

# TOWN OF PARADISE VALLEY

Five Star Area C Lot Line Adjustment (LLA-19-06)  
7000 E. Lincoln Drive  
Town Council  
Work Study

**December 5, 2019**



# TODAY'S GOAL

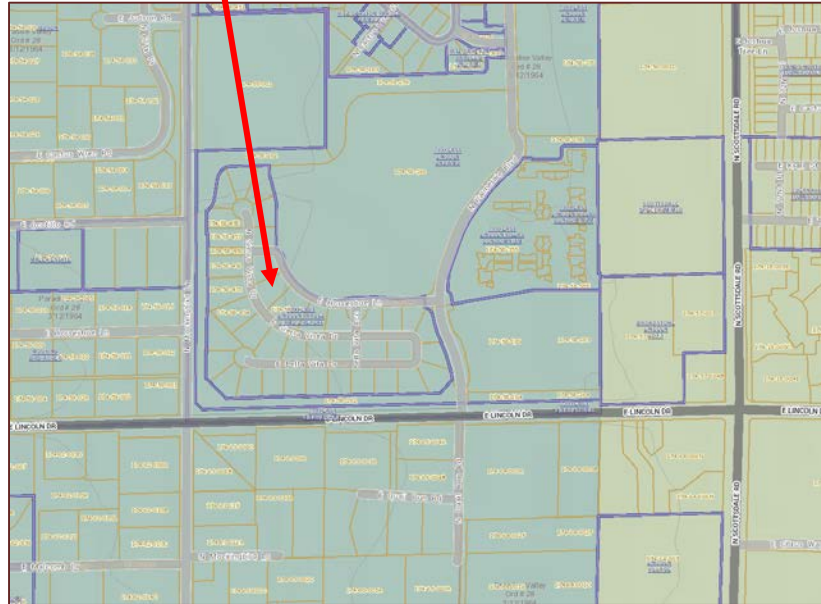
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- Review Five Star Request for Area C Lot Line Adjustment



# VICINITY MAP

Subject Property



December 5, 2019

# SCOPE OF REQUEST

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- Modify lot lines on Lots 35 – 37
- Property lines shifted to increase size of Lot 35
- Modified lots compliant with SUP:
  - Minimum size of 12,000 sq ft (smallest lot size – 15,786)
  - No change in setback, height, or lot coverage requirements
- Non-administrative land modification which follows final plat process:
  - Requires TC review and approval
  - Must act on lot line adjustment by January 13, 2020





- CURVE TABLE**

NO.	STATION	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
1	210.00	250.00	124.71° 42'	11.70	18.70	N69°04' 17" E
2	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
3	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
4	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
5	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
6	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
7	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
8	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
9	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
10	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
11	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
12	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
13	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
14	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
15	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
16	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
17	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
18	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
19	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
20	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
21	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
22	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
23	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
24	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
25	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
26	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
27	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
28	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
29	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
30	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
31	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
32	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
33	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
34	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
35	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
36	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
37	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
38	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
39	210.00	250.00	124.71° 42'	11.70	18.70	S24°55' 17" W
40	210.00	250.00	124.71° 42'	11.70</		

