

TOWN OF PARADISE VALLEY

Five Star Area C Replat
7000 E. Lincoln Drive

Town Council
Work Session

January 28, 2021

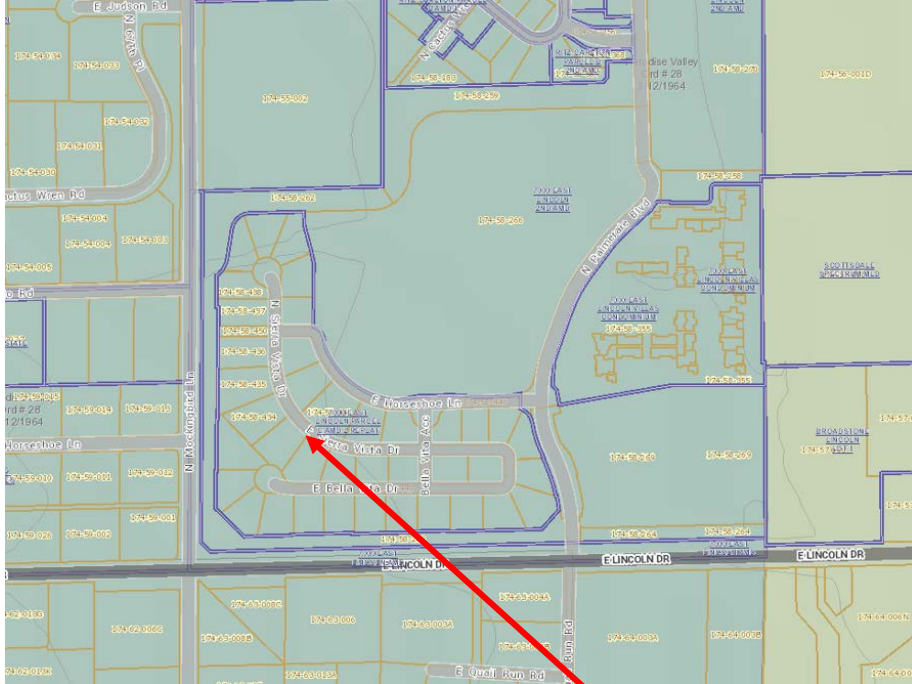


TODAY'S GOAL

- Review Five Star's Area C (Resort Branded Homes) Replat:
 - Reduce number of properties from 39 to 32 lots



VICINITY MAP



Subject Property

January 28, 2021



AGENDA

- Scope of Request
- Recommended Stipulations
- Next Steps



SCOPE OF REQUEST

- Area C - comprised of 39 single family residential lots and private roadway tract
- Enlarge properties by reducing number of parcels from 39 to 32 lots
- Average lot size increasing from 15,895 sq ft to 19,372 sq ft
- Lot 28:
 - Front yard changing from west to south
 - Existing 1' NVAE abandoned on south property line for driveway
 - New 1' NVAE placed along west property line
- Existing tracts and all other easement will remain in same locations and will not be modified

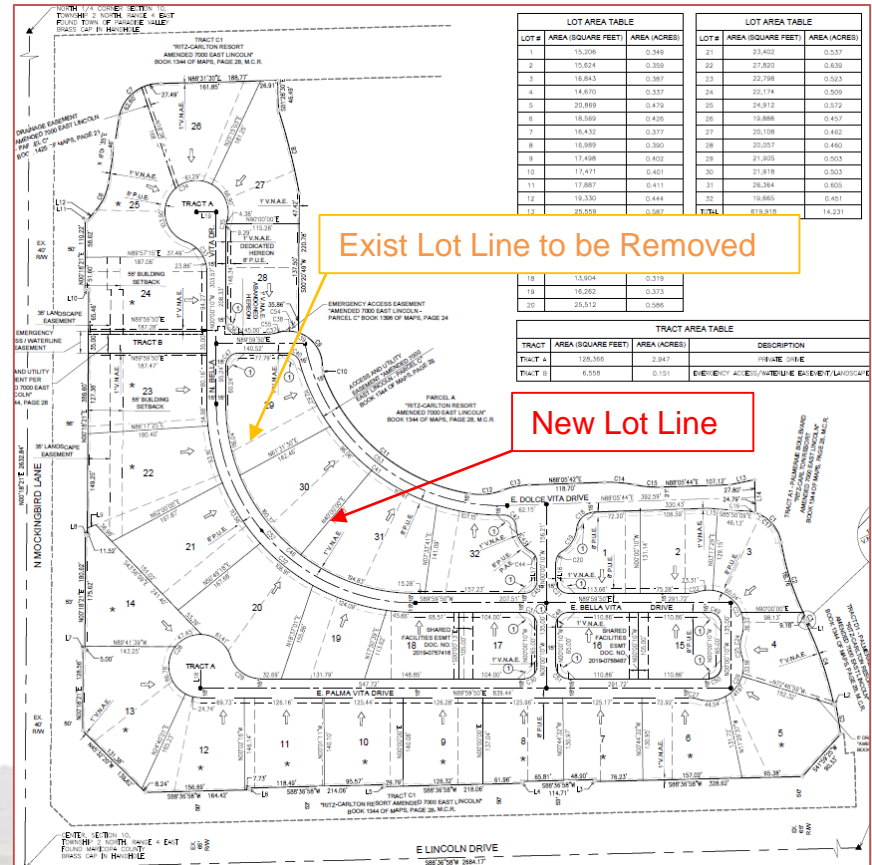
SCOPE OF REQUEST (CONT.)

- Due to changes in lot numbers and configurations, 2 Shared Facility Easement Agreements and Private ROW Easement must be updated and re-recorded to reflect changes

- Building permits issued for guard house and single-family residence on Lot 29 (previously Lot 35):
 - Guard house in roadway track (which is not changing)
 - Lot 29 increased in size which results in larger setback from new property line

SCOPE OF REQUEST (CONT.)

- Modified lot lines may require relocation of utility stub-outs since current stub may no longer adjoin lots they will serve
- No expense or out pocket cost to Town associated with Replat
- Replat does not change resort fees or other financial obligations of Five Star or Town



RECOMMENDED STIPULATIONS

1. Replat must be recorded in substantial compliance with submitted plat map
2. Prior to release of additional building permits, following must be completed:
 - a. Private ROW Easement and Agreement must be updated and recorded to reflect changes in replat. Updated ROW Easement and Agreement must be submitted for Town review and subject to Town approval
 - b. Shared Facilities Easement Agreements (one for existing Lots 15 and 16 now changing to Lots 18 and 19 and other for existing Lots 17 and 18 now changing to Lots 20 and 21) must be updated and recorded to reflect changes in replat. Both agreements must be submitted for Town review and are subject to Town approval
 - c. Applicant must provide updated plans/docs identifying location of existing and revised utility stub locations. Updated utility plans and documents must be submitted for Town review and are subject to Town approval
3. Within 60 days of approval of replat map, applicant shall submit Mylars and electronic version for Town's permanent record

NEXT STEPS

- Replat is non-administrative land modification which follows final plat process:
 - Requires Council review and approval
 - Council must act on replat within 40 days from when staff deems application complete - by February 14, 2021
- Scheduled for action during tonight's business meeting
- Notification:
 - Neighboring property within 1,500' notified
 - No comment or inquiries were received

TODAY'S GOAL

Input on Replat Request

