

1 **Case:** FS16-374
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3 **Project Name:** Showvaker Family Subdivision
4
5 **Council District:** 1 - ACACIA
6
7 **City Council Date:** December 6, 2016
8
9 **Planner:** Sergio Angulo
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12 **Owner:** Bryan and Tammy Showvaker
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14 **Applicant:** Bryan Showvaker
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16 **Request:** Final Plat to subdivide a 4.978 acre lot into four (4) new lots.
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18 **Site Location:** Generally ¼ mile south of Pinnacle Peak Road and east of 223rd
19 Avenue.
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21 **Site Size:** 4.978 acres
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23
24 **Findings:**
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26 • The proposed Final Plat is consistent with the Surprise General Plan 2035.
27 • The proposed Final Plat is consistent with the Surprise Municipal Code.
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29 **Staff**
30 **Recommendation:** **Approve** [no stipulations on final plats]
31
32 **History:**
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34 • On June 8, 1989 the Mayor and City Council approved the annexation of the subject property.
35 • On September 1, 2016 the applicant filed a request for a Final Plat approval to subdivide the
36 subject lot.

37 **Additional Information:**

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39 The applicant is requesting a Final Plat approval that will subdivide a 4.978 acre lot into four (4) new
40 lots; Lot 1 is proposed to be 1.414 acres, Lots 2, 3, and 4 are proposed to be 1.188 acre lots. The
41 subject site is located on Knudson Drive, east of 223rd Avenue and it is zoned Residential Ranch (RR).
42 The proposed subdivision meets the lot size requirements stated in the Surprise Unified
43 Development Code. This Final Plat will not be dedicating any new right-of-away, but is does
44 establish an ingress/egress access easement which will provide legal access to the new lots. The
45 subject lot is currently vacant land and will develop as the market permits.

46

47 **Attachments:**

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49 01 Vicinity Map

50 02 Final Plat

51 03 Luke AFB Comments

52 04 ADOT Comments

53 05 MWD Comments

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55 **Enclosure:**

56

57 Sealed mylars