

**Draft Conditions of Approval
Estates on Invergordon
Preliminary Plat**

Preliminary Plat (PP-19-02)

1. The final plat and related improvements for the “Estates on Invergordon” located at 6400 E Cactus Wren Road (the “Property”) shall be in substantial compliance with the following submitted plans and documents:
 - a. Preliminary Plat for the “Estates on Invergordon,” Sheets 1-3, prepared by Land Development Group, dated December 3, 2019;
 - b. Preliminary Paving Plan for the “Estates on Invergordon,” Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
 - c. Preliminary Water & Sewer Plan for the “Estates on Invergordon,” Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
 - d. Storm Water Pollution Prevention Plan, Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
 - e. The Planting Plan for the right-of-way Sheet PP.1, prepared by Berghoff Design Group, dated December 6, 2019;
 - f. The narrative prepared by Land Development Group, dated December 5, 2019;
 - g. The Water Service Impact Study, prepared Land Development Group, dated July 26, 2019; and
 - h. The preliminary drainage report, prepared by Land Development Group, dated July 29, 2019.
2. Prior to recordation of the final plat for said subdivision, the following items shall be submitted by the owner(s) of the Property, or successors:
 - a. Submit the required final 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 submitted plans and documents in Condition 1 above;
 - ~~b. Town approval and inspection via a demolition permit to remove the portions of existing retaining wall that exceeds 6’ in height; and~~
 - ~~e.b.~~ If not already completed, installation and maintenance of the storm water pollution prevention plan noted in Condition 1 until the final lot improvements are completed on Lot 1 of said subdivision; and-

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- ~~d.c.~~ Provide documentation that the private water well has been abandoned in accordance with the Arizona Department of Water Resources. Abandonment shall include the removal of above ground structures, including the two water tanks. The Town Community Development Director, or designee, shall inspect the property to verify the water tanks and related above-ground structures are removed.
3. Prior to the issuance of the first building permit for any home on Lots 1, 2, 3, or 4 of the said subdivision, the owner(s) of the Property, or successors, shall do the following:
- a. Complete the roadway, utility, and related infrastructure improvements as referenced in the submitted plans and documents in Condition 1 above along Invergordon Road and Cactus Wren Road.
 - b. At the discretion of the Town Engineer, the final lift of asphalt for Jacaranda Road may be postponed until the first Certificate of Occupancy for any of the Lots 1 to 4 of the said subdivision;
 - c. Remove all existing retaining walls and related structures on the entire site, along with the owners of the affected Lots having submitted and obtained approval from the Town the applicable demolition permit(s), grading permit(s), storm water pollution prevention plan(s), and associated permit(s). However, compliance to this condition shall be no later than one year from the date of the Town Council approval of the final plat for said subdivision; and
 - d. At the time the existing retaining walls are removed, the affected Lots shall be regraded at a minimum of 4:1 slope and existing drainage patterns shall be maintained.
- 3.4. Prior to the issuance of the first Certificate of Occupancy for Lots 1, 2, 3, or 4 of the said subdivision, the owner(s) of the Property, or successors, shall complete the landscaping improvements as referenced in the submitted plans and documents in Condition 1 above.
- 4.5. 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.