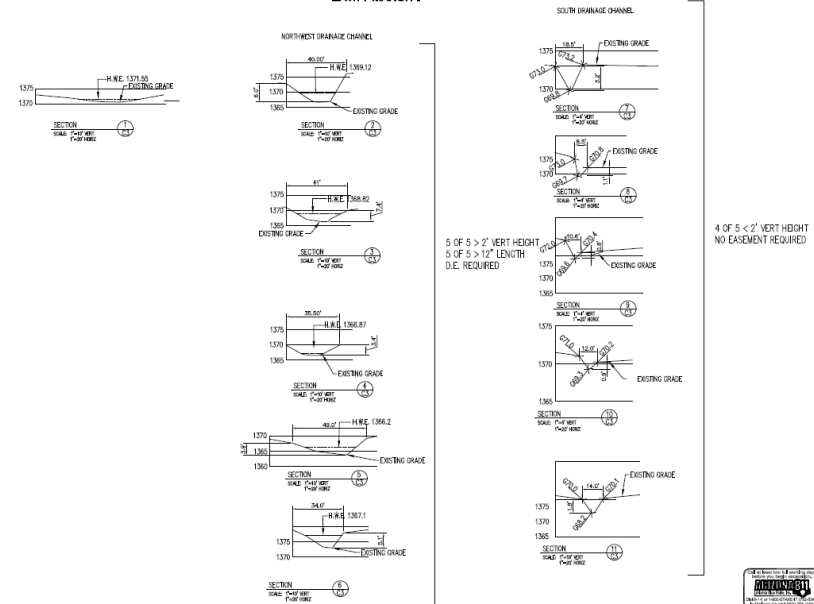
WASH EXHIBIT  
LAVITT MANOR II



## Wash Exhibit

19

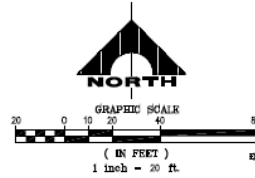
## PAVING GRADING PLAN LAVITT MANOR II





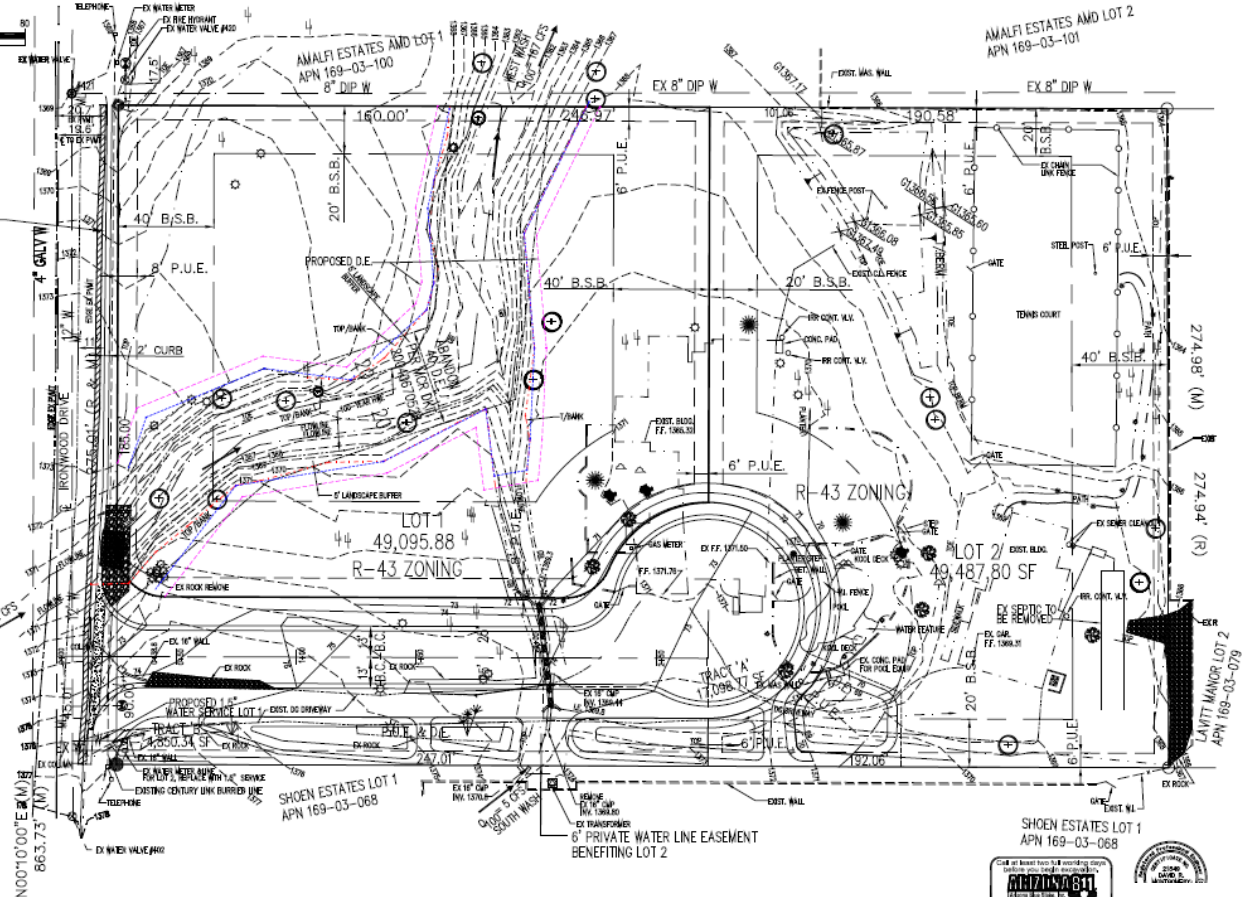
# PAVING GRADING DRAINAGE LAVITT MANOR II

## Preliminary G&D Plan



SET ON 4" SAND OVER FABRIC FILTER  
ADDED 10% GRAVEL 1" MIN. HOLE FILTER FABRIC  
INSTALL PER MFG'S INSTRUCTIONS

- LEGEND**
- B.S.B. BUILDING RETRACT
  - P.U.E. PUBLIC UTILITIES EASEMENT
  - M.C.R. MARICOPA COUNTY RECORDER
  - (C) CALCULATED VALUE
  - D.E. DRAINAGE EASEMENT
  - EXIST. EXISTING
  - (P) PROPOSED
  - (M) MEASURED VALUE
  - R.O.W. RIGHT-OF-WAY
  - D.E. DRAINAGE EASEMENT
  - V.E. VISIBILITY EASEMENT
  - REPAIR WITH CAP
  - REPAIR # 1/2" REPAIR TO BE SET
  - FOUND 5/8" STEEL PIN
  - FOUND 1/2" REPAIR
  - FOUND COTTON PICKER SPINDLE
  - FOUND IRON PIPE AND TAG SCORER
  - FOUND 3" BRASS CAP
  - PROPOSED SPOT ELEVATION
  - EXISTING SPOT ELEVATION
  - TOP OF BANK
  - 100-YEAR HIGH WATER LINE
  - LOT BOUNDARY
  - EASEMENT
  - LANDSCAPE BUFFER



SHOEN ESTATES LOT 1  
APN 169-03-068



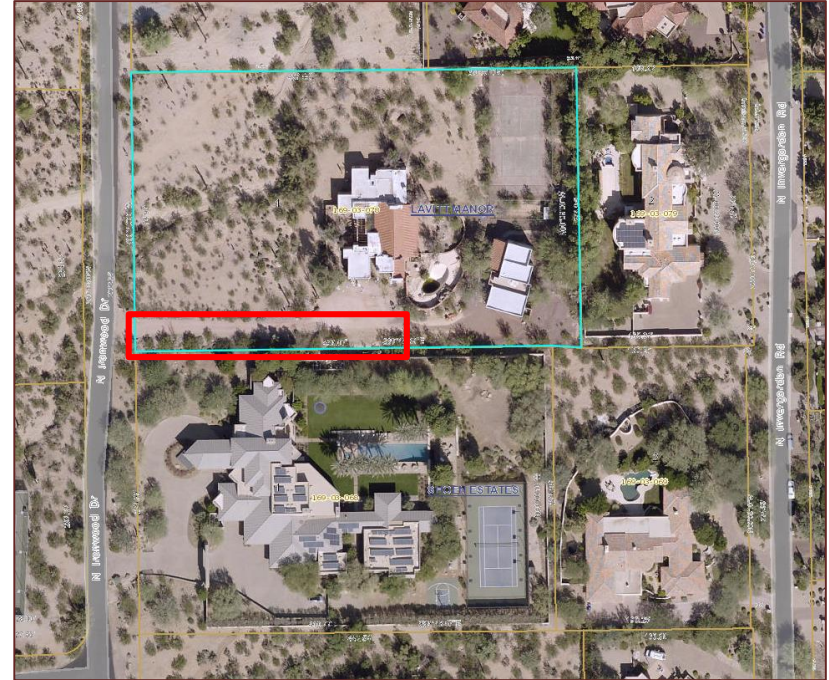
September 26, 2019





# DRAINAGE (CONT.)

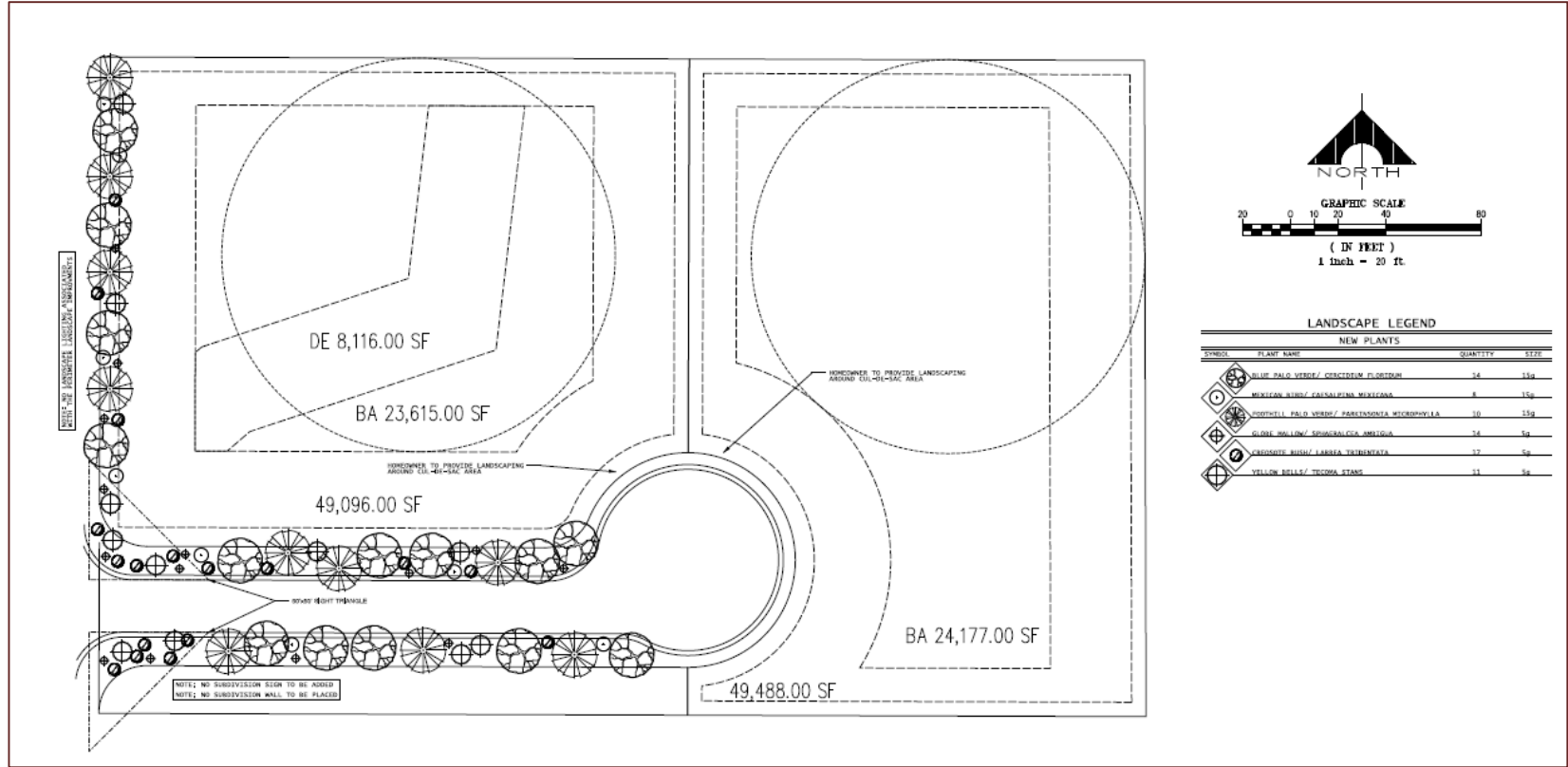
- Tract B:
  - 20' wide drainage/utility easement track between private roadway and existing property to south
  - Tract B added to:
    - Retain water from private roadway & run utilities to lots
    - Prevent new private roadway from converting existing property to south into a corner lot - which would change setback requirements for existing property



# LANDSCAPING

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- Belmont Dr (Private Rd):
  - 8 trees and 10 shrubs required on each side
  - 16 trees and 35 shrubs provided
- Ironwood Dr (Exist Public Rd):
  - 8 trees and 10 shrubs required adjoining Lot 1
  - 8 trees and 14 shrubs provided
- Pallet:
  - Palo Verde Trees
  - Globe Mallow, Creosote, Mexican Bird of Paradise
- No landscape lighting in ROWs
- No subdivision signs
- No subdivision walls



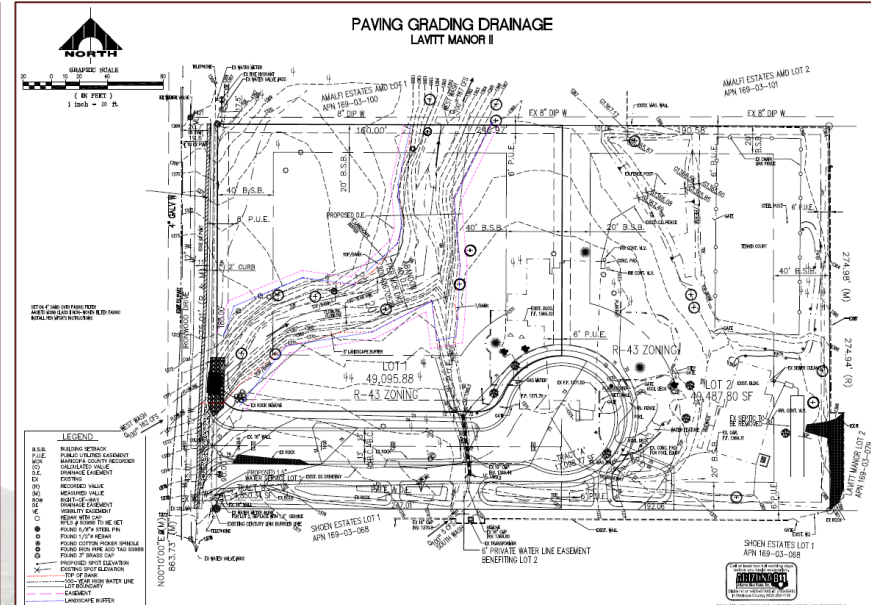
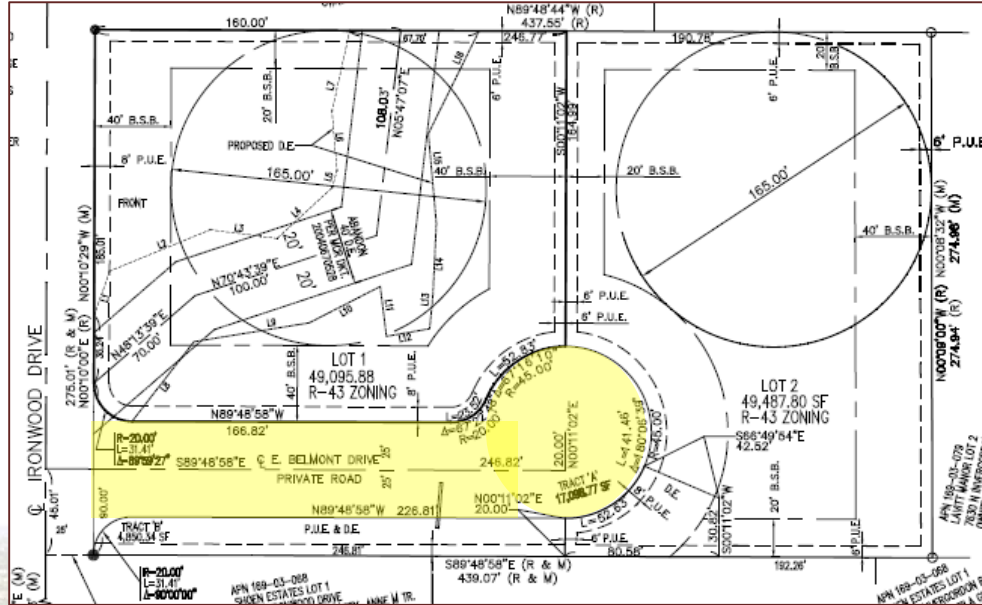
# FIRE PROTECTION

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- Fire Protection:
  - Fire Department access - Both lots have access via roadways
  - Installation of new fire hydrant required with development Lot 2 (via building permit process)
  - New homes and structures will have fire sprinklers
  - Fire Flow:
    - Water impact study flow rate – 1,062 gpm
    - Town Code - minimum rate of 1,500 gpm
    - Stipulation added to require fire sprinklers to demonstrate compliance with NFPA Standard 13D

# PC APPROVED PRIVATE ROAD CUP

- Construct private road to access Lot 2
- Private roadway is labeled as Tract A
- CUP approved by Commission on August 20th





# TRACT A – APPROVED PRIVATE ROAD CUP

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- Town Code limits private roadways to:
  - 50' wide tract
  - 18' to 22' paved surface width
  - Cul-de-sac design with 45' radius to enable vehicles to turn around
- Private roadway Tract A:
  - 50' wide tract
  - 18' paved roadway surface with 2' ribbon curb
  - Cul-de-sac design with 45' radius at end of road
- ✓ Stipulation added in CUP that CUP does not go into effect until final plat is approved and recorded

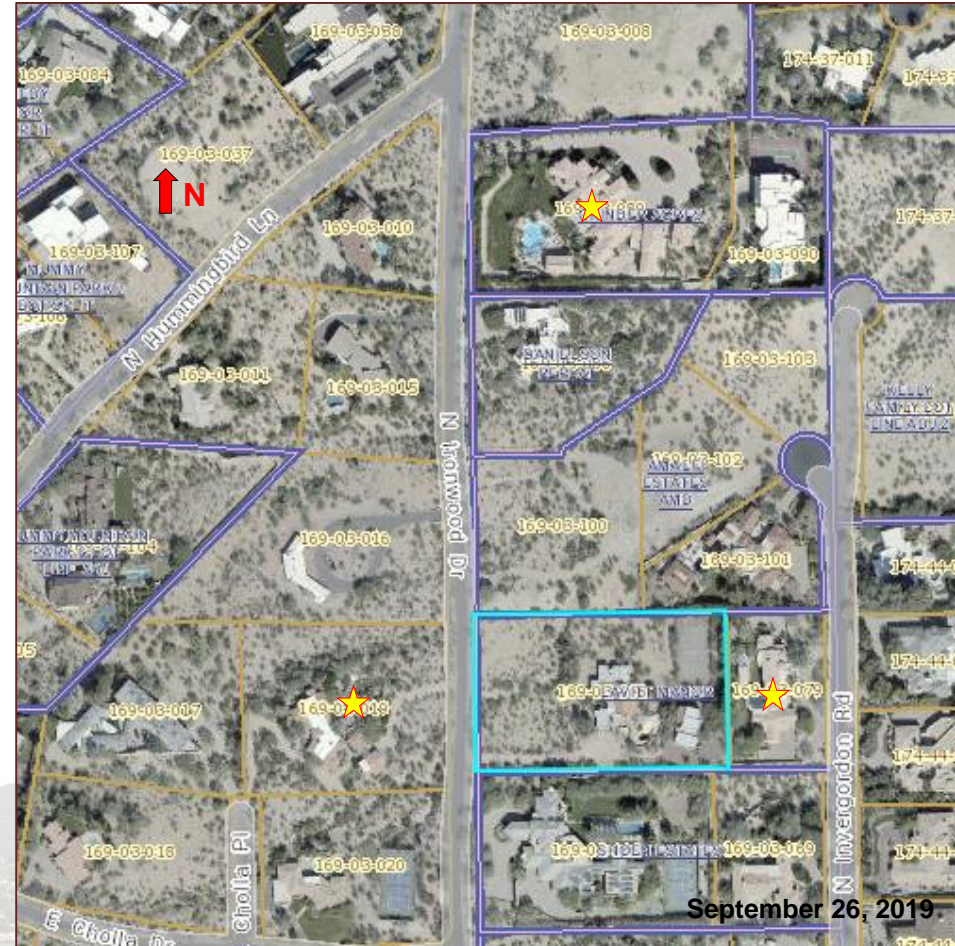


- An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with greenery and buildings. The word "views" is overlaid in a large, black, sans-serif font in the upper left portion of the image.



# PUBLIC COMMENT (CONT.)

- Neighbor to north
  - Subdivision will dilute character of area and privacy
  - Character of surrounding development to be considered
  - Hard to reconcile small building envelopes with character of 2 acre+ lots in area



# RECOMMENDATION

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- Since compliant with Preliminary Plat and meeting Town's Development Standards:
  - Approve Preliminary Plat (FP-19-01) in accordance with submitted plans/documents and stipulations noted in action report
  - TC edits or modifications to drafted stipulations?



# STIPULATIONS FINAL PLAT

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1. The Final Plat and related improvements of “Lavitt Manor II” located at 7525 N. Ironwood Drive (the “Property”) shall be in substantial compliance with the submitted plans and documents:
  - a. The Narrative prepared by Brad Cullum;
  - b. The “Lavitt Manor II” final plat, Sheet 1, prepared by Montgomery Engineering & Management, LLC and dated August 21, 2019;
  - c. The “Lavitt Manor II Paving, Grading & Drainage Plan” for 7525 N. Ironwood Drive, Paradise Valley, AZ 85253, Sheets C1 – C4, prepared by Montgomery Engineering & Management, LLC with revised date of July 23, 2019;
  - d. The Water Service Impact Study, prepared by Montgomery Engineering & Management, LLC, and dated October 2018; and
  - e. The Preliminary Drainage Report, prepared by Montgomery Engineering & Management, LLC, with revised date December 2018;

# STIPULATIONS FINAL PLAT

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2. The landscaping along N. Ironwood Drive and E. Belmont Drive, shall be in substantial compliance with Landscape Plan, prepared by Cullum Homes;
3. The landscaping located at the corner of private roadway Tract A and Ironwood Drive shall comply and must be maintained to ensure compliance with Section 8-1-13, Corner Vision, of the Town Code;
4. Improvements in Tract A for the “Lavitt Manor II” subdivision shall be in substantial compliance with the private road Conditional Use Permit CUP-19-02 and the “Lavitt Manor II Paving, Grading & Drainage Plan” for 7525 N. Ironwood Drive, Paradise Valley, AZ 85253, Sheets C1 – C4, prepared by Montgomery Engineering & Management, LLC with revised date of July 23, 2019;



# STIPULATIONS FINAL PLAT

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5. Prior to the recordation of the final plat of “Lavitt Manor II, the following items must be completed:
  - a. The owner(s) of the Property, or successors, shall provide the Town, in a form acceptable to the Town Attorney, a Grant of Access Easement and Private Roadway Maintenance Agreement for the private roadway Tract A. This form shall be reviewed by the Town Attorney, must be in-compliance with applicable local and state laws, and must be recorded with the Maricopa County Recorder’s Office. Said form shall be submitted and approved by the Town prior to recordation of the “Lavitt Manor II” final plat;



# STIPULATIONS FINAL PLAT

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5. Prior to the recordation of the final plat of “Lavitt Manor II,” the following items must be completed:
  - b. The owner(s) of the Property, or successors, shall provide the Town, in a form acceptable to the Town Attorney, a Drainage Easement and Maintenance Agreement. This form shall be reviewed by the Town Engineer and Town Attorney, must be in-compliance with applicable local and state laws, and must be recorded with the Maricopa County Recorder’s Office. Said form shall be submitted and approved by the Town prior to recordation of the “Lavitt Manor II” final plat;

# STIPULATIONS FINAL PLAT

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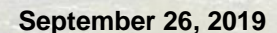
5. Prior to the recordation of the final plat of “Lavitt Manor II,” the following items must be completed:
  - c. The owner(s) of the Property, or successors, shall submit the required improvement plans for Town Engineer approval and provide a procedure and other forms of assurances necessary for the Town to be in a guaranteed position to complete the construction and related public site improvements as referenced in the “Lavitt Manor II Paving, Grading & Drainage Plan” for 7525 N. Ironwood Drive, Paradise Valley, AZ 85253, Sheets C1 – C4, prepared by Montgomery Engineering & Management, LLC with revised date of July 23, 2019 and in CUP-19-02; and
  - d. Prior to recordation of the “Lavitt Manor II” final plat, all nonconforming structures on this property (e.g. house, guest house, tennis court, fence walls, etc.) shall be removed, with the applicable demolition permit submitted to the Town and inspections done by the Town’s Community Development Department;

# STIPULATIONS FINAL PLAT

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6. Prior to the issuance of a Certificate of Occupancy in “Lavitt Manor II” subdivision, the following items must be completed:
  - a. The installation of a new fire hydrant is required with the development of Lot 2 and shall be installed and inspected by the Town prior to issuance of the Certificate of Occupancy or a final inspection for the primary residence of Lot 2;
  - b. The property owner(s) or designee(s) shall complete the roadway improvements referenced in CUP-19-02; and
  - c. The property owner(s) or designee(s) shall demonstrate that the fire sprinkler system is in compliance with the National Fire Protection Association standard 13D or the current equivalent code requirement; and
7. Within 60 days of approval of the final plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a PDF format for the Town’s permanent record.

- [illegible]







# FOR REFERENCE

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- For reference, the following slides contain:
  - Photos of subject property
  - Preliminary Plat and Private Road CUP Stipulations

# DRAINAGE SWALE



From Exist Driveway (Looking South)



From South Property Line (Looking North Towards Driveway)



# DRAINAGE SWALE (CONT.)



**From Exist Driveway (Looking North)**

**West Bank has added rip-rap and East Bank has been previously graded for the existing residence**



**From Exist Drainage Swale (Looking North Towards West Wash)**













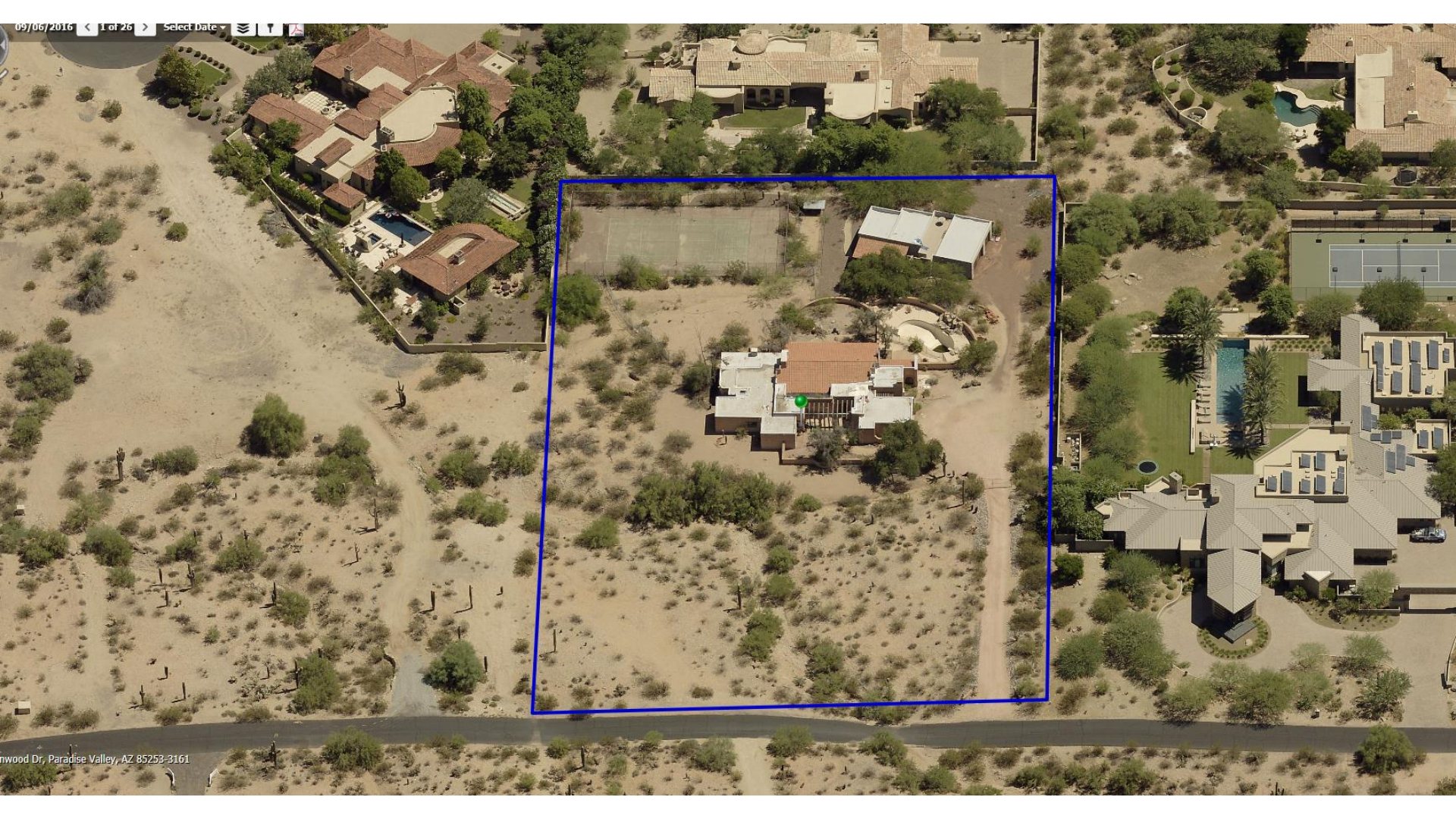
09/06/2016 1 of 18 Select Date

7525 N Ironwood Dr, Paradise Valley, AZ 85253-3161

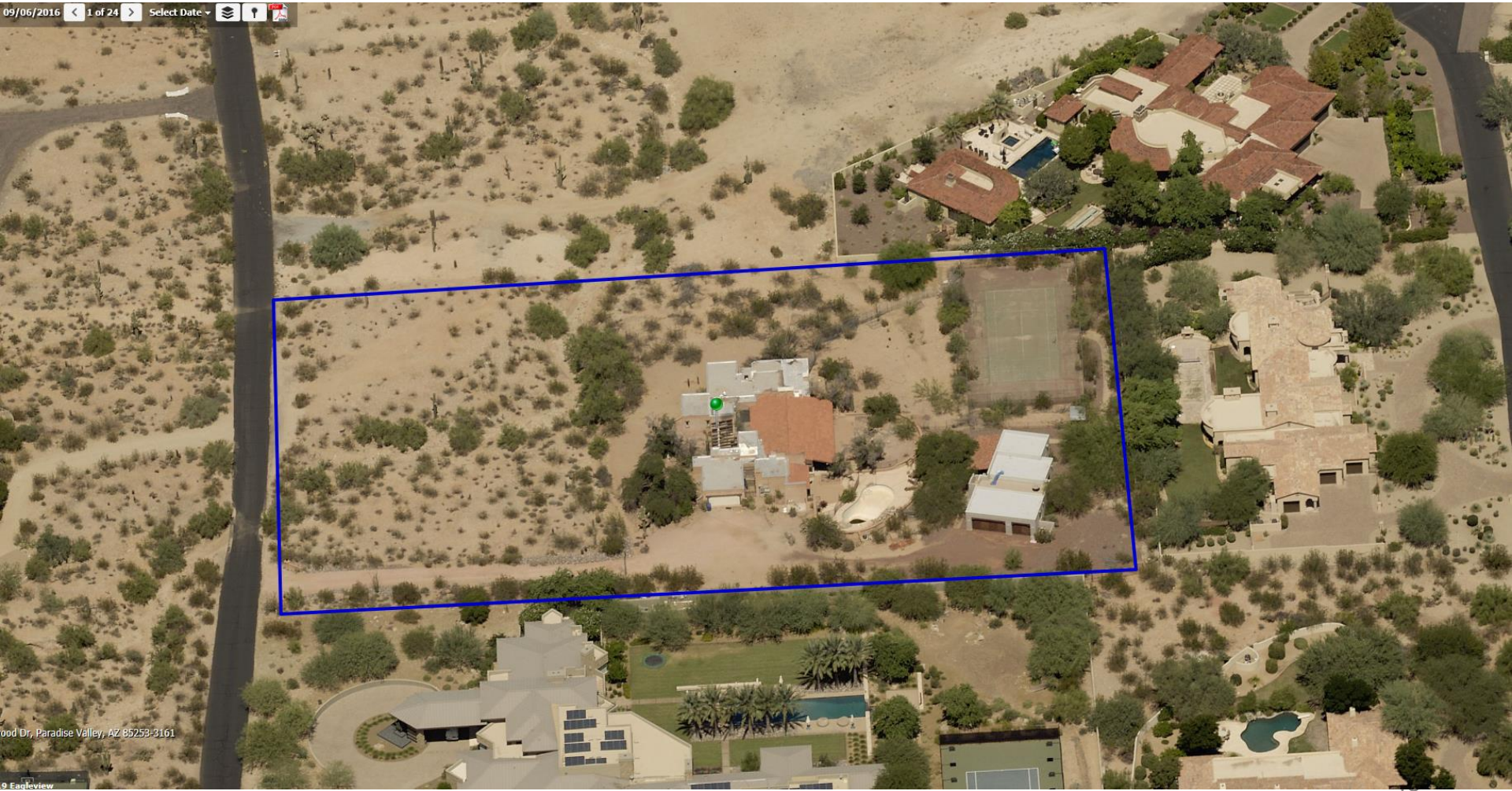
© 2010 Earthstar



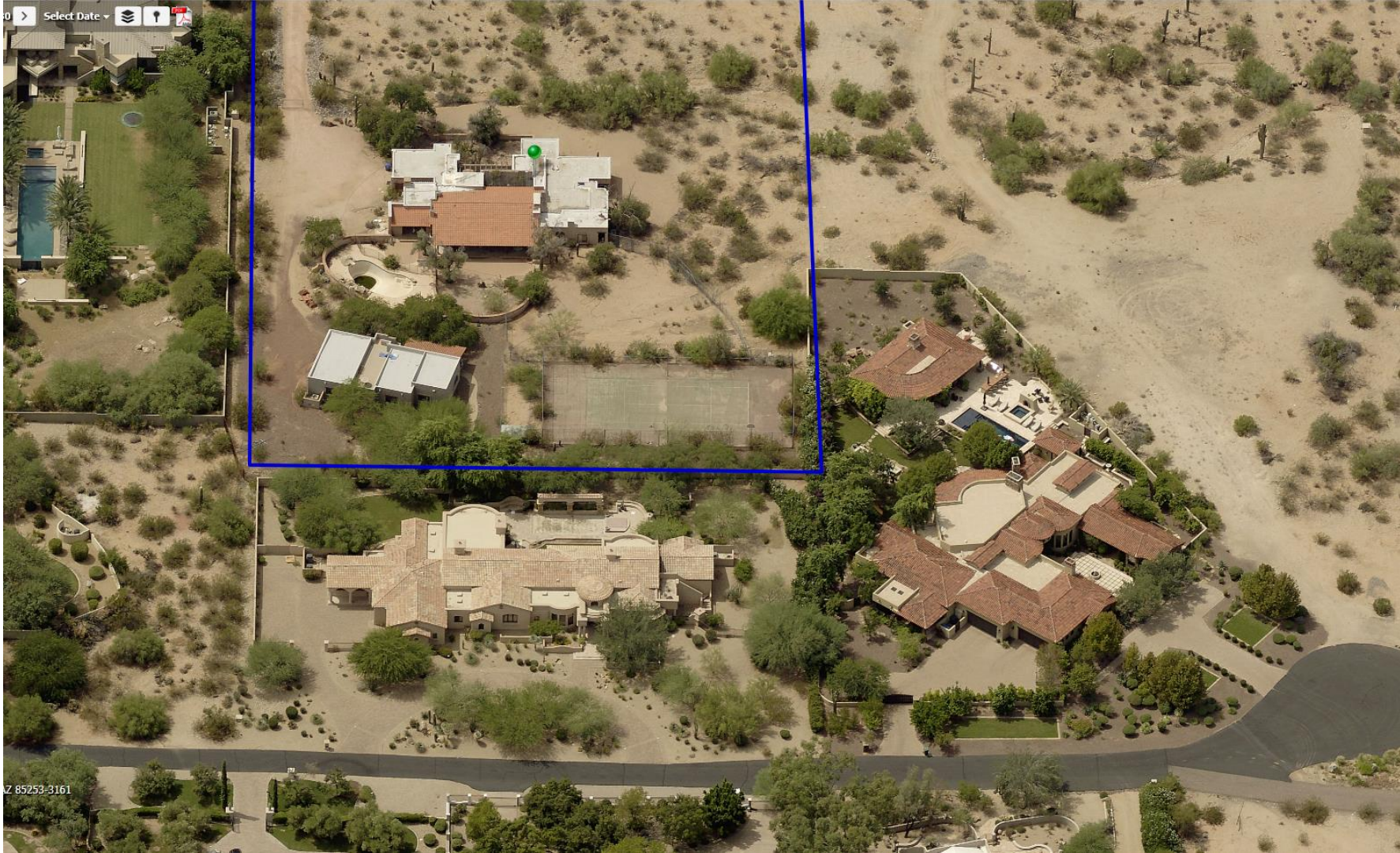


















# STIPULATIONS PRELIM PLAT

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1. The Final Plat and related improvements of “Lavitt Manor II” located at 7525 N. Ironwood Drive (the “Property”) shall be in substantial compliance with the submitted plans and documents:
  - a. The Narrative prepared by Brad Cullum;
  - b. The “Lavitt Manor II” preliminary plat, Sheet 1, prepared by Montgomery Engineering & Management, LLC and dated July 23, 2019;
  - c. The “Lavitt Manor II Paving, Grading & Drainage Plan” for 7525 N. Ironwood Drive, Paradise Valley, AZ 85253, Sheets C1 – C4, prepared by Montgomery Engineering & Management, LLC with revised date of July 23, 2019;
  - d. The Water Service Impact Study, prepared by Montgomery Engineering & Management, LLC, and dated October 2018; and
  - e. The Preliminary Drainage Report, prepared by Montgomery Engineering & Management, LLC, with revised date December 2018;

# STIPULATIONS PRELIM PLAT

2. The landscaping along N. Ironwood Drive and E. Belmont Drive, shall be in substantial compliance with Landscape Plan, prepared by Cullum Homes;
3. The landscaping located at the corner of private roadway Tract A and Ironwood Drive shall comply and must be maintained to ensure compliance with Section 8-1-13, Corner Vision, of the Town Code;
4. Improvements in Tract A for the “Lavitt Manor II” subdivision shall be in substantial compliance with the private road Conditional Use Permit CUP-19-02 and the “Lavitt Manor II Paving, Grading & Drainage Plan” for 7525 N. Ironwood Drive, Paradise Valley, AZ 85253, Sheets C1 – C4, prepared by Montgomery Engineering & Management, LLC with revised date of July 23, 2019;



# STIPULATIONS PRELIM PLAT

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5. Prior to the final plat of “Lavitt Manor II” being approved by the Town Council, the applicant shall provide the will-serve correspondence from the City of Phoenix acknowledging their ability to provide water service for this two-lot subdivision as the Arizona Department of Water Resources has designated the City of Phoenix water provider as having an assured water supply;

# STIPULATIONS PRELIM PLAT

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6. Prior to the recordation of the final plat of “Lavitt Manor II,” the following items must be completed:
- a. The owner(s) of the Property, or successors, shall provide the Town, in a form acceptable to the Town Attorney, a Grant of Access Easement and Private Roadway Maintenance Agreement for the private roadway Tract A. This form shall be reviewed by the Town Attorney, must be in-compliance with applicable local and state laws, and must be recorded with the Maricopa County Recorder’s Office. Said form shall be submitted and approved by the Town prior to recordation of the “Lavitt Manor II” final plat;
  - b. The owner(s) of the Property, or successors, shall provide the Town, in a form acceptable to the Town Attorney, a Drainage Easement and Maintenance Agreement. This form shall be reviewed by the Town Engineer and Town Attorney, must be in-compliance with applicable local and state laws, and must be recorded with the Maricopa County Recorder’s Office. Said form shall be submitted and approved by the Town prior to recordation of the “Lavitt Manor II” final plat;

# STIPULATIONS PRELIM PLAT

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6. Prior to the recordation of the final plat of “Lavitt Manor II,” the following items must be completed:
- c. The owner(s) of the Property, or successors, 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 construction and related public site improvements as referenced in the “Lavitt Manor II Paving, Grading & Drainage Plan” for 7525 N. Ironwood Drive, Paradise Valley, AZ 85253, Sheets C1 – C4, prepared by Montgomery Engineering & Management, LLC with revised date of July 23, 2019 and in CUP-19-02; and
  - d. Prior to recordation of the “Lavitt Manor II” final plat, all nonconforming structures on this property (e.g. house, guest house, tennis court, fence walls, etc.) shall be removed, with the applicable demolition permit submitted to the Town and inspections done by the Town’s Community Development Department;



# STIPULATIONS PRELIM PLAT

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7. Prior to the issuance of a Certificate of Occupancy in “Lavitt Manor II” subdivision, the following items must be completed:
  - a. The installation of a new fire hydrant is required with the development of Lot 2 and shall be installed and inspected by the Town prior to issuance of the Certificate of Occupancy or a final inspection for the primary residence of Lot 2;
  - b. The property owner(s) or designee(s) shall complete the roadway improvements referenced in CUP-19-02; and
  - c. The property owner(s) or designee(s) shall demonstrate that the fire sprinkler system is in compliance with the National Fire Protection Association standard 13D or the current equivalent code requirement; and
8. Within 60 days of approval of the final plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a PDF format for the Town’s permanent record.

# STIPULATIONS - CUP

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1. The private roadway Conditional Use Permit (the “CUP”) shall apply to the property described in the legal descriptions of the “Lavitt Manor II” preliminary plat, Sheet 1, prepared by Montgomery Engineering & Management, LLC and dated July 23, 2019 (the “Property”);
2. The CUP shall be in substantial compliance with the submitted plans and documents:
  - a. The Narrative prepared by Brad Cullum;
  - b. The “Lavitt Manor II” preliminary plat, Sheet 1, prepared by Montgomery Engineering & Management, LLC and dated July 23, 2019; and
  - c. The “Lavitt Manor II Paving, Grading & Drainage Plan” for 7525 N. Ironwood Drive, Paradise Valley, AZ 85253, Sheets C1 – C4, prepared by Montgomery Engineering & Management, LLC with revised date of July 23, 2019;



# STIPULATIONS - CUP

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3. Approval of CUP-19-02 is subject to and contingent upon approval and recordation of the “Lavitt Manor II” final plat/subdivision. Thus, CUP-19-02 will not go into effect until the “Lavitt Manor II” final plat/subdivision receives Town Council approval and the approved final plat is recorded with the Maricopa County Recorder’s Office;
4. The owner(s) of the Property, or successors, shall provide the Town, in a form acceptable to the Town Attorney, a Grant of Access Easement and Private Roadway Maintenance Agreement for the private roadway Tract A. This form shall be reviewed by the Town Attorney, must be in-compliance with applicable local and state laws, and must be recorded with the Maricopa County Recorder’s Office. Said form shall be submitted and approved by the Town prior to recordation of the “Lavitt Manor II” final plat;

# STIPULATIONS - CUP

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5. Prior to the recordation of the “Lavitt Manor II” final plat, the owner(s) of the Property, or successors, 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 construction and related public site improvements as referenced in the “Lavitt Manor II Paving, Grading & Drainage Plan” for 7525 N. Ironwood Drive, Paradise Valley, AZ 85253, Sheets C1 – C4, prepared by Montgomery Engineering & Management, LLC with revised date of July 23, 2019;
6. Prior to issuance of the Certificate of Occupancy or a final inspection for the home(s) located in the “Lavitt Manor II” final plat/subdivision, the property owner(s) or designee(s) shall complete the roadway improvements referenced in CUP-19-02; and
7. The landscaping located at the corner of private roadway Tract A and Ironwood Drive shall comply and must be maintained to ensure compliance with Section 8-1-13, Corner Vision, of the Town Code.