

Thomas R. Carter  
5706 N Casa Blanca Dr.  
Paradise Valley, AZ 85253

August 8, 2002

Hamid Arshadi  
Community Development Director  
Town of Paradise Valley  
6401 E. Lincoln  
Paradise Valley, AZ 85253

Dear Mr. Arshadi:

I am writing with regard to the property my wife and I own at 5739 N Casa Blanca Drive. As you are aware, we had a wall constructed around the property several years ago with the plan to maintain it once we constructed our new home. Unfortunately, due to the town requirements regarding new construction and dedication of right of ways, the wall is in violation of town laws. We have every intention of following the town requirements and demolishing the regions that are not to code to obtain certification of occupancy. However, in an effort to expedite the beginning of construction and more importantly for security of the property, we would ask you to permit us to maintain the wall during the initial construction phase.

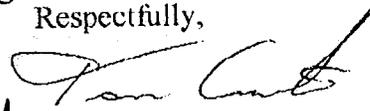
Our builder Mark MaClanahan will be contacting you Monday to hopefully obtain the building permit. If you have any questions or I may be of assistance, please feel free to call me at 602 226-9151. Thank-you for your assistance.

~~Conditional Approval~~ Aug 14, 2002

Your request is hereby approved, provided you or future resident of the subject property fully comply with the following 4 conditions:

1. Per Town Engineer's requirement, any right-of-way dedication shall be recorded prior to the issuance of a building permit.
2. All construction plans must be revised to reflect the dedicated right-of-way new property lines, building setbacks, & site grading & drainage. The revised plans shall comply with the Town's Open Space criteria for R-43 Zoning.
3. Prior to the issuance of a Certificate of Occupancy, all structures, including walls & fences ~~must~~ be encroaching in the dedicated right-of-way shall be removed.
4. Installation of any new structure, including walls & fences shall be in full conformance with the requirements of Town Code; i.e., setback, height.

Respectfully,



Thomas Carter

Hamid Arshadi  
Community Dev. Director

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°06'00"E	30.02
L2	S88°06'13"W	30.02
L3	S00°01'40"E	25.01
L4	S00°02'04"E	25.01
L5	N00°01'40"W	25.01
L6	S00°02'04"E	25.01

POINT OF COMMENCEMENT  
 NW CORNER OF  
 THE NE 1/4 OF  
 THE NW 1/4 OF  
 SECTION 15  
 T2N, R4E

POINT  
 OF  
 BEGINNING

EXISTING 25' ROW

PALO VERDE LANE

N88°06'00"E 298.76'

S88°06'00"W 298.76'

25' ROW  
 TO BE DEDICATED

EXISTING 25' ROW

5739 CASA BLANCA DR.  
 PARADISE VALLEY, ARIZONA  
 APN 173-08-004



EXISTING 25' ROW

S88°06'13"W 298.80'

S88°06'13"W 328.82'

SOLANO DRIVE

EXISTING 25' ROW

S00°01'40"E 663.48'

CASA BLANCA DRIVE

N00°01'40"W 331.74'

N00°01'40"W 306.73'

S00°02'04"E 306.74'

30' ROW  
 EXISTING

5822 E. LARKSPUR DR.  
 SCOTTSDALE, AZ 85254  
 (480) 922-0780  
 (480) 922-0781



RIGHT OF WAY  
 DEDICATION  
 PALO VERDE LANE

JOB NO. D2022	DWG ROW-PALOVERDELANE.OWC	DATE 03/15/02
SCALE NTS	DRAWN JAS	CHECK ELS
		SHEET 1 OF 1

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SCALE NTS	DRAWN JAS	CHECK ELS
		SHEET 1 OF 1