

TOWN OF PARADISE VALLEY

5112 N Casa Blanca Dr Lot Split (LS-16-3)

&

5102 N Casa Blanca Dr Lot Split (LS-16-4)

Town Council

June 9, 2016

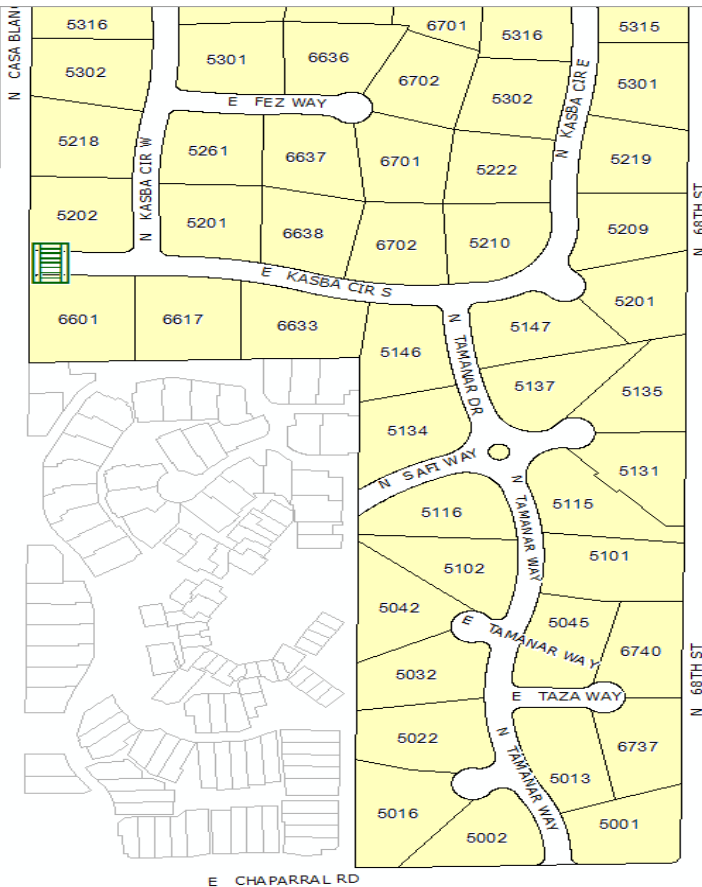
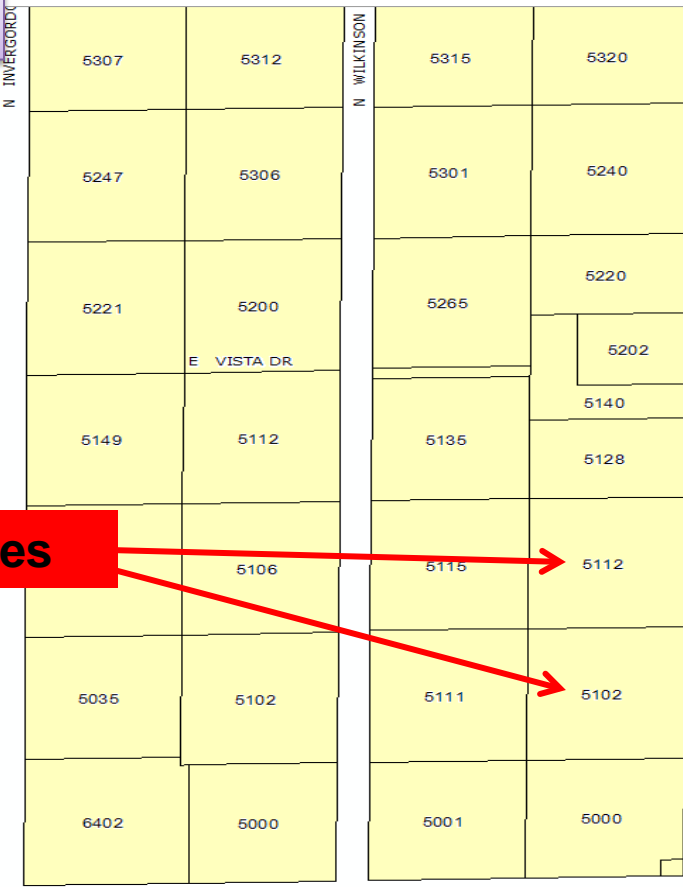
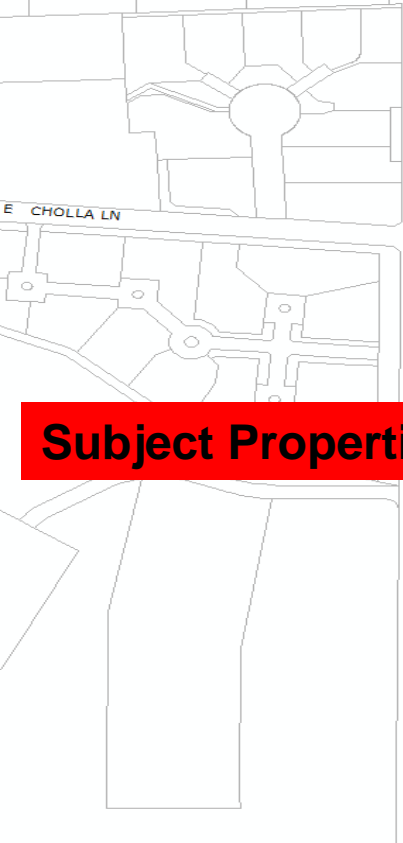


LOT SPLIT REQUEST

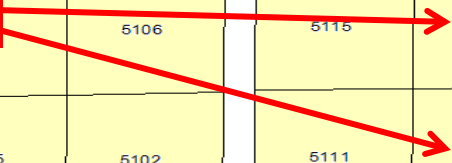
- Two separate actions
- 5112 & 5102 N Casa Blanca Dr - Subdivide 2.26 acre parcels into two lots each:
 - Camelback Lands 3 - 5112 N Casa Blanca Dr LS
 - Camelback Lands 4 - 5102 N Casa Blanca Dr LS



Vicinity Map



Subject Properties



Aerial Photo

Subject Properties



173-20-013

173-20-011

5112

173-20-012

173-20-006

5102

173-20-005

173-20-277

173-20-276

173-20-275

173-20-274

173-20-270

173-20-269

173-20-268

173-20-267

173-20-266

173-20-265

173-20-173

173-20-175

PC DISCUSSION

- Commission discussed lot splits at May 3rd work study session and May 17th public meeting
- Commission made recommendation of approval of each lot split subject to stipulations

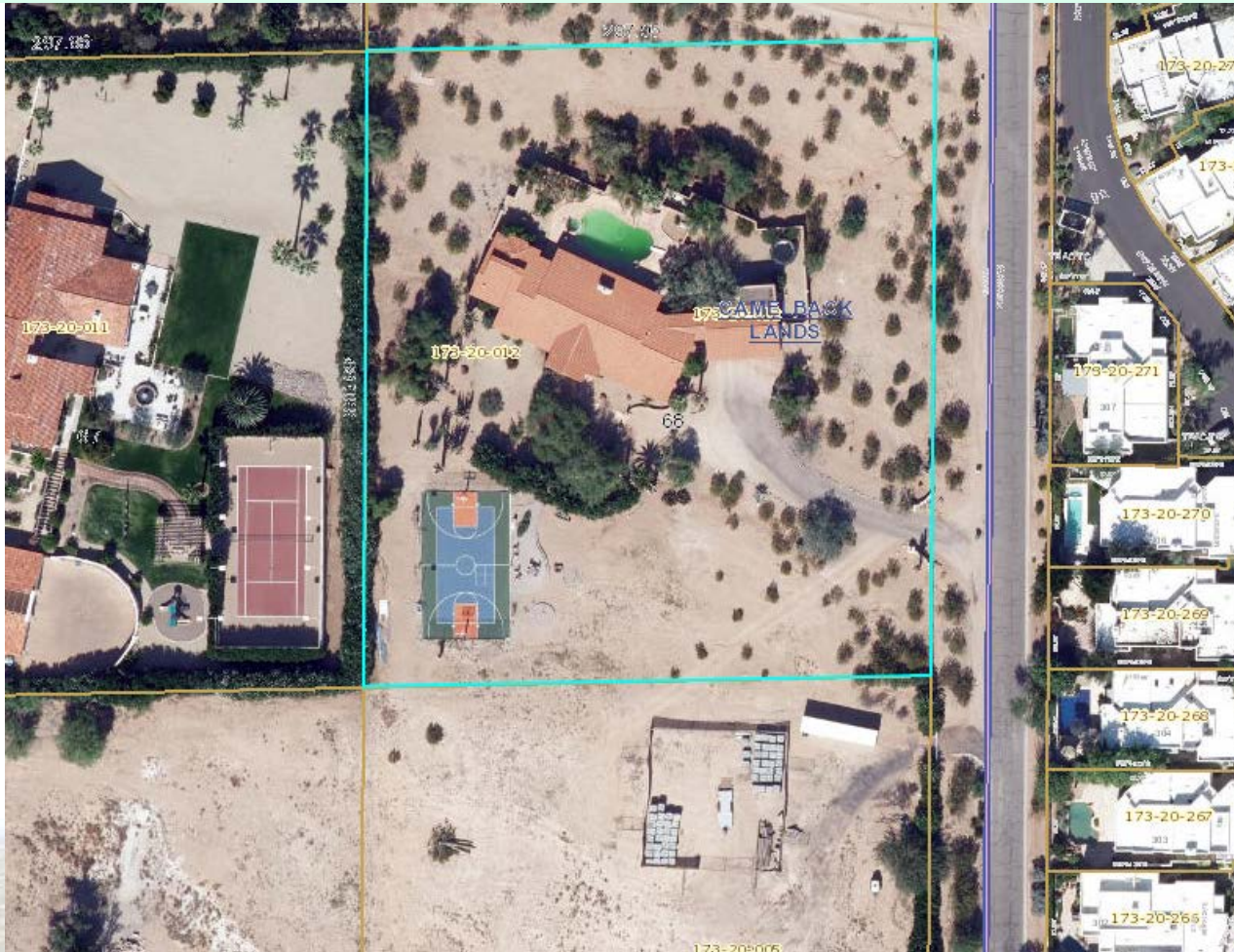


CAMELBACK LANDS 3 & 4 LOT SPLIT

- ARS 6.2, Section 9-463 defines Lot Split as:
 - The division of improved or unimproved land whose area is two and one-half acres or less into two or three tracts or parcels of land for the purpose of sale or lease
- Existing Lot Size: 2.26 acres each
- Proposed Lot Sizes: 1.13 acres (Lot 1) each
1.13 acres (Lot 2) each



5112 N Casa Blanca Dr - Existing Structures to be Demolished



5102 N Casa Blanca Dr - Vacant Lot with Construction Materials and Storage Container to be Removed



Two Parcel Lot Split 5112 N Casa Blanca

CAMELBACK LANDS 3

LOT 70
173-20-015
LAWRENCE J BRECHER TRUST
SINGLE FAMILY RESIDENCE
R-43

NR CORNER LOT 66
FND 3" IRON PIPE
N 0.01' E 0.04'
ACCEPTED

SAGE J & WENDY K LENTZ
5112 N CASA BLANCA DRIVE
PARADISE VALLEY, AZ 85255

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: THAT SAGE J & WENDY K LENTZ, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED LOT 68, CAMELBACK LANDS, RECORDED IN BOOK 31, OF MAPS PAGE 26 M.C.R. SITUATED IN SECTION 15, T29N, R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF MARICOPA COUNTY, ARIZONA, UNDER THE NAME OF CAMELBACK LANDS 3, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISH THIS PLAN AND HEREBY DECLARE THAT THIS PLAN SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAID, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAN, AND HEREBY DEDICATE AND GRANT TO THE TOWN OF "PARADISE VALLEY" THE STREETS AND RIGHT-OF-WAY SHOWN ON THIS PLAN AND INCLUDED IN THE ABOVE-DESCRIBED PROMISES. EASEMENT ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF: SAGE J. LENTZ & WENDY K. LENTZ, AS OWNERS, HAVE HERETO AFFIXED THEIR SIGNATURE THIS _____ DAY OF _____, 2016

BY: SAGE J. LENTZ BY: WENDY K. LENTZ

LOT 57
173-20-011
STEPHAN J & DAVID K SHEPHERD
SINGLE FAMILY RESIDENCE
R-43

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND ACKNOWLEDGED (s) THEMSELVES TO BE AND ACKNOWLEDGED (s) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY IN ATTENDANCE, AND ACKNOWLEDGED (s) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2016

BY: _____ ATTEST: _____ TOWN CLERK

BY: _____ TOWN ENGINEER _____ PLANNING DIRECTOR

WITNESSES OF THE DEDICATION STATED IN THIS DEDICATION, HEREBY RATIFY, APPROVES, AND ACQUIESSES IN THE DEDICATION BY ME.

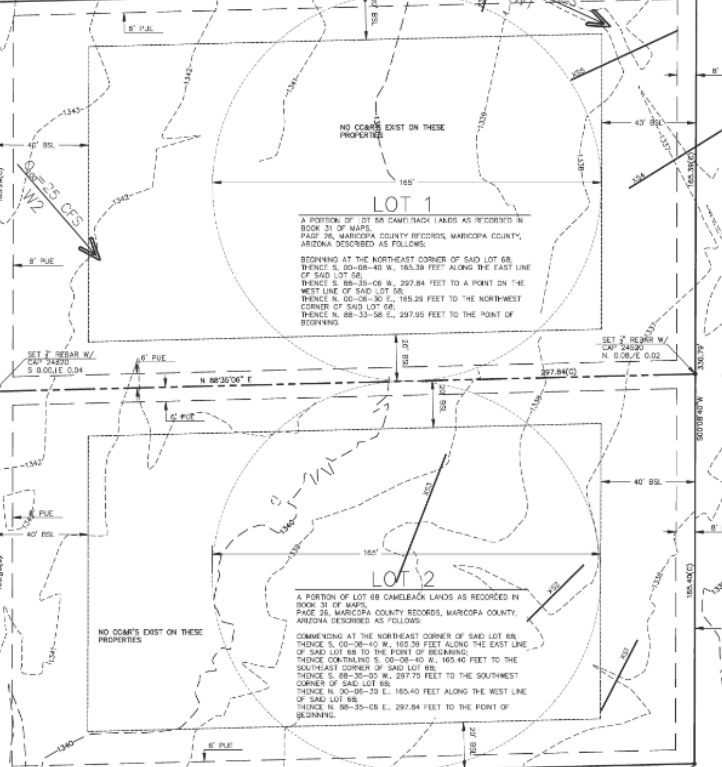
STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND ACKNOWLEDGED (s) THEMSELVES TO BE, AND ACKNOWLEDGED (s) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY IN ATTENDANCE, AND ACKNOWLEDGED (s) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF _____ BY HIMSELF/AS _____

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

A SUBDIVISION OF LOT 68, CAMELBACK LANDS RECORDED IN BOOK 31, OF MAPS PAGE 26 M.C.R. PORTION OF THE SW 1/4 SECTION 15 TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, TOWN OF PARADISE VALLEY.



LEGEND:
 (E) M - BUREAU OF LAND MANAGEMENT BRASS CAP FLUSH
 (D) - DITCHES CALCULATED
 (M) - DITCHES MEASURED
 (C) - DITCHES RECORDED
 (F) - (E) (F) (M)
 (P) - SET MONUMENT 1/2" REBAR RLS 245220
 (R) - (C) (M) MONUMENT
 (P) - PAGE
 (M) - MARICOPA COUNTY RECORDER
 (M) - MARICOPA COUNTY BRASS CAP
 (M) - MARICOPA COUNTY HIGHWAY DEPT.
 (B) - BOHJ
 (G) - GILBERT
 (G) - GILBERT
 (G) - GILBERT

LOT 61
173-20-005
SAGAL PALMS LLC
W/AC RLS 30954
S 0.00' E 0.00'
ACCEPTED

SE CORNER LOT 68
FND 3" IRON PIPE
N 0.01' E 0.04'
ACCEPTED

SW CORNER SECTION 15
FND 3" IRON PIPE
S 0.00' E 0.04'
ACCEPTED

NE CORNER SECTION 15
FND BRASS CAP
N 0.01' E 0.04'
ACCEPTED

NE CORNER NINE
SIX NINE SECTION 15
FND BRASS CAP
N 0.01' E 0.00'
ACCEPTED

NE CORNER LOT 68
FND 3" IRON PIPE
N 0.01' E 0.04'
ACCEPTED

SE CORNER LOT 68
FND 3" IRON PIPE
N 0.01' E 0.04'
ACCEPTED

SE CORNER SECTION 15
FND BRASS CAP
N 0.01' E 0.04'
ACCEPTED

NE CORNER NINE
SIX NINE SECTION 15
FND BRASS CAP
N 0.01' E 0.00'
ACCEPTED

NE CORNER SECTION 15
FND BRASS CAP
N 0.01' E 0.04'
ACCEPTED

NE CORNER SECTION 15
FND BRASS CAP
N 0.01' E 0.04'
ACCEPTED

NE CORNER SECTION 15
FND BRASS CAP
N 0.01' E 0.04'
ACCEPTED

SURVEY CERTIFICATION:

I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA. THIS PLAN WAS MADE UNDER MY SUPERVISION. THIS PLAN MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF NOVEMBER, 2015. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. MONUMENTS SHOWN ACTUALLY EXIST, AND THEIR POSITIONS ARE CORRECTLY SHOWN, AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

NAME: GERALD L. GRAHAM
REGISTERED LAND SURVEYOR # RLS 24530



NOTES:

BEARINGS & DISTANCES ARE RECORDED PER PLAN OF CAMELBACK LANDS, RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R. UNLESS OTHERWISE NOTED

LIST OF PERTINENT DOCUMENTS:

CAMELBACK LANDS RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R.
DEEDS: DOCUMENT 2014/0854101

UTILITIES:

ELECTRIC - A.P.S.
TELEPHONE - SWEET (CENTURY LINK)
NATURAL GAS - SOUTHWEST GAS
CABLE TV - COM CABLE
SEWER - TOWN OF PARADISE VALLEY
WATER - EPICOR WATER

OWNER:

SAGE J & WENDY K LENTZ
5112 N CASA BLANCA DRIVE
PARADISE VALLEY, AZ 85255

ASSESSORS PCL. NO.:

755-255-1111
ZONING: R-43

LOT DATA:

LOT 1 AREA = 49,236 S.F. / 1.13330 AC.(NET)
LOT 2 AREA = 49,236 S.F. / 1.13330 AC.(NET)

NEW LOT DATA:

LOT 1 AREA = 49,236 S.F. / 1.13330 AC.(NET)
LOT 2 AREA = 49,236 S.F. / 1.13330 AC.(NET)

DATE:

LOT SPLIT 04-06-16 PS

GRAHAM SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1240, Coconino, Arizona 85377
(480) 488-4323



LOT SPLIT

Two Parcel Lot Split



CAMELBACK LANDS 4

A SUBDIVISION OF LOT 61, CAMELBACK LANDS
RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R.
PORTION OF THE SW 1/4 SECTION 15

Two Parcel Lot Split 5102 Casa Blanca

PROPERTY HAS SUBDIVIDED LOT 48 26 M.C.R. SITUATED IN AND MERIDIAN CITY OF OKLAHOMA COUNTY, ARIZONA. THE CITY OF OKLAHOMA COUNTY, ARIZONA, HAS SET FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THIS PLAT CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT, AND HEREBY DEDICATE AND GRANT TO THE TOWN OF PARADISE VALLEY THE STREETS AND RIGHT-OF-WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. EASEMENT ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:
SARAL PALMS LLC, AS OWNER, HAVE HERETO AFFIXED THEIR SIGNATURE THIS _____ DAY OF _____, 2016

BY: SARAL PALMS LLC

ACKNOWLEDGEMENT

STATE OF ARIZONA SS
COUNTY OF MARICOPA) I, _____, DO HEREBY CERTIFY THAT I AM THE REGISTERED LAND SURVEYOR WHO HAS PREPARED THIS PLAT. I AM A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA. I HAVE REVIEWED THIS PLAT AND I HEREBY CERTIFY THAT IT ACCURATELY REPRESENTS THE SURVEY AND THE DIMENSIONS OF THE PROPERTY DESCRIBED THEREON. I HAVE ALSO REVIEWED THE INSTRUMENT ACCOMPANYING THIS PLAT AND I HEREBY CERTIFY THAT IT ACCURATELY REPRESENTS THE INTENT OF THE PARTIES TO THE INSTRUMENT. I HAVE ALSO REVIEWED THE INSTRUMENT ACCOMPANYING THIS PLAT AND I HEREBY CERTIFY THAT IT ACCURATELY REPRESENTS THE INTENT OF THE PARTIES TO THE INSTRUMENT.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC:

APPROVAL:
APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2016

BY: _____ ATTEST: _____ TOWN CLERK

BY: _____ TOWN ENGINEER PLANNING DIRECTOR

MORTGAGE(S) OF _____ HEREBY RATIFIES, APPROVES, AND ACQUIRES IN THE DEDICATION AS STATED IN THIS DEDICATION.

BY: _____ LOT 59
STATE OF ARIZONA SS
COUNTY OF MARICOPA) SURVIVORS TRUST / SHADKOFF FAMILY TRUST
SINGLE FAMILY RESIDENCE
R-43

BEFORE ME THIS _____ DAY OF _____, 2015, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO ACKNOWLEDGED (a) HIMSELF / HER TO BE THE DAILY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF _____, BY HIMSELF AS _____.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC:

LOT 67
173-20-011
WILLIAM T REED TRUST
SINGLE FAMILY RESIDENCE
R-43
EAST
ND MERIDIAN,
A,
7

PROPERTY HAS SUBDIVIDED LOT 48 26 M.C.R. SITUATED IN AND MERIDIAN CITY OF OKLAHOMA COUNTY, ARIZONA. THE CITY OF OKLAHOMA COUNTY, ARIZONA, HAS SET FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THIS PLAT CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT, AND HEREBY DEDICATE AND GRANT TO THE TOWN OF PARADISE VALLEY THE STREETS AND RIGHT-OF-WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. EASEMENT ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

LOT 62
173-20-008
BRYANVIEW LLC
VACANT LAND
R-43

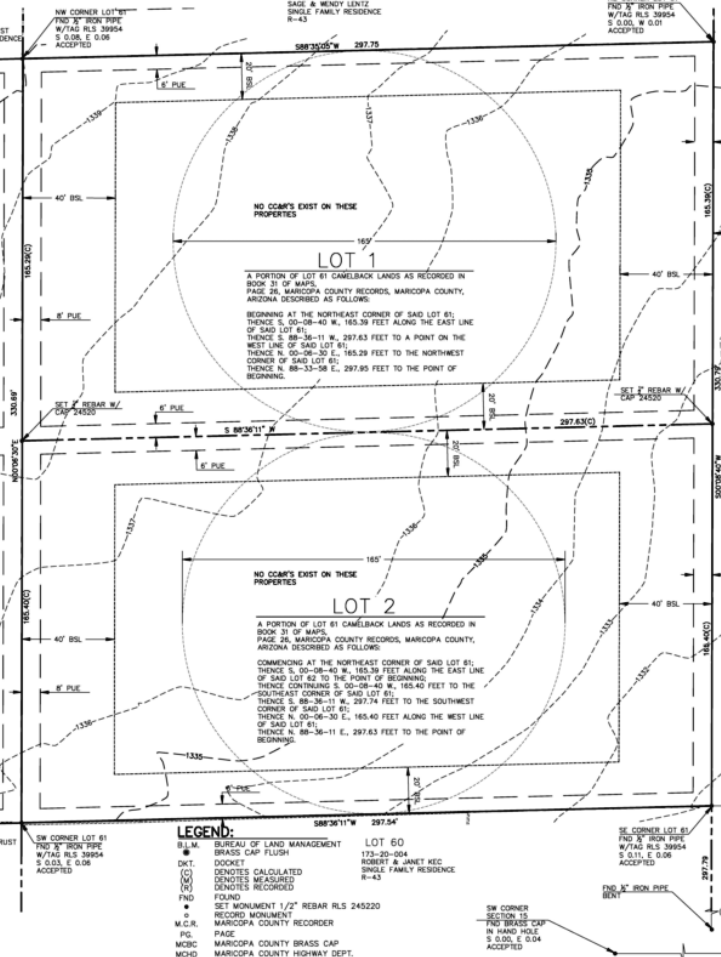
STATE OF ARIZONA SS
COUNTY OF MARICOPA) BUREAU OF LAND MANAGEMENT
BRASS CAP FLUSH
D.K.T. DOCKET
(C) DENOTIS CALCULATED
(M) DENOTIS MEASURED
(N) DENOTIS RECORDED
FIND FOUND
o SET MONUMENT 1/2" REBAR RLS 245220
o RECORD MONUMENT
M.C.R. MARICOPA COUNTY RECORDER
FIG. PAGE
MORC MARICOPA COUNTY BRASS CAP
MCHD MARICOPA COUNTY HIGHWAY DEPT.
SOSH BRASS CAP IN HANDS/FILE
GLOBE GOVERNMENT LAND OFFICE BRASS CAP
BCF BRASS CAP FLUSH

LEGEND:

LOT 60
173-20-004
ROBERT & JANET REC
SINGLE FAMILY RESIDENCE
R-43
SW CORNER LOT 61
FND 3" IRON PIPE
W/TAG RLS 39954
S 0.01, E 0.06
ACCEPTED
NE CORNER LOT 61
FND 3" IRON PIPE
W/TAG RLS 39954
S 0.01, E 0.06
ACCEPTED
SW CORNER SECTION 15
FND BRASS CAP IN
HAND/FILE
S 0.00, E 0.04
ACCEPTED
NE CORNER SECTION 15
FND BRASS CAP IN
HAND/FILE
S 0.02, E 0.24
ACCEPTED
NE CORNER NW 1/4
SECTION 15
FND 3" IRON PIPE
W/TAG RLS 39954
S 0.01, E 0.06
ACCEPTED
NE CORNER NW 1/4
SECTION 15
FND 3" IRON PIPE
W/TAG RLS 39954
S 0.01, E 0.06
ACCEPTED
NE CORNER NW 1/4
SECTION 15
FND 3" IRON PIPE
W/TAG RLS 39954
S 0.01, E 0.06
ACCEPTED
NE CORNER NW 1/4
SECTION 15
FND 3" IRON PIPE
W/TAG RLS 39954
S 0.01, E 0.06
ACCEPTED

PARENT PARCEL

LOT 68
173-20-012
SAGE & WENDY LENTZ
SINGLE FAMILY RESIDENCE
R-43
LOT 61 CAMELBACK LANDS AS RECORDED IN BOOK 31 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA



NOTES:
BEARINGS & DISTANCES ARE RECORD PER PLAT OF CAMELBACK LANDS, RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R. UNLESS OTHERWISE NOTED

SURVEY CERTIFICATION:
I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA; THIS PLAT WAS MADE UNDER MY DIRECTORSHIP. THIS PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATED HEREON WERE MADE DURING THE MONTH OF FEBRUARY, 2016. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. MONUMENTS SHOWN ACTUALLY EXIST. THEIR POSITIONS ARE CORRECTLY SHOWN, AND THEIR POSITIONS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME: GERALD L. GRAHAM
REGISTERED LAND SURVEYOR # RLS 24520



LIST OF PERTINENT DOCUMENTS:
CAMELBACK LANDS RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R.
DEEDS: DOCUMENT 2013/0149138

UTILITIES:
ELECTRIC—A.P.
TELEPHONE—QWEST (CENTRY LINK)
NATURAL GAS—SOUTHWEST GAS
CABLE TV—COX CABLE
SEWER—TOWN OF PARADISE VALLEY
WATER—EPSON WATER

OWNER:
SARAL PALMS LLC
2207 CONDOR PINE NW 521
MERIDIAN CITY, ARIZONA

SITE ADDRESS:
5102 N CASA BLANCA DR
PARADISE VALLEY, AZ 85353

ASSESSORS PCL NO.:
173-20-008
R-43

ZONING:
R-43

LOT DATA:
LOT 1 AREA = 66,403 S.F. / 2.25902 AC±(NET)
LOT 2 AREA = 49,202 S.F. / 1.12951 AC±(NET)

NEW LOT DATA:
LOT 1 AREA = 49,202 S.F. / 1.12951 AC±(NET)
LOT 2 AREA = 49,201 S.F. / 1.12950 AC±(NET)

DATE:

LOT SPLIT	04-06-16	PS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

GRAHAM SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1240, Cave Creek, Arizona 85337
(480) 488-4393



Two Parcel Lot Split



Lot 1

Lot 2

173-20-005

173-20-270

173-20-269

173-20-268

173-20-267

173-20-265

173-20-265

173-20-173

173-20-174



CAMELBACK LANDS 3 & 4 LOT SPLIT

- Lot Configuration:
 - Proposed lots meet R-43 area requirements:
 - Size (1 net acre +)
 - Width (165' wide)
 - Access (public roadway)
 - Setbacks (40' front/rear and 20' sides)



CAMELBACK LANDS 3 & 4 LOT SPLIT (CONT.)

- Drainage:
 - On site retention and grading at building permit
- Casa Blanca Dr:
 - No ROW dedication required:
 - 60' wide ROW (50' wide required)
 - Roadway improvements prior to CofO



CAMELBACK LANDS 3 & 4 LOT SPLIT (CONT.)

- Fire Protection:
 - Access via public roadway
 - Installation of fire hydrant required
 - New homes will have fire sprinklers
 - Fire flow rate slightly below minimum:
 - 1,500 gpm needed
 - 1,353 gpm for this area



RECOMMENDATION - APPROVAL

- Both lot splits meet Town Development Standards
- Fire flow is substantially compliant and addressed via stipulation
- Recommended approval subject to stipulations



STIPULATIONS

1. Lot splits must be in accordance with submitted plans and docs
2. Prior to the issuance of a Certificate of Occupancy for a new single-family residence, the fire sprinkler system shall demonstrate compliance to the National Fire Protection Association standard 13D or the current equivalent code requirement



STIPULATIONS (CONT.)

3. Roadway improvements shall be installed prior to issuance of Certificate of Occupancy for new single family residence
4. 5112 N Casa Blanca - Demolition permit must be obtained and existing structures removed prior to recordation of plat
5. 5102 N Casa Blanca - Construction materials and storage container must be removed prior to recordation of the plat



