

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
August 18, 2016**

**SUBJECT:** Reversionary Plat (RP16-002) Sonlit Enterprises

**SUBMITTING DEPARTMENT:** Community Development Department

**PREPARED BY:** Joe Scott AICP, 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) Reversionary Plat

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**SUMMARY/BACKGROUND:** In the past, developers of multi-family units have approached the Town to approve creation of a “condominium” arrangement for marketing purposes. In 2008, the Council approved such a condominium for a duplex at 8400 Stevens Drive (Lot 3331, Prescott Valley Unit 11). Under the Condominium Plat, the units could be owned separately but the common areas and the real property comprising Lot 3311 could be jointly owned. The process involved approval of a Preliminary Plat by the Planning and Zoning Commission on February 11, 2008 meeting and approval of a Final Plat by the Town Council on February 28, 2008 (plat recorded May 14, 2008 in Book 62 of Maps and Plats, Page 5).

Sonlit Enterprises is now proposing to abandon the condominium designation by a Reversionary Plat that abandons the Condominium Plat and terminates the Declaration so that the property may be sold as one duplex on the original single lot (in compliance with applicable standards for the R2-4 zoning district). The Planning & Zoning Commission recommended approval of RP16-003 at its August 8, 2016 meeting.

[Note: In accordance with ARS §12-1134(I), the applicant has been asked to sign the standard Proposition 207 waiver agreement.]

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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 RP16-002. **VOTE.**

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**RECOMMENDATION:** Staff recommends approval of Reversionary Plat RP16-002.

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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 \_\_\_\_\_