

TOWN OF PARADISE VALLEY

6722 N Joshua Tree Lot Split (LS-17-02)

Town Council
Public Meeting
May 25, 2017



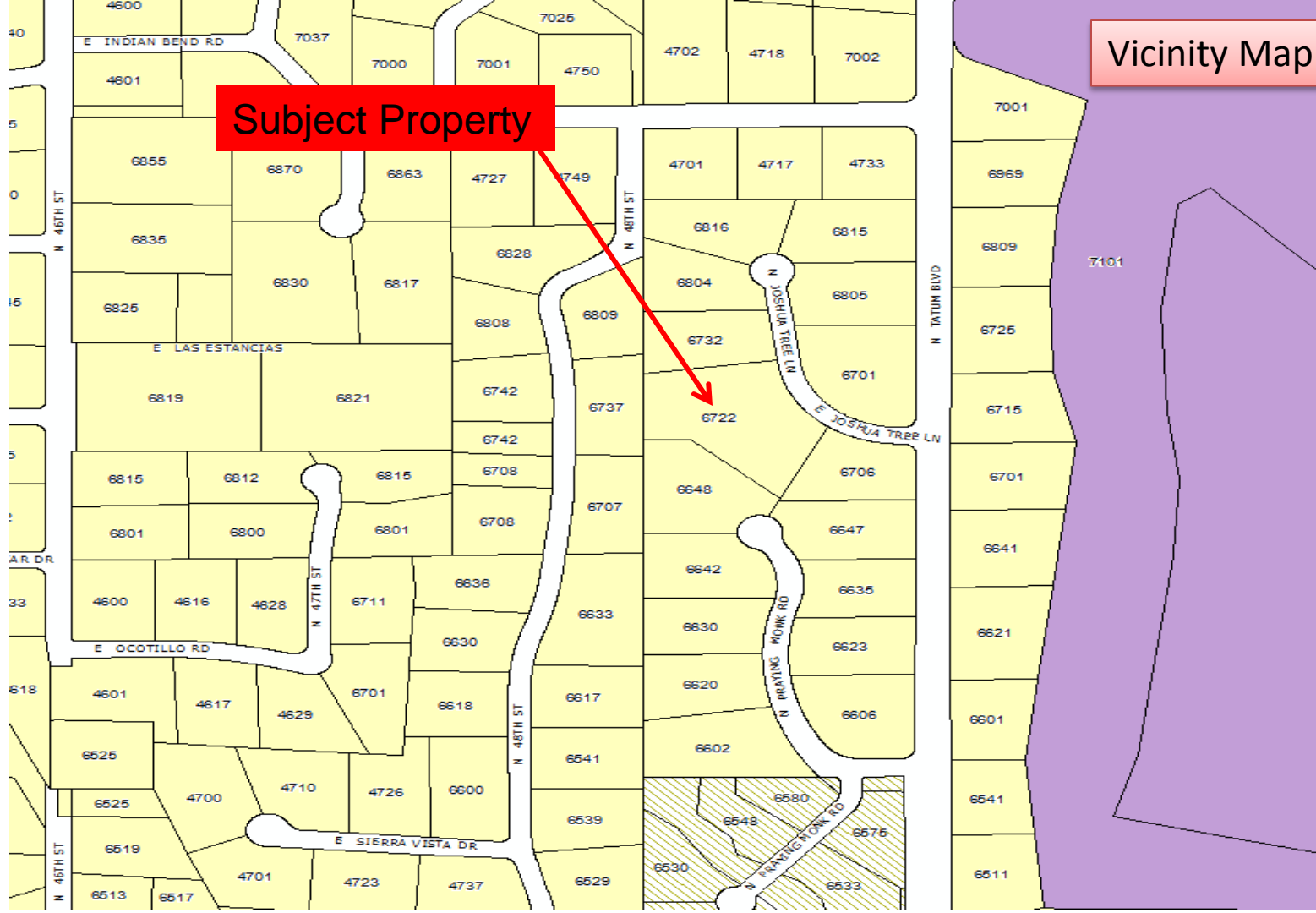
LOT SPLIT REQUEST

- Subdivide 2.45 acre parcel into two lots:
 - Paradise Hills IV located at 6722 N. Joshua Tree Lane



Vicinity Map

Subject Property



Aerial Photo

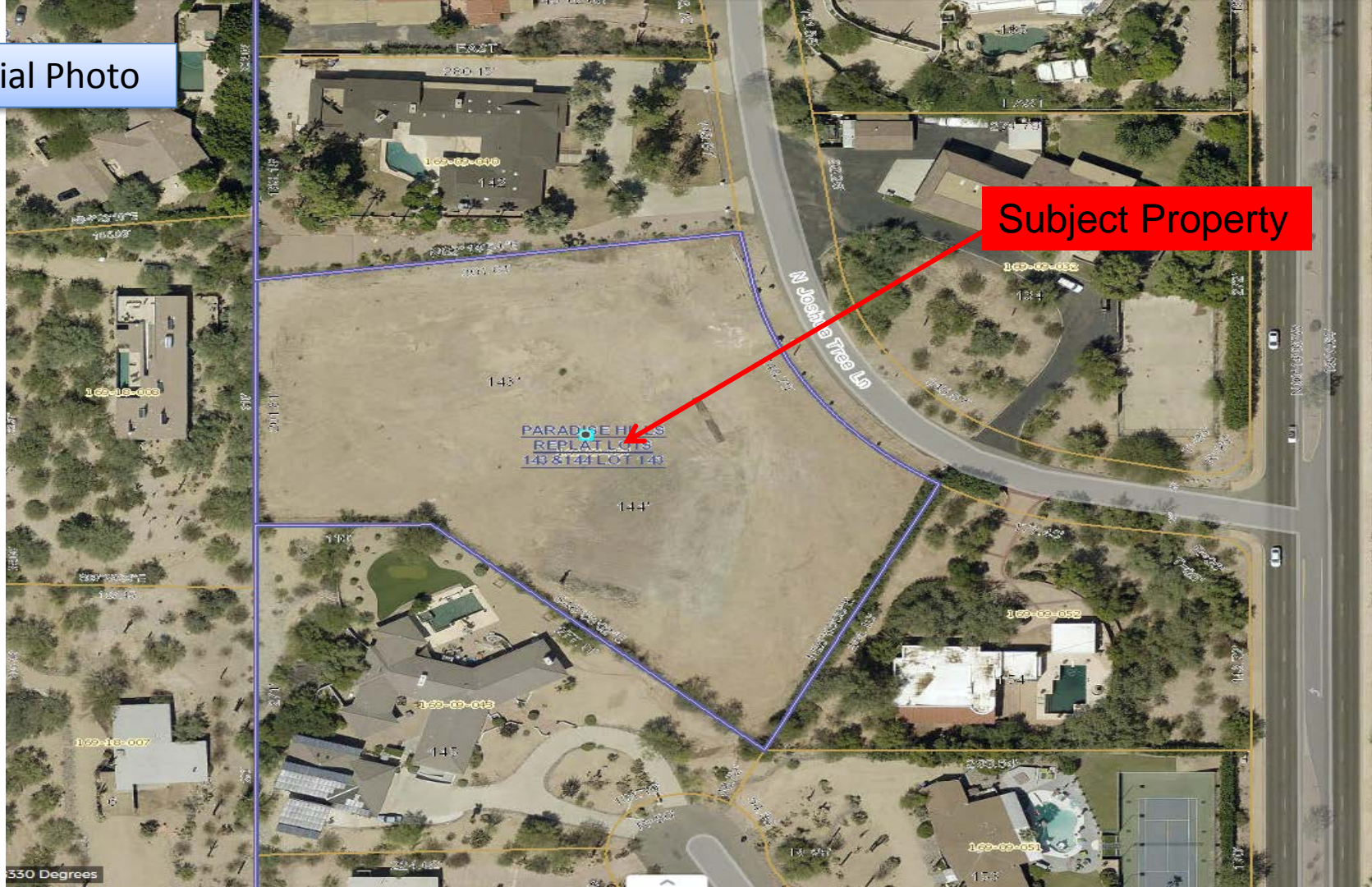
Subject Property

PARADISE HILLS
REPLAT LOTS
143 & 144 LOT 143

N Joana Tree Ln

N Joana Tree Ln

330 Degrees



BACKGROUND

- 1978 - Lot 143 and Lot 144 of the Paradise Hills subdivision combined into single parcel
- Lot combination not approved by Town
- Owner proposing to split into two separate parcels
- April 18th - PC made recommendation of approval of lot split subject to 4 stipulations
- May 11th – TC work study review with no requested changes or information



PARADISE HILLS IV LOT SPLIT

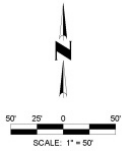
- ARS 6.2, Section 9-463 defines Lot Split as:
 - The division of improved or unimproved land whose area is two and one-half acres or less into two or three tracts or parcels of land for the purpose of sale or lease

- Existing Lot Size: 2.45 acres each

- Proposed Lot Sizes: 1.34 acres (Lot 1) each
 1.12 acres (Lot 2) each



Two Parcel Lot Split



NORTHWEST CORNER, SECTION 8
TOWNSHIP 2 NORTH, RANGE 4 EAST
FOUND TOWN OF PARADISE
VALLEY BRASS CAP FLUSH

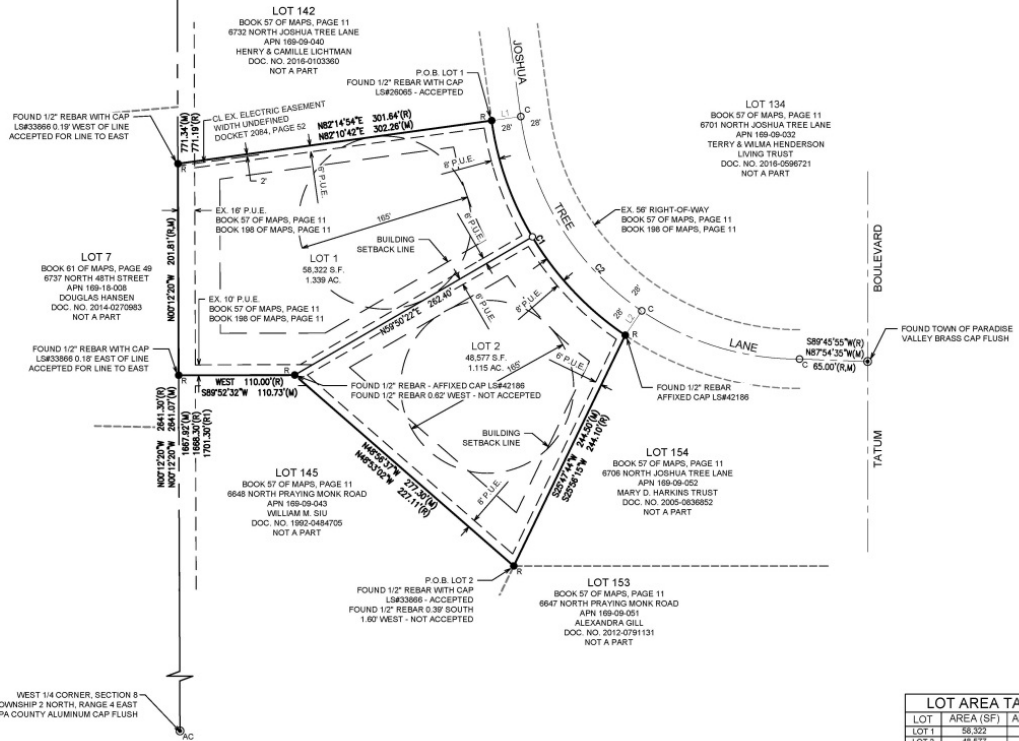
WEST 1/4 CORNER, SECTION 8
TOWNSHIP 2 NORTH, RANGE 4 EAST
FOUND MARICOPA COUNTY ALUMINUM CAP FLUSH

LEGEND

- (R) RECORD INFORMATION PER BOOK 57 OF MAPS, PAGE 11
- (RT) RECORD INFORMATION PER BOOK 198 OF MAPS, PAGE 11 WHERE DIFFERENT THAN (R)
- (M) MEASURED INFORMATION
- AC. ACRES
- APN ASSESSOR PARCEL NUMBER
- BSL BUILDING SETBACK LINE
- CL CENTER LINE
- DOC. NO. DOCUMENT NUMBER
- EX. EXISTING
- M.C.R. MARICOPA COUNTY RECORDS
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- ⊙ FOUND BRASS CAP FLUSH
- ⊙ FOUND ALUMINUM CAP
- ⊙ FOUND REBAR AS NOTED
- ⊙ SET 1/2" REBAR WITH CAP L5842188
- ⊙ CALCULATED POINT - NOTHING FOUND OR SET
- BOUNDARY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - SECTION LINE

LINE TABLE		
NO.	BEARING	LENGTH
L1	N82°07'04"E	28.00'
L2	N34°02'46"E	28.00'

MEASURED CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	248.39'	296.05'	048°04'17"	132.03'	241.17'	S31°55'05"E



LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC.)
LOT 1	58,322	1.339
LOT 2	48,977	1.115
TOTAL	106,899	2.454

4550 N. WILSON
PHOENIX, AZ 802-2
WWW.C

DATE: 03/22/17

NO. 1

REVISION

REVISED PER TOWN COMMENTS

LOT SPLIT MAP
PARADISE HILLS IV
TOWN OF PARADISE VALLEY, ARIZONA

Coe & Van Loo Consultants, Inc.



PARADISE HILLS IV 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)



PARADISE HILLS IV LOT SPLIT (CONT.)

- Drainage:
 - On site retention and grading at building permit
- Joshua Tree Ln:
 - No ROW dedication required:
 - 56' wide ROW (50' wide required)
 - Applicant requests assurance in lieu of installing curb



PARADISE HILLS IV LOT SPLIT (CONT.)

- Fire Protection:
 - Access via public roadway
 - New homes will have fire sprinklers
 - Fire hydrant installation not required
 - Fire flow rate below minimum:
 - 1,500 gpm needed
 - 616 gpm for this area
 - Stipulation added to address low flow rate



PUBLIC COMMENT

- Neighbors within 500' radius notified of upcoming 5/25 meeting
- 2 Inquires:
 - 1 opposed due to concern about increase traffic
 - 1 with questions about lot split
- Title Report:
 - Lots not to be divided into smaller lots than originally platted
- Town does not enforce private deed restrictions - only
Town Codes



RECOMMENDATION

- Recommendation of Approval
- Subject to 4 stipulations:
 1. Lot Split must be substantially compliant with plan & documents
 2. Prior to issuance of CofO, fire sprinkler system must demonstrate compliance with fire code
 3. Demo fence prior to recordation of plat
 4. \$4,208.00 assurance for curb prior to issuance of building permit



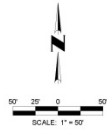
DATE	REVISION
03/27/17	
1	REVISED PER TOWN COMMENTS

Coe & Van Loo Consultants, Inc.

LOT SPLIT MAP
PARADISE HILLS IV
TOWN OF PARADISE VALLEY, ARIZONA



QUESTION?



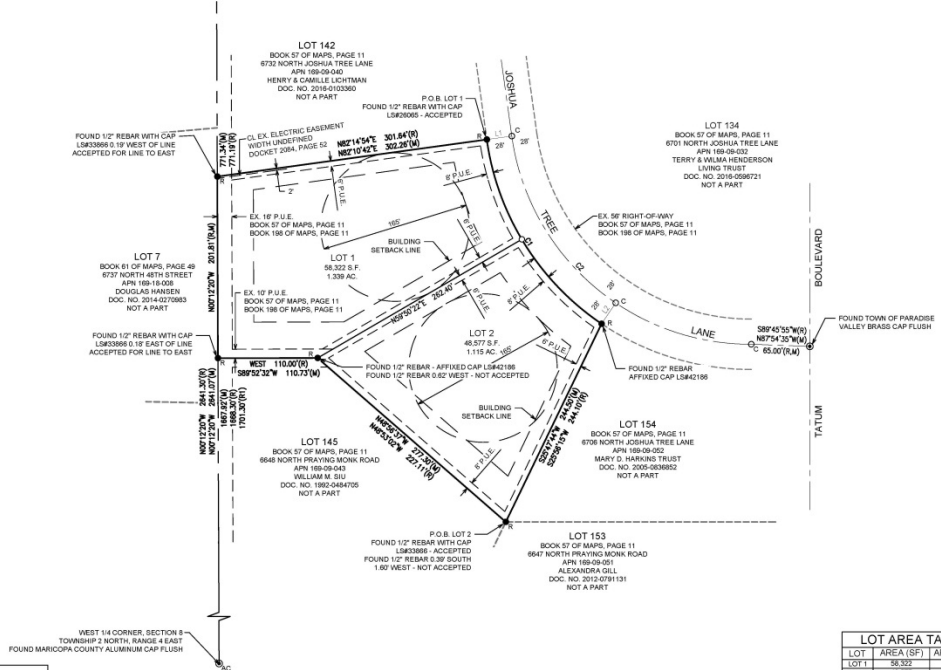
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LINE TABLE		
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L2	N34°02'46"E	28.00'

MEASURED CURVE TABLE						
NO	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	248.39'	296.05'	048°04'17"	132.03'	241.17'	S31°50'05"E
C2	384.79'	268.05'	082°14'55"	234.04'	352.59'	S49°00'24"E

RECORD CURVE TABLE						
NO	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	248.79'	296.05'	048°08'58"	-----	-----	-----
C2	-----	268.05'	082°29'00"	235.00'	-----	-----



LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
LOT 7	58,322	1.339
LOT 2	46,577	1.115
TOTAL	104,899	2.454



Prepared by: Bennett, Eric S. Coffey, Matthew B. Ziff, Elizabeth A. McCoskey, and Carolyn Lot (all L.P.E.s)