



# NOTICE OF CITY COUNCIL ACTION CITY OF CHANDLER, ARIZONA

**APPLICANT:**  
**CORY BLACK DESIGN**  
**ATTN: CORY BLACK**  
**4365 E. PECOS RD. SUITE 138**  
**GILBERT, AZ 85295**

**CASE: PLH22-0039 MOUNTAIN VIEW ESTATES**  
**MEETING DATE: THURSDAY, JANUARY 26, 2023**

<b>APPROVAL:</b>	<input checked="" type="checkbox"/>	<b>REZONING:</b>	<input type="checkbox"/>
<b>DENIAL:</b>	<input type="checkbox"/>	<b>VARIANCE:</b>	<input type="checkbox"/>
<b>CONTINUED:</b>	<input type="checkbox"/>	<b>USE PERMIT</b>	<input type="checkbox"/>
<b>WITHDRAWAL:</b>	<input type="checkbox"/>	<b>SUBDIVISION:</b>	<input type="checkbox"/>
<b>PRELIMINARY DEVELOPMENT PLAN:</b>	<input checked="" type="checkbox"/>	<b>AREA PLAN:</b>	<input type="checkbox"/>
FOR HOUSING PRODUCT DESIGN TO BE CONSTRUCTED ON A 16-LOT SINGLE-FAMILY SUBDIVISION		<b>PRELIMINARY PLAT:</b>	<input type="checkbox"/>

**Preliminary Development Plan**

1. Development shall be in substantial conformance with the Development Booklet, entitled "Mountain View Estates PDP Submittal", dated November 7, 2022 and kept on file in the City of Chandler Planning Division, in File No. PLH22-0039, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
  
2. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping by either the homeowner or the Developer at the time of construction of a home on a lot, and in no event shall occur any later than 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

3. Each garage shall be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment.
4. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.