

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

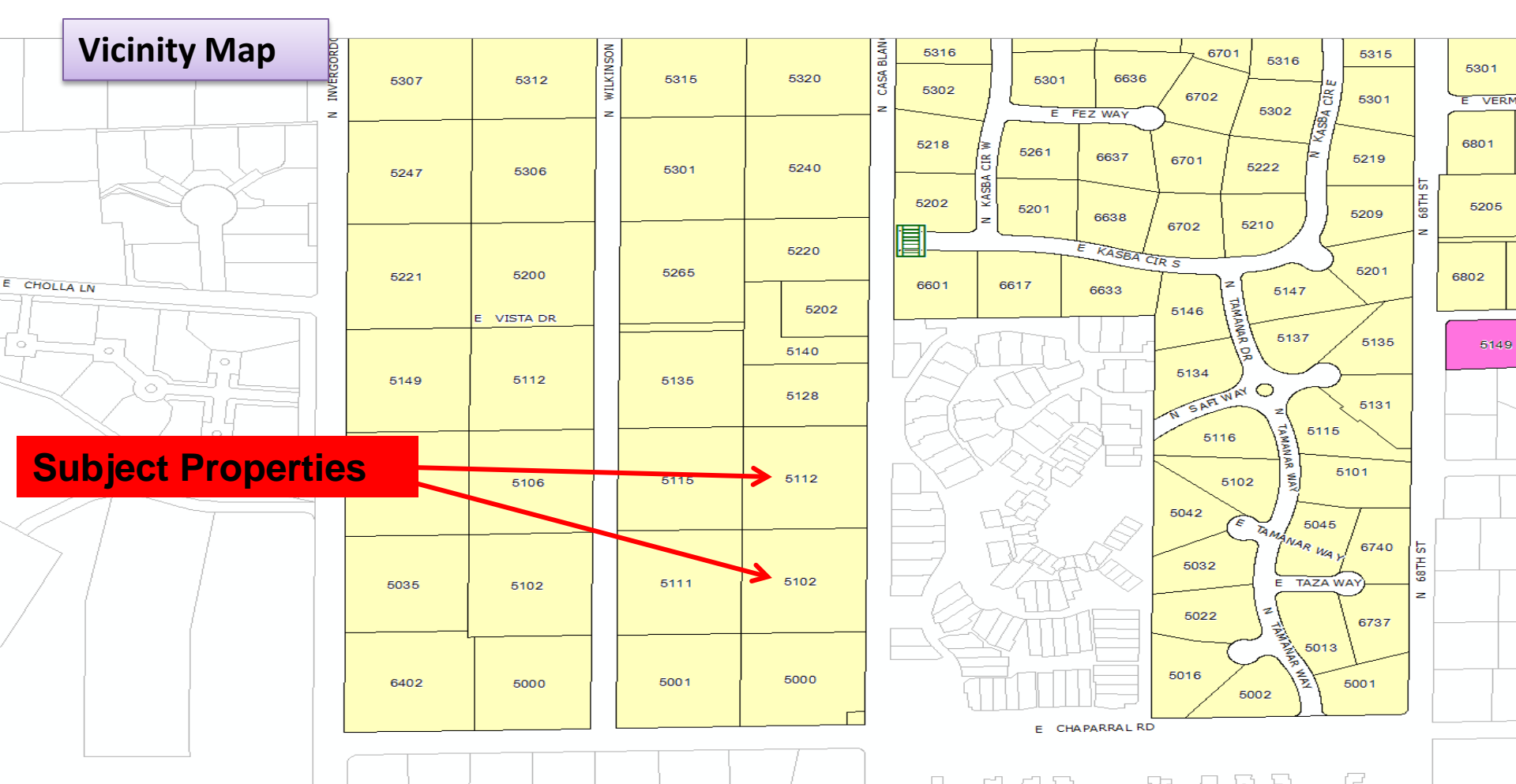


LOT SPLIT REQUEST

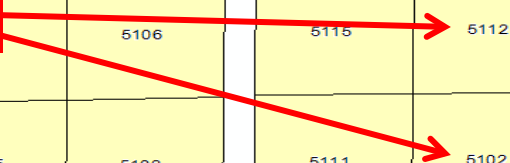
- Two separate actions
- 5112 & 5102 N Casa Blanca Dr - Subdivide 2.26 acre parcels into two lots each:
 - Camelback Lands 3 - 5112 N Casa Blanca Dr LS
 - Camelback Lands 4 - 5102 N Casa Blanca Dr LS



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

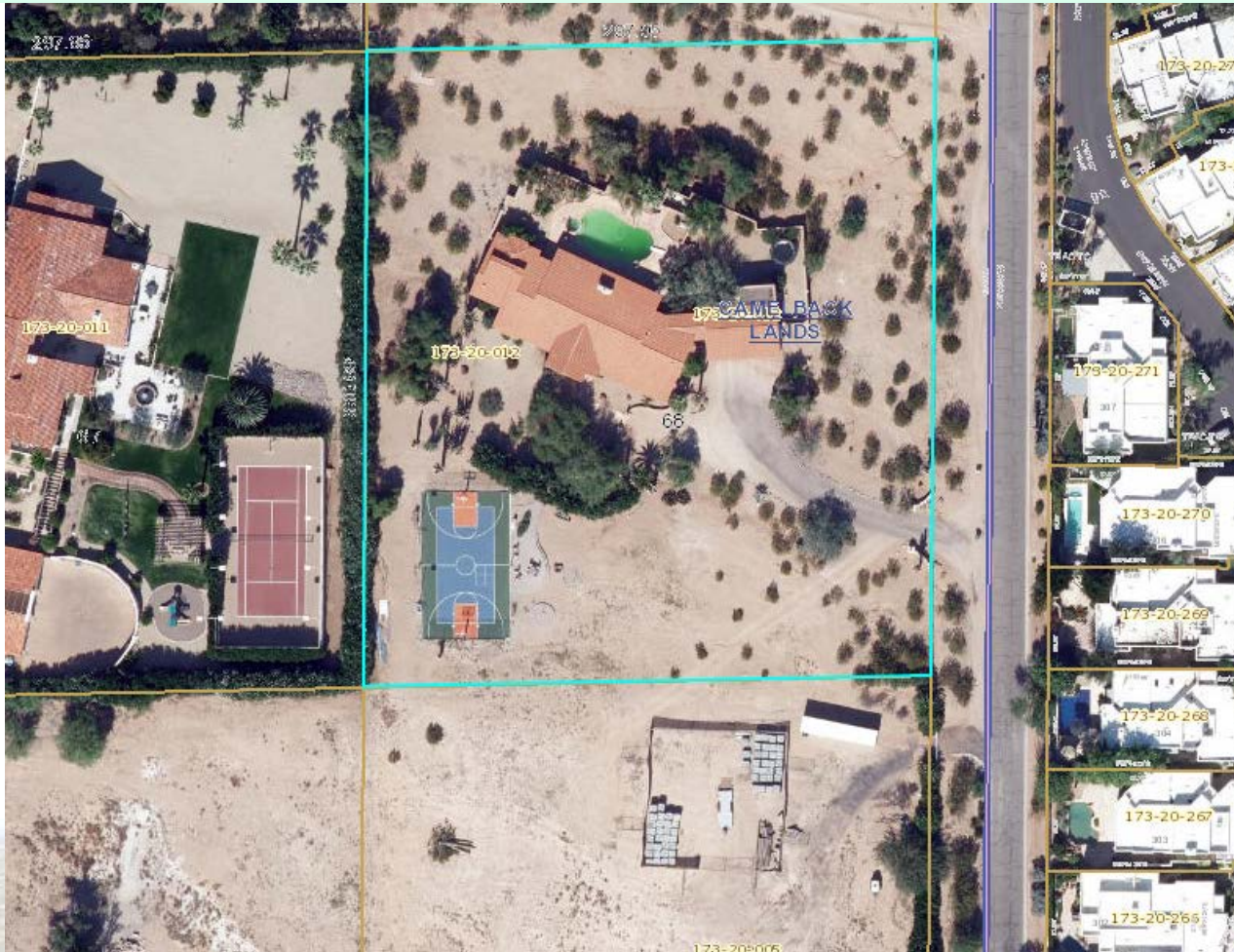


CAMELBACK LANDS 3 & 4 LOT SPLIT

- 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



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 PROPERTY IS DIVIDED INTO TWO PARCELS, HEREIN DESIGNATED AS PLOTS 1 AND 2. THE PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS. THE CONSTITUTIONAL REQUIREMENTS OF 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))
BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND I ACKNOWLEDGED (a) THEMSELVES TO BE AND I ACKNOWLEDGED (b) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY INSTATED HEREIN, AND ACKNOWLEDGED (c) 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:

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.

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 (c) HIMSELF TO BE BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSE 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 PROPERTY IS DIVIDED INTO TWO PARCELS, HEREIN DESIGNATED AS PLOTS 1 AND 2. THE PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS. THE CONSTITUTIONAL REQUIREMENTS OF 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.

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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.

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 (c) HIMSELF TO BE BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSE 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:

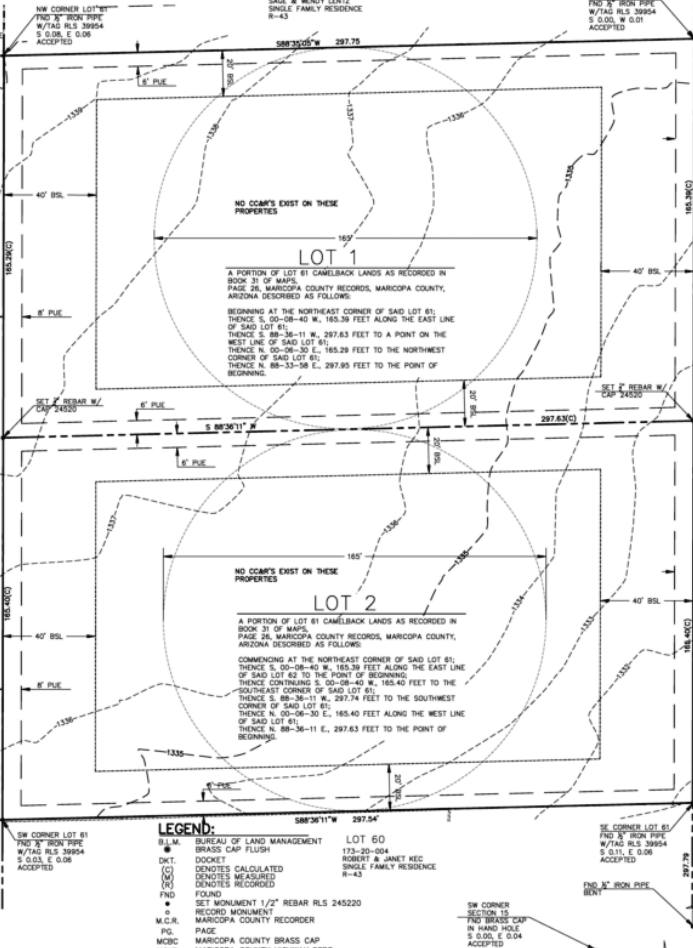
LOT 68
173-20-012
SAGE & WENY LENTZ
SINGLE FAMILY RESIDENCE
R-43

PARENT PARCEL
LOT 61 CAMELBACK LANDS AS RECORDED IN BOOK 31 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA

NE CORNER LOT 61
173-20-012
W/TAG RLS 39854
S 0.00, E 0.06
ACCEPTED

NE CORNER, NE 1/4
SECTION 15
173-20-012
W/TAG RLS 39854
S 0.22, E 0.24
ACCEPTED

NE CORNER, NW 1/4
SECTION 15
173-20-012
W/TAG RLS 39854
S 0.00, E 0.00
ACCEPTED



LEGEND:

- BLM. BUREAU OF LAND MANAGEMENT
- BRASS CAP FLUSH
- DKT. DOCKET
- (C) DENOTES CALCULATED
- (M) DENOTES MEASURED
- (R) DENOTES RECORDED
- FIND. FOUND
- SET MONUMENT 1/2" REBAR RLS 245220
- RECORD MONUMENT
- M.C.R. MARICOPA COUNTY RECORDER
- FIG. PAGE
- MORC. MARICOPA COUNTY BRASS CAP
- MCHD. MARICOPA COUNTY HIGHWAY DEPT.
- SOBH. BRASS CAP IN HANDSICLE
- GLOBE. GOVERNMENT LAND OFFICE BRASS CAP
- BCF. BRASS CAP FLUSH

LOT 60
173-20-004
ROBERT & JANET REC
SINGLE FAMILY RESIDENCE
R-43

NE CORNER LOT 61
173-20-012
W/TAG RLS 39854
S 0.11, E 0.06
ACCEPTED

NE CORNER, NE 1/4
SECTION 15
173-20-012
W/TAG RLS 39854
S 0.07, E 0.00
ACCEPTED

NE CORNER, NW 1/4
SECTION 15
173-20-012
W/TAG RLS 39854
S 0.00, E 0.00
ACCEPTED

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 WILL BE RETRACTED, EXCEPT AS NOTED.

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:

5102 N CASA BLANCA DR
PARADISE VALLEY, AZ 85535

SITE ADDRESS:

5102 N CASA BLANCA DR
PARADISE VALLEY, AZ 85535

ASSESSORS PCL NO.:

173-20-025
R-43

ZONING:

R-43

LOT DATA:

LOT AREA = 96,403 S.F. / 2.25902 AC±(NET)
NEW LOT DATA:
LOT 1 AREA = 49,202 S.F. / 1.12951 AC±(NET)
LOT 2 AREA = 49,201 S.F. / 1.12951 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



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



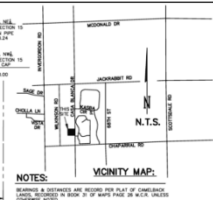
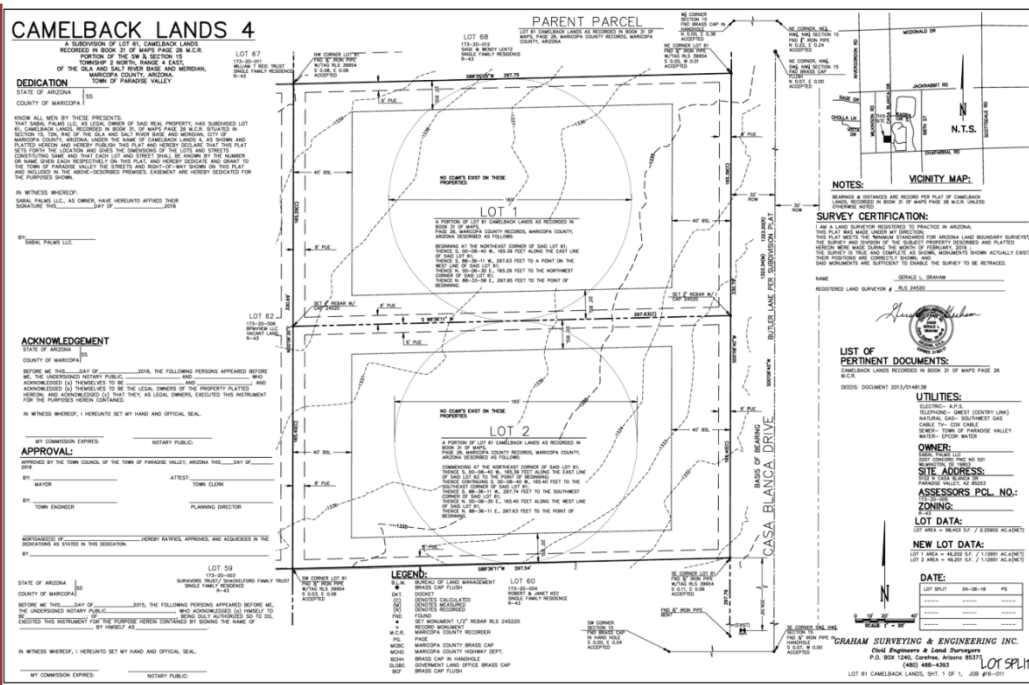
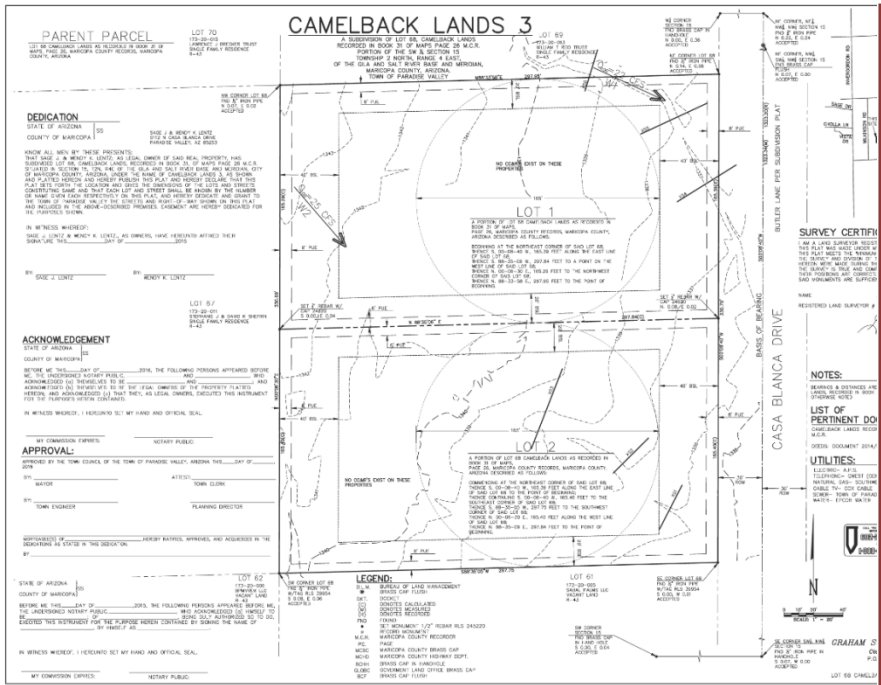
STIPULATIONS (CONT.)

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



5112

5102



SURVEY CERTIFICATION:
I, THE SURVEYOR, HAVE PERSONALLY OR BY AUTHORITY OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARICOPA, ARIZONA, CONDUCTED THIS SURVEY AND HAVE PLACED THIS INSTRUMENT IN THE PUBLIC RECORDS OF THE COUNTY OF MARICOPA, ARIZONA, AND I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND THAT I AM NOT PROVIDING THIS INFORMATION FOR ANY OTHER PURPOSES THAN THOSE FOR WHICH IT WAS OBTAINED.

REGISTERED LAND SURVEYOR # 512125
Donald J. Steiner
D. J. STEINER

LIST OF PERTINENT DOCUMENTS:
BOOK: 32 OF MAPS FILED IN MARICOPA COUNTY
PAGE: 12345
DOCUMENT 2010-1001

UTILITIES:
ELECTRIC: A.P.1
TELEPHONE: WEST CENTURY LINE
CABLE: T.V. CABLE
WATER: TOWN ENGINEERING VALLEY
SEWER: TOWN ENGINEERING VALLEY

OWNERS:
JAMES J. STEINER
JAMES J. STEINER

SITE ADDRESS:
12345 E. 1st Avenue
Paradise Valley, AZ 85121

ASSESSORS P.C.L. NO.:
12345

LOT DATA:
LOT 1: 12345 SQ. FT. (28.1 ACRES)
LOT 2: 54321 SQ. FT. (1.25 ACRES)

NEW LOT DATA:
LOT 1: 12345 SQ. FT. (28.1 ACRES)
LOT 2: 54321 SQ. FT. (1.25 ACRES)

DATE:
01-15-2010 08:00:00 PM



QUESTION?



TRAHAN SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1345, Scottsdale, Arizona 85267
(480) 484-3413
Lot 9911
LOT 5 CAMELBACK LANDS, SHIT 1 OF 1, JOB 88-011