

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: March 12, 2015**

SUBJECT: Reversionary Plat (RP15-001) Universal Homes

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

ATTACHMENTS: a) Location Map; b) Reversionary Plat

SUMMARY/BACKGROUND: Council is being asked to consider a request by Universal Homes Inc. for a Reversionary Plat to adjust the interior lot lines of Lots 1609 – 1614 of Granville Unit 7A1, 7B1 & 7C1 located at the southwest intersection of Granville Parkway and Dryden St. The Final Development Plan for Granville Unit 7A1, 7B1 & 7C1 (FDP14-003) comprising seventy one (71) lots was approved by Resolution No. 1880 on Jun 12, 2014. When residential construction recently started, errors on the developer's plans resulted in several structures being located incorrectly on the lots causing encroachments into required side yard setbacks. The indicated lot line revisions on the plat will allow for all structures to be in conformance with required yard setbacks. Reconfigured Lots 1609 – 1614 meet the zoning and development standards of the R1L-PAD District. At the Planning and Zoning Commission meeting on March 9, 2015, the Commission voted unanimously to recommend approval of Reversionary Plat RP15-001 and forward it to the Town Council for action.

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.

ACTION OPTION: Motion to approve Reversionary Plat RP15-001. **VOTE.**

RECOMMENDATION: Staff recommends approval of Reversionary Plat RP15-001.

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

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____