

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

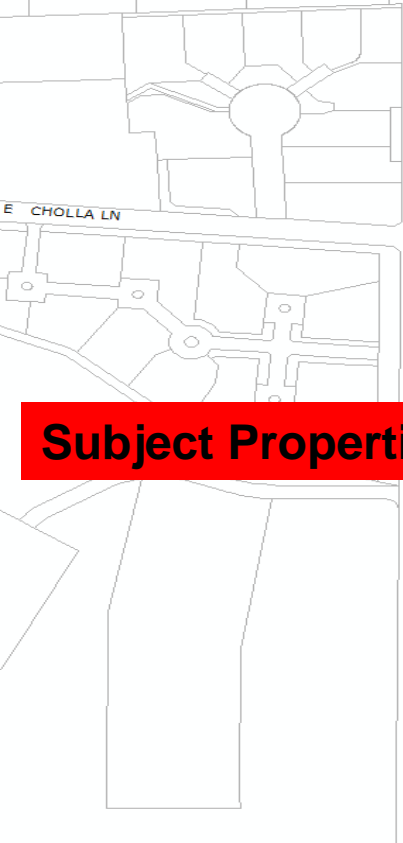


LOT SPLIT REQUEST

- 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



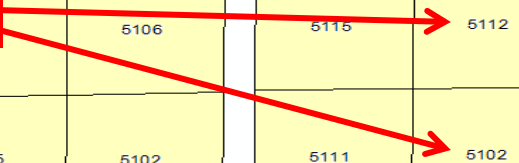
Vicinity Map



5307	5312	5315	5320
5247	5306	5301	5240
5221	5200	5265	5220
E VISTA DR			5202
5149	5112	5135	5140
	5106	5115	5128
5035	5102	5111	5102
6402	5000	5001	5000

5316	5301	6636	6701	5316	5315
5302	E FEZ WAY		6702	5302	5301
5218	5261	6637	6701	5222	5219
5202	5201	6638	6702	5210	5209
6601	6617	6633	E KASBA CIR S		5201
		5146	5147	5201	5201
		5134	5137	5135	5135
		5134	5137	5135	5135
		5116	5115	5131	5131
		5102	5101	5101	5101
		5042	5045	5101	5101
		5032	6740	5101	5101
		5022	E TAMANAR WAY		5101
		5016	6737	5013	5013
		5002	5001	5001	5001

Subject Properties



Aerial Photo

Subject Properties



173-20-013

173-20-011

173-20-012

173-20-006

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

173-20-175

173-20-175

5112

5102

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

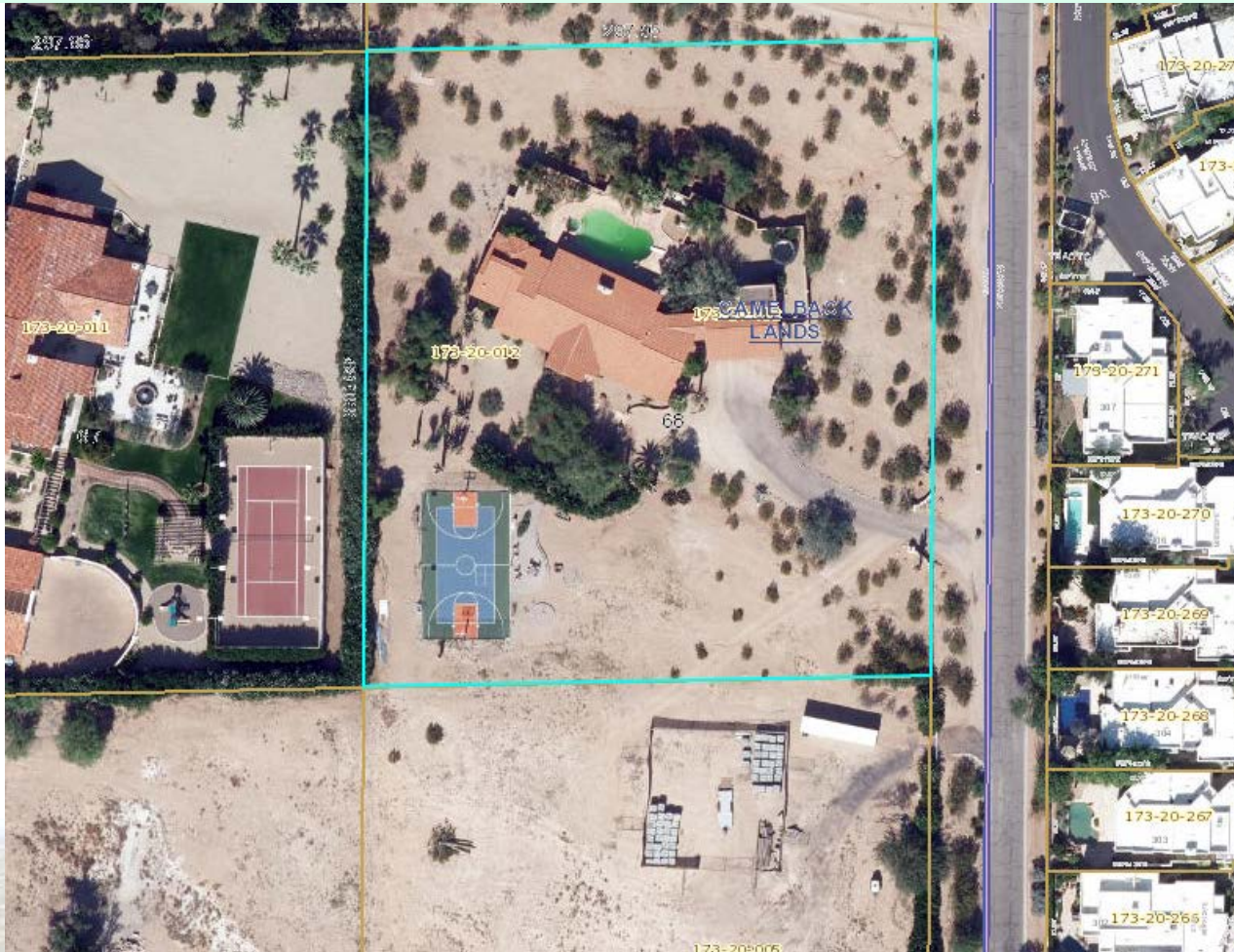


CAMELBACK LANDS 3 & 4 LOT SPLIT

- 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 5112 N Casa Blanca

CAMELBACK LANDS 3

LOT 70
173-20-015
LAWRENCE J BRECHER TRUST
SINGLE FAMILY RESIDENCE
R-43

SW CORNER LOT 66
FND 3" IRON PIPE
N 0.01' E 0.04'
ACCEPTED

SAGE J & WENDY K LENTZ
5112 N CASA BLANCA DRIVE
PARADISE VALLEY, AZ 85253

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT SAGE J & WENDY K LENTZ, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED LOT 68, CAMELBACK LANDS, RECORDED IN BOOK 31, OF MAPS PAGE 26 M.C.R. SITUATED IN SECTION 15, T29N, R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF MARICOPA COUNTY, ARIZONA, UNDER THE NAME OF CAMELBACK LANDS 3, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISH THIS PLAN AND HEREBY DECLARE THAT THIS PLAN SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAID, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAN, AND HEREBY DEDICATE AND GRANT TO THE TOWN OF "PARADISE VALLEY THE STREETS AND RIGHT-OF-WAY SHOWN ON THIS PLAN AND INCLUDED IN THE ABOVE-DESCRIBED PROMISES. EASEMENT ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

SAGE J. LENTZ & WENDY K. LENTZ, AS OWNERS, HAVE HERETO AFFIXED THEIR SIGNATURE THIS _____ DAY OF _____, 2016

BY:

SAGE J. LENTZ

BY:

WENDY K. LENTZ

LOT 57
173-20-011
STEPHANIE J & DAVID K SHEPHERD
SINGLE FAMILY RESIDENCE
R-43

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND _____, WHO ACKNOWLEDGED (s) THEMSELVES TO BE _____ AND _____, AND ACKNOWLEDGED (s) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY IN ATTENDANCE, AND ACKNOWLEDGED (s) 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:

MAYOR

ATTEST:

TOWN CLERK

BY:

TOWN ENGINEER

BY:

PLANNING DIRECTOR

WITNESSES (s) OF _____ HEREBY RATIFY, APPROVES, AND ACQUIESSES IN THE DEDICATION STATED IN THIS DEDICATION.

BY:

STATE OF ARIZONA

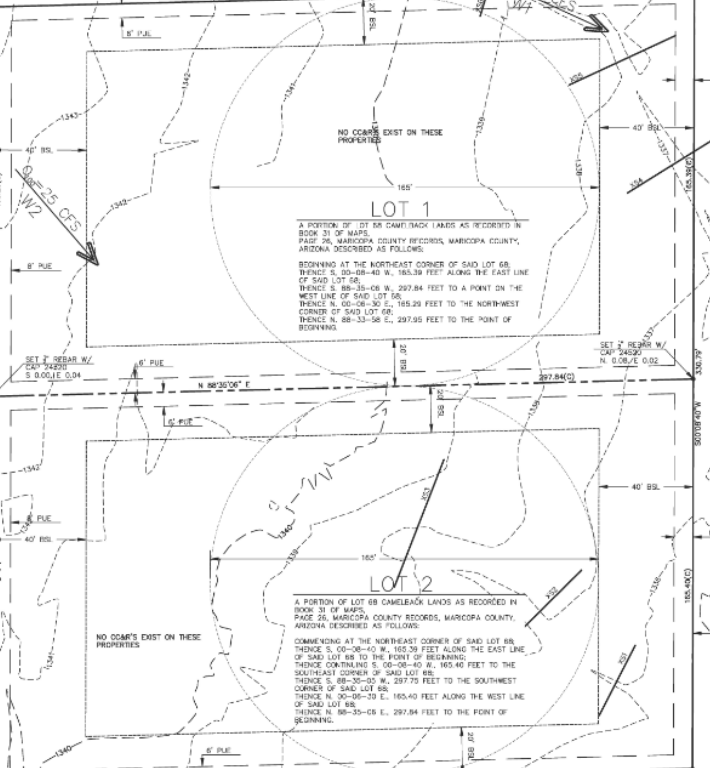
COUNTY OF MARICOPA

BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND _____, WHO ACKNOWLEDGED (s) HIMSELF TO BE _____, AND _____, AND ACKNOWLEDGED (s) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES 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: _____

A SUBDIVISION OF LOT 68, CAMELBACK LANDS RECORDED IN BOOK 31, OF MAPS PAGE 26 M.C.R. PORTION OF THE SW 1/4 SECTION 15 TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, TOWN OF PARADISE VALLEY.



LEGEND:
 (E) M - BUREAU OF LAND MANAGEMENT BRASS CAP FLUSH
 (D) - DITCHES CALCULATED
 (M) - DITCHES MEASURED
 (C) - DITCHES RECORDED
 (F) - (E) (F) (M)
 (P) - SET MONUMENT 1/2" REBAR RLS 245220
 (R) - (C) (M) MONUMENT
 (P) - PAGE
 (M) - MARICOPA COUNTY RECORDER
 (M) - MARICOPA COUNTY BRASS CAP
 (M) - MARICOPA COUNTY HIGHWAY DEPT.
 (B) - BOHJ
 (G) - GILBERT
 (G) - GILBERT LAND OFFICE BRASS CAP
 (P) - (P)



SURVEY CERTIFICATION:
 I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA. THIS PLAN WAS MADE UNDER MY SUPERVISION. THIS PLAN MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS. THE SURVEY AND DIVISION OF THE SUBJECT PRECEDENT DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF NOVEMBER, 2015. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. MONUMENTS SHOWN ACTUALLY EXIST, AND THEIR POSITIONS ARE CORRECTLY SHOWN, AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

NAME: GERALD L. GRAHAM
 REGISTERED LAND SURVEYOR # RLS 24530

NOTES:
 BEARINGS & DISTANCES ARE RECORDED PER PLAN OF CAMELBACK LANDS, RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R. UNLESS OTHERWISE NOTED.
LIST OF PERTINENT DOCUMENTS:
 CAMELBACK LANDS RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R.
 DEEDS: DOCUMENT 2014/0854101
OWNER:
 SAGE J & WENDY K LENTZ
 5112 N CASA BLANCA DRIVE
 PARADISE VALLEY, AZ 85253
UTILITIES:
 ELECTRIC - A.P.S.
 TELEPHONE - SWEET (CENTURY LINK)
 NATURAL GAS - SOUTHWEST GAS
 CABLE TV - COX CABLE
 SEWER - TOWN OF PARADISE VALLEY
 WATER - EPICOR WATER

ASSESSORS PCL. NO.: 755-233-0000
ZONING: R-43
LOT DATA:
 LOT 1 AREA = 96,472 SF / 2.20666 AC(L) (NET)
NEW LOT DATA:
 LOT 1 AREA = 49,236 SF / 1.13330 AC(L) (NET)
 LOT 2 AREA = 49,236 SF / 1.13330 AC(L) (NET)

DATE:

LOT SPLIT	04-06-16	PS
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GRAHAM SURVEYING & ENGINEERING INC.
 Civil Engineers & Land Surveyors
 P.O. BOX 1240, Coconino, Arizona 85377
 (480) 488-4323
 LOT 68 CAMELBACK LANDS, SHEET 1 OF 1, JOB #15-1401 SPLIT



Two Parcel Lot Split



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



