

**TOWN OF CAREFREE, ARIZONA  
RESOLUTION #2019-06**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF  
THE TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA,  
APPROVING APPLICATION 18-14-PP, A PRELIMINARY PLAT OF  
A SUBDIVISION KNOWN AS THE VIEW CAREFREE; AND  
IMPOSING CONDITIONS UPON SUCH APPROVAL.**

WHEREAS, On December 18, 2019 The View Carefree LLC (the "Applicant") filed an application to subdivide approximately 2.74 acres into 30 fee simple townhome lots for a new subdivision named The View Carefree. The properties are generally located at the southeast corner of Easy Street and Carefree Drive, and is commonly referred to as "Easy Street South". The properties are more specifically described as Maricopa County Assessor's Parcel Numbers 216-88-370, 216-88-371 and 216-83-070A (the "Application"), and;

WHEREAS, Said Application and supporting documents have been on file in the Town Hall offices at 8 Sundial Circle in Carefree for review by members of the general public, and;

WHEREAS, The Town of Carefree's Planning and Zoning Commission held a Public Meeting on May 13, 2019 in regards to the Application at which time comments were received from the general public, and;

WHEREAS, The Town of Carefree's Planning and Zoning Commission, on May 13, 2019 considered the issues, voted to recommend approval of the Application, and forward such recommendation to the Town Council, and;

WHEREAS, The Town of Carefree Town Council met on June 4, 2019 considered the issues relating thereto and approved the Preliminary Plat of a subdivision known as The View Carefree which is attached to this Resolution as Exhibit A and incorporated herein by this reference subject to the conditions attached as Exhibit B, and;

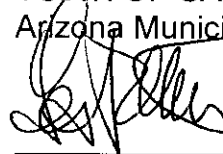
NOW, THEREFORE BE IT RESOLVED by the Mayor and Common Council of the Town of Carefree, Maricopa County, Arizona, as follows:

Section 1. The Preliminary Plat for The View Carefree attached as Exhibit A, is hereby approved subject to the Conditions of Approval attached as Exhibit B.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Carefree, Arizona, this 4 day of June, 2019.


Ayes 7 Noes 0 Abstentions 0 Absent 0

TOWN OF CAREFREE, an  
Arizona Municipal Corporation

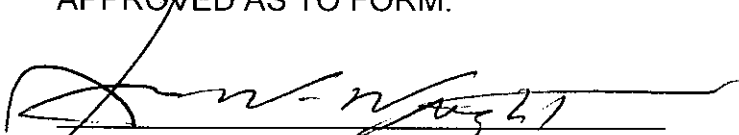


Les Peterson, Mayor

ATTEST:

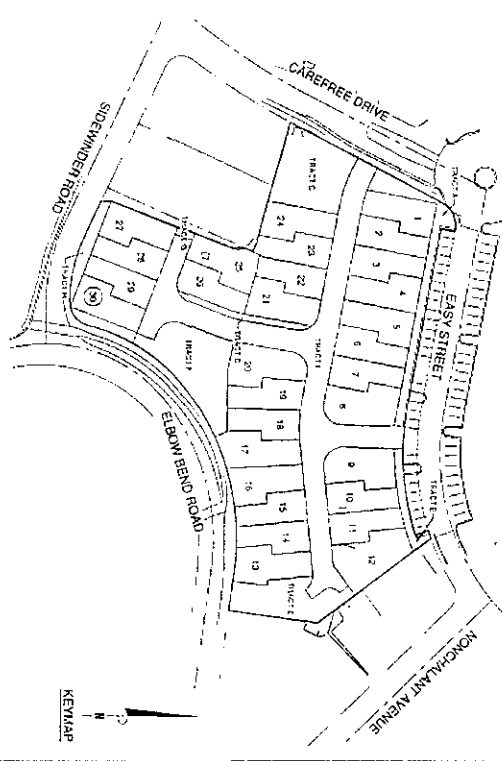
  
Kandace French Contreras, Town Clerk

APPROVED AS TO FORM:

  
Michael W. Wright, Town Attorney

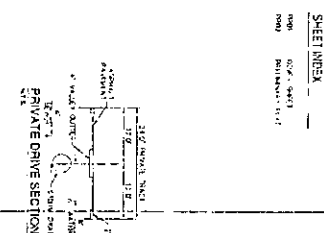
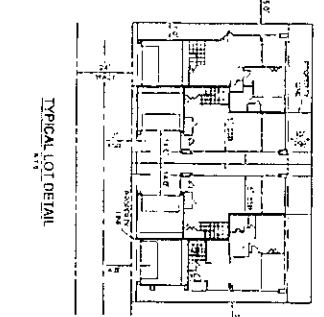
**EXHIBIT A (1 of 2)**  
**PROPERTY/SITE PLAN**  
 Case No. 17-08-RZ

**PRELIMINARY PLAT**  
**FOR**  
**THE VIEW CAREFREE**  
 CAREFREE, ARIZONA  
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH,  
 RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN  
 MARICOPA COUNTY, ARIZONA



TRACT	AREA (SQ. FT.)	AREA (AC.)
1	1,234,567	28.2
2	1,234,567	28.2
3	1,234,567	28.2
4	1,234,567	28.2
5	1,234,567	28.2
6	1,234,567	28.2
7	1,234,567	28.2
8	1,234,567	28.2
9	1,234,567	28.2
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14	1,234,567	28.2
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25	1,234,567	28.2
26	1,234,567	28.2
27	1,234,567	28.2

TRACT	AREA (SQ. FT.)	AREA (AC.)
18A211	1,234,567	28.2
18A212	1,234,567	28.2
18A213	1,234,567	28.2



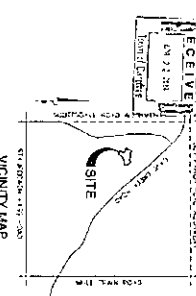
**DEVELOPER**  
 THE VIEW CAREFREE  
 CAREFREE, ARIZONA

**ENGINEER**  
 BOWMAN CONSULTING  
 10000 N. 10TH AVENUE, SUITE 100  
 SCOTTSDALE, ARIZONA 85258  
 (480) 344-1111

**DATE**  
 06/04/19

**PROJECT NO.**  
 17-08-RZ

**NOTES**  
 1. THIS PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.  
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
 3. THE PLAT IS SUBJECT TO ALL APPLICABLE EASEMENTS AND ENCUMBRANCES.

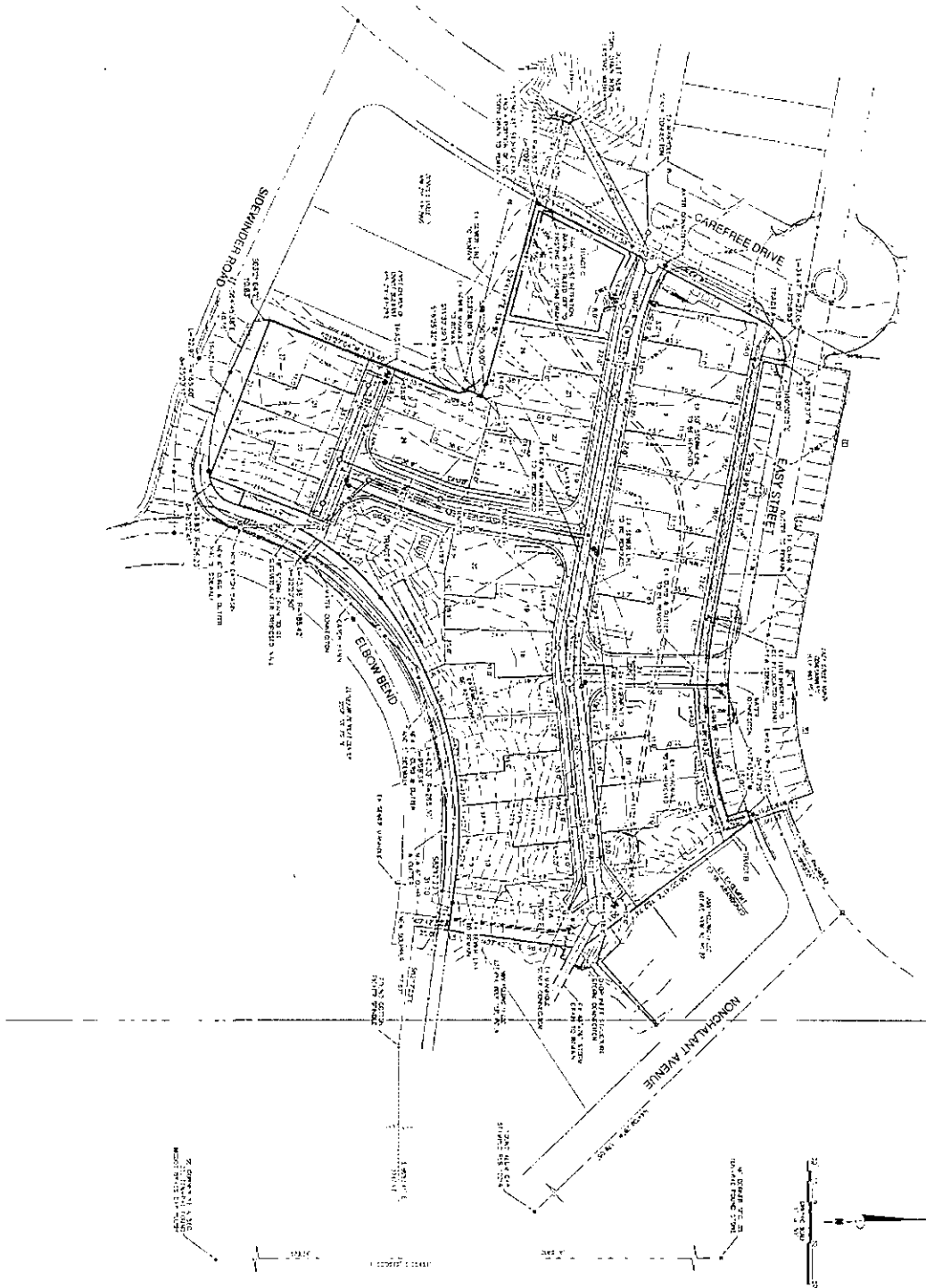


**LEGEND**

1	PLAT BOUNDARY
2	LOT BOUNDARY
3	STREET CENTERLINE
4	STREET RIGHT-OF-WAY
5	STREET EASEMENT
6	STREET RIGHT-OF-WAY
7	STREET CENTERLINE
8	STREET RIGHT-OF-WAY
9	STREET CENTERLINE
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45	STREET CENTERLINE
46	STREET RIGHT-OF-WAY
47	STREET CENTERLINE
48	STREET RIGHT-OF-WAY
49	STREET CENTERLINE
50	STREET RIGHT-OF-WAY

PRELIMINARY PLAT COVER SHEET THE VIEW CAREFREE 06/04/19	
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**EXHIBIT A (2 of 2)**  
**PROPERTY/SITE PLAN**  
 Case No. 17-08-RZ



DATE	DESCRIPTION
11/15/17	PRELIMINARY PLAN
12/12/17	REVISION
01/10/18	REVISION
02/07/18	REVISION
03/07/18	REVISION
04/03/18	REVISION
05/01/18	REVISION
06/01/18	REVISION
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10/01/18	REVISION
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11/01/24	REVISION
12/01/24	REVISION
01/01/25	REVISION



PRELIMINARY PLAN  
**THE VIEW CAREFREE**  
 GILBERT, ARIZONA  
 MARICOPA COUNTY



**EXHIBIT B**  
**CONDITIONS OF APPROVAL**  
**Case No. 18-14-PP**

1. As per Section 2.20 of the Subdivision Ordinance, the Final Plat shall be in substantial conformance with the approved Preliminary Plat.
2. All improvements including, but not limited to, streets, storm drainage, and water lines shall be constructed as per Town of Carefree and MAG Uniform Standard Specifications and Details latest edition.
3. Onsite stormwater storage shall be provided that captures “Pre” versus “Post” runoff volumes.
4. The developer shall demonstrate that the peak runoff from the site in the post-developed condition is equal to or less than that in the pre-developed condition for the 2-, 10-, and 100-year events.
5. Maintenance of all onsite storage systems including channels, catch basins, scuppers, storm drains, detention/retention basins, and appurtenances shall be the responsibility of the Homeowners Association.
6. Private amenities are permitted within the building setbacks as long as they do not exceed the height of the adjacent theme wall. Pools and spas shall not be permitted on private lots.
7. Building additions or any new structures with a solid roof shall not be permitted.
8. All utility cabinets or other mechanical equipment shall be screened from public view.
9. The Homeowners Association will be responsible for maintenance of all landscape, open space, private roads, and site amenities. This shall be noted on the Final Plat.
10. To restrict access, a one (1) foot vehicular non-access easement (VNAE) shall be dedicated along the perimeter of the parcel at the time of the recording of the Final Plat. The subdivision access points as illustrated on the plat shall be excluded from this dedication.
11. The Final Plat shall provide for all public utility easements including, but not limited to, water, electrical, sewer, telephone, natural gas, and cable television service. Such easements shall be dedicated and recorded with the Final Plat. All utilities shall be placed underground.
12. The following note shall appear on the Final Plat, “Residential fire sprinklers shall be installed in all residences.”
13. Rural/Metro Fire Department or current fire protection service provider shall approve any fire hydrant locations and such hydrants shall be part of the Subdivision Infrastructure Improvement Plans.
14. Declarations of Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted and reviewed by the Town Council and recorded with the Final Plat.
15. The Final Plat may be considered at a regular meeting of the Town Council per the Subdivision Ordinance. Prior to receiving final Town of Carefree signatures on the approved final plat, and prior to recordation at the Maricopa County Recorder’s Office, the Town must receive an updated Certificate of Assured Water Supply (CAWS) from the Arizona Department of Water Resources. If the CAWS is not received by the Town within 6 months of the final plat approval, the final plat shall automatically expire without further action by the Town Council.

16. Prior to the issuance of building permits, the developer shall obtain the required permits to comply with Maricopa County dust control standards and Arizona Department of Environmental Quality storm water management standards and policies.
17. Pursuant to the Subdivision Ordinance and Subdivision Improvement Agreement, the developer shall give the Town assurance in the form of 110% money or bond in the amount of the engineer's estimate of the construction cost for the on-site and off-site improvements.
18. The Town's Subdivision Improvement Agreement shall be executed by the applicant, approved by the Town Council, and recorded with the Final Plat.