

Docket No. FP2009-001, Arroyos Preserve; Landway Development Corporation, Michael Larson and Denise Larson; APN: 302-32-012, requesting approval of a Final Plat for the development of up to 129 residential lots and additional tracts, zoned R-1-6 (Low Density Residential – 6000 sq. ft) and C-2 (General Commercial); property located at 51626 Avenue 23E, west of Highway 95, La Paz Valley

Community Development Director Bernhart presented Docket No. FP2009-001, Arroyos Preserve; Landway Development Corporation, Michael Larson and Denise Larson; APN: 302-32-012, requesting approval of a Final Plat for the development of up to 129 residential lots and additional tracts, zoned R-1-6 (Low Density Residential – 6000 sq. ft) and C-2 (General Commercial); property located at 51626 Avenue 23E, west of Highway 95, La Paz Valley.

He stated that this item had been before the Board previously and continued. He stated that staff recommended approval of the Final Plat with the stipulation that requirements of the County Engineer be met.

Chairman Pierce asked Community Development Director Bernhart what had been done about the Tyson Wash.

Community Development Director Bernhart stated that a review had been conducted on the Tyson Wash that showed it was in a preliminary 100-year flood zone, and there was a lengthy discussion with the County Engineer who made a recommendation dated October 7, 2009. He added that the applicants agreed to develop the lots as though they were in a mapped flood zone.

Chairman Pierce opened the public hearing and asked if anyone wished to comment on the request for Final Plat approval.

Brian Larson, from Landway Development, requested that the bond requirement be amended for submittal prior to construction beginning, due to the high cost.

A brief discussion ensued noting that there would be no problem with Mr. Larson's request regarding the bond.

~~There being no further comments, Chairman Pierce closed the public hearing.~~

SUPERVISOR IRWIN MOVED to approve Docket No. FP2009-001, Arroyos Preserve; Landway Development Corporation, Michael Larson and Denise Larson; APN: 302-32-012, for a Final Plat for the development of up to 129 residential lots and additional tracts, zoned R-1-6 (Low Density Residential – 6000 sq. ft) and C-2 (General Commercial), with the stipulations as recommended by the County Engineer review dated October 7, 2009; and to post a bond upon beginning of construction; and that a completed A.R.S. §12-1134 form (207 waiver) be signed; property located at 51626 Avenue 23E, west of Highway 95, La Paz Valley. Motion seconded by Chairman Pierce, passed unanimously.