

# ROSE LAW GROUP<sub>pc</sub>

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Paradise Valley Community Development  
6401 E Lincoln Drive  
Paradise Valley, AZ 85253-4399

RE: Scottsdale Plaza Resort Lot Combination Required by SUP-22-02 Stipulation #27

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Please accept this lot combination pre-application narrative in support of initiating the construction and renovation process associated with SUP-22-02 and its pending amendment, PA-24-54. This lot combination involves the following parcels:

- APN 174-49-002A
- APN 174-49-001B
- APN 174-49-001A

These three parcels are situated at the northwest corner of N. Scottsdale Rd. and E. Indian Bend Rd. and currently encompass the Scottsdale Plaza Resort. The property is zoned SUP-R. While this lot combination is being processed separately, it is closely related to the active managerial amendment application, which pertains to the planned renovations and updates to the Scottsdale Plaza Resort.

As outlined in Stipulation #27 of SUP-22-02, this lot combination is a required step before any building permits can be issued. Consolidating these parcels will facilitate a more streamlined and cohesive redevelopment process, ensuring compliance with planning standards and guidelines established in Chapter 6 of the Town Code: Subdivisions.

Additionally, this application includes a dedication requirement pursuant to Stipulation #26 of SUP-22-02, which mandates the following right-of-way dedications prior to the issuance of any construction permits:

- Hummingbird Lane – A total right-of-way width of 25 feet measured from the centerline, south adjoining the property.
- Scottsdale Road – A total right-of-way width of 65 feet measured from the centerline, west adjoining the property.
- Indian Bend Road – A total right-of-way width of 40 feet measured from the centerline, north adjoining the property.

This dedication serves to clear up past uncertainty regarding right-of-way boundaries. This lot combination action, in conjunction with the execution of a special warranty deed formalizes and dedicates what currently exists and functions as public right-of-way, ensuring alignment with existing

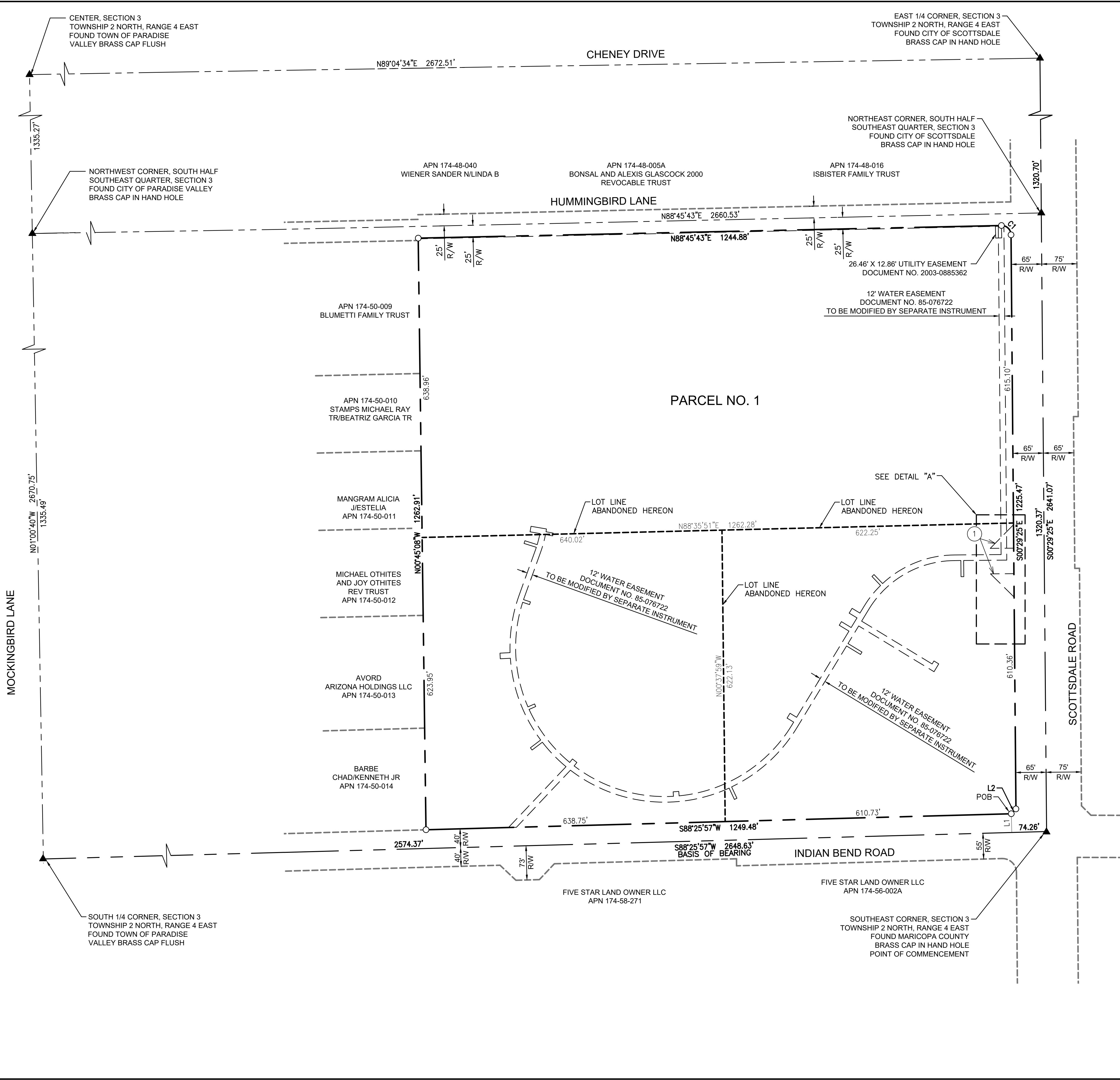
roadway infrastructure and municipal records. By taking this step, we are providing clarity and consistency in property boundaries while complying with the requirements set forth in SUP-22-02.

This lot combination will help facilitate a more efficient development process while ensuring proper land use planning and compliance with municipal requirements. Please let us know if any further information is needed to process this request.







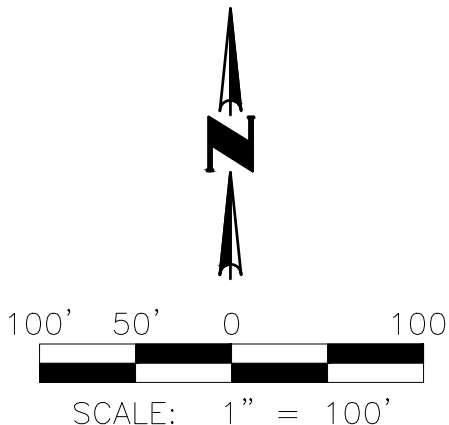
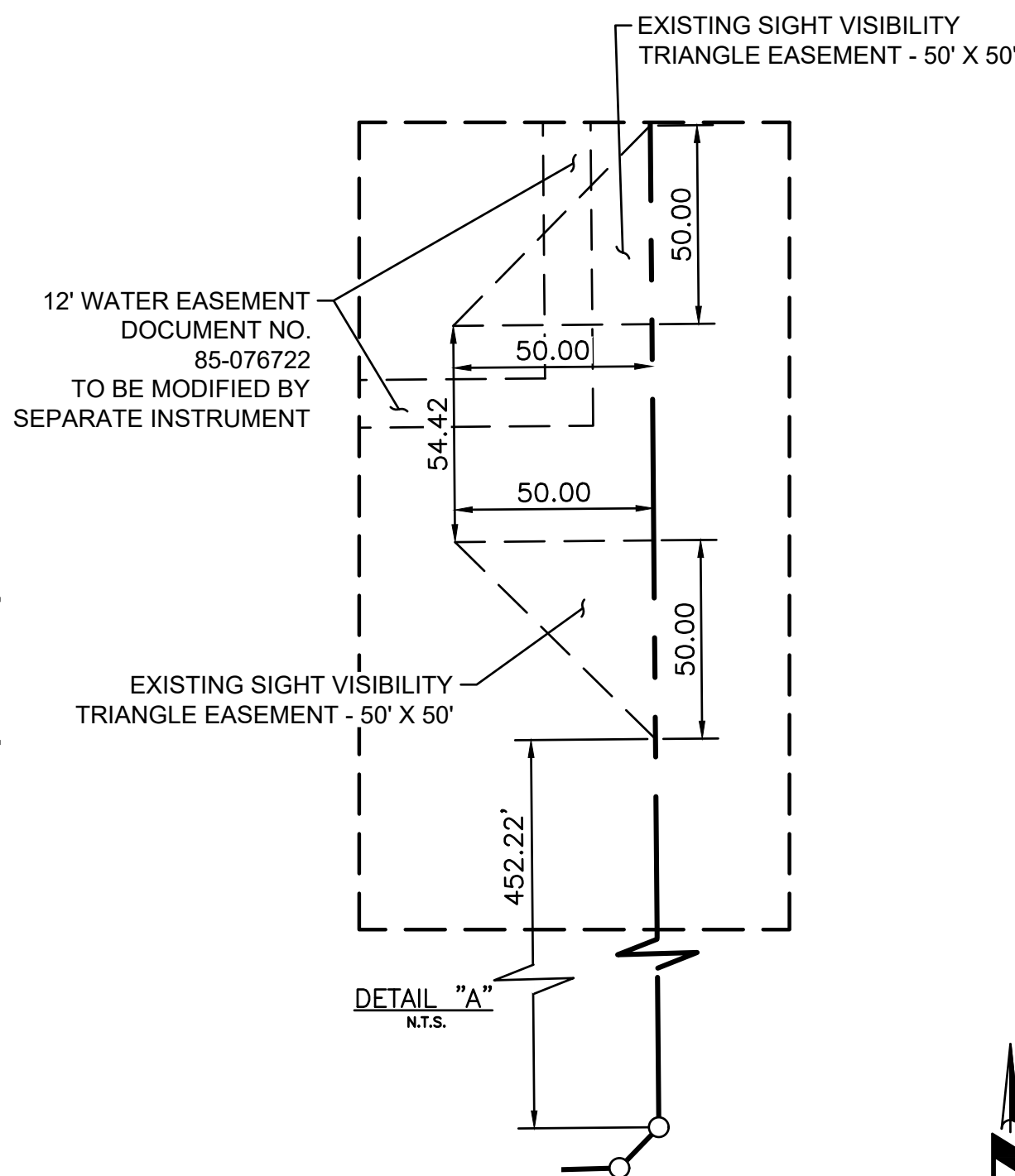


| CURVE TABLE |        |        |            |         |       |               |
|-------------|--------|--------|------------|---------|-------|---------------|
| NO.         | LENGTH | RADIUS | DELTA      | TANGENT | CHORD | CHORD-BEARING |
| C1          | 31.68' | 20.00' | 090°44'52" | 20.26   | 28.47 | S45°51'51"E   |

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | BEARING     | LENGTH |
| L1         | S01°34'03"E | 40.00' |
| L2         | S43°58'16"W | 14.28' |

LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS SUBDIVISION - SET 1/2" REBAR WITH CAP RLS #33851 PER M.A.G. STD. DET. 120, TYPE "C" MODIFIED
- INDICATES EASEMENT LINES
- INDICATES BUILDING SETBACK LINES (B.S.L.)
- C1 - INDICATES CURVE NUMBER
- B.S.L. - INDICATES BUILDING SETBACK LINE
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- INDICATES EXISTING SIGHT VISIBILITY TRIANGLE EASEMENT - 50' X 50'
- N.T.S. - INDICATES NOT TO SCALE
- S.V.T.E. - INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT
- S.F. - INDICATES SQUARE FEET
- AC - INDICATES ACRES
- EX. - INDICATES EXISTING
- R/W - INDICATES RIGHT OF WAY
- POB - INDICATES POINT OF BEGINNING



COUNTY RECORDER