

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: June 26, 2014**

**SUBJECT:** Reversionary Plat (RP14-001) Bergman

**SUBMITTING DEPARTMENT:** Community Development Department

**PREPARED BY:** Joe Scott, Planner, for Richard T. Parker, Community Development Director

**AGENDA LOCATION:** Comments/Communications , Consent , Work/Study ,  
New Business , Public Hearing , Second Reading

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**ATTACHMENTS:** a) Location Map; b) Reversionary Plat

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**SUMMARY/BACKGROUND:** Council is being asked to consider a request by Matt and Heather Bergman, for a Reversionary Plat in order to reconfigure three (3) lots into two (2) lots. The subject property comprises Prescott Valley Unit 1, Lots 67, 68 & 69 that are presently combined for tax purposes as APN 103-22-067A and located on the north side of Florentine Road, 500 feet west of Robert Road. (Exhibit "A"). The combined site contains two (2) buildings that were built in approximately 1990 addressed as 8154 and 8168 E. Florentine Road. The building at 8168 was built across the common line between Lots 67 and 68. This preceded the requirements for a Reversionary Plat and the code provision at the time considered the lots joined. Presently this configuration is considered legal, nonconforming. The building at 8154 is located on Lot 69. There is a driveway and parking in front of each building, and a shared driveway and parking between the two buildings. The purpose in reconfiguring the three (3) lots is to now have one (1) building each on a separate legal lot. The two (2) new revised lots would be 67R and 69R. Both Lots 67R and 69R would include the parking and separate driveway entrance in front of the buildings. The Reversionary Plat establishes an easement down the middle of the new lot line to provide for a common access drive lane to serve the parking spaces between the buildings on each side of the new property line. The twenty-four foot (24') easement allows for the proper backing and maneuvering area to access the spaces. Each new lot is serviced by a separate sewer tap and separate utilities. The buildings as configured meet required setbacks and building code separations. Current and future businesses located in each of the buildings will be subject to available parking provided. At the Planning and Zoning Commission meeting on June 9, 2014, the Commission voted unanimously to recommend approval of Reversionary Plat RP14-001 and forward it to the Town Council for action.

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**OPTIONS ANALYSIS:** The Town Council may approve the Reversionary Plat, direct staff to address additional concerns prior to approval, or decline to approve the Reversionary Plat.

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**ACTION OPTION:** Motion to approve Reversionary Plat RP14-001. **VOTE.**

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**RECOMMENDATION:** Staff recommends approval of Reversionary Plat RP14-001.

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**FISCAL ANALYSIS:** There is no financial impact from this action.

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**REVIEWED BY:**

Management Services Director \_\_\_\_\_

Town Clerk \_\_\_\_\_

Town Attorney \_\_\_\_\_

Town Manager \_\_\_\_\_

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**COUNCIL ACTION:**

Approved  Denied  Tabled/Deferred  Assigned to \_\_\_\_\_