

PROJECT NARRATIVE

PARADISE HILL IV – LOT SPLIT

The property located at 6722 North Joshua Tree Lane was platted in 1953 as Lots 143 and 144 of the “Paradise Hills” subdivision, recorded at Book 57, Page 11, records of the Maricopa County Recorder. In 1978, the two lots were combined into a single parcel by a replat recorded at Book 198, Page 11, records of the Maricopa county Recorder (the “Combined Lot”). This combined Lot was not approved by the Town of Paradise Valley. The Combined Lot is 2.45 acres. The owner is proposing to split the Combined Lot into two separate parcels consistent with the lots as shown on the 1953 plat. Both lots are greater than one acre and satisfy the requirements of Chapter 6 of the Town Code.

Water service to the two lots will be provided by EPCOR Water. Gravity sewer service is not available to the proposed lots.