

# Nauni Valley Private Road Conditional Use Permit

**Owner:** BH Nauni Valley, LLC  
4333 E. McDowell Road  
Phoenix, AZ 85018

**Applicant:** Rose Law Group  
7144 E. Stetson Drive  
Suite, 300  
Scottsdale, AZ  
480.505.3936

**Private Roadway Width:** 50 feet

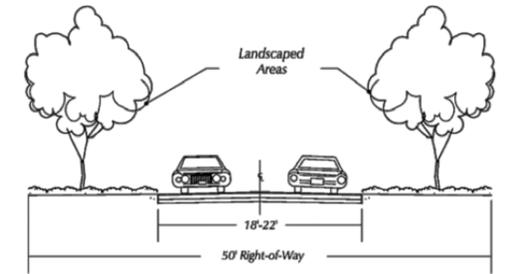
**Existing Pavement Width:** 16 - 29 feet

**Proposed Pavement Width:** 18 feet

**CUP and Roadway area:** See Nauni Valley Ranch Plat for description of Nauni Valley Drive

**Purpose:** Application submitted in conjunction with lot split for Nauni Valley Ranch Lot 12

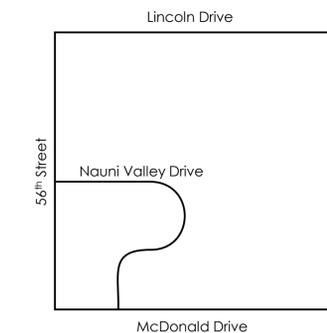
**Nauni Valley Drive Proposed Cross Section:**



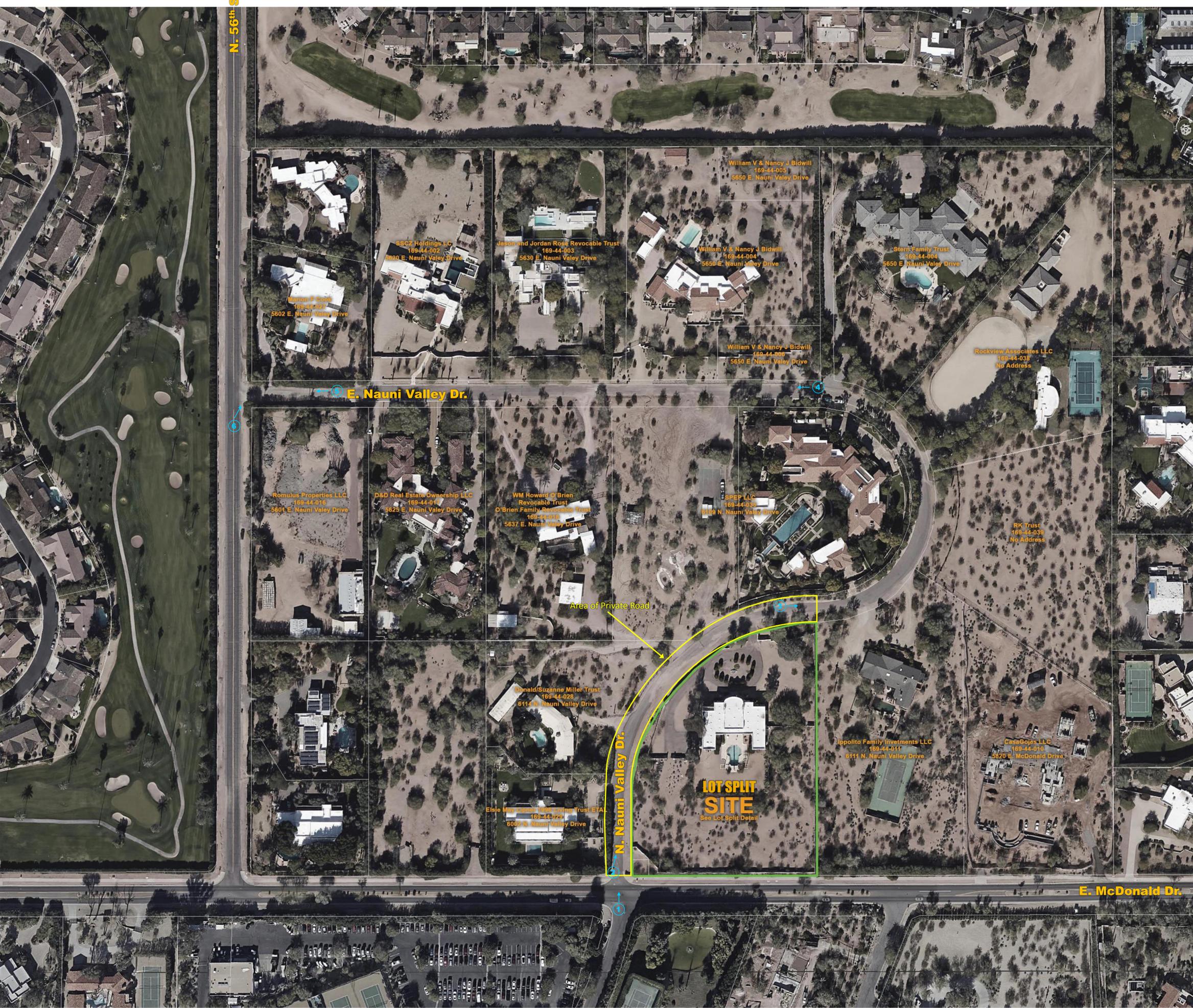
**Photos of existing Nauni Valley Drive:**



**Vicinity Map**



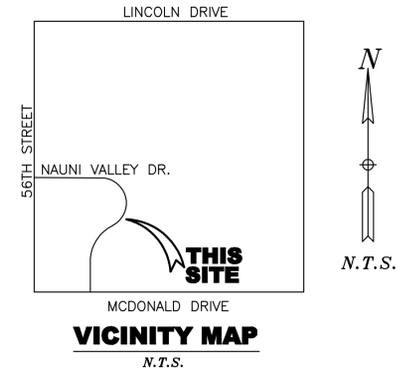
**Nauni Valley Drive Private Road Conditional Use Permit**  
Existing Conditions and Proposed Private Road Plan  
**Created By:** Nick Labadie  
**Created On:** 1.28.2016  
**Revised On:**



# NAUNI VALLEY DRIVE

## ROADWAY AS-BUILT OF NAUNI VALLEY RANCH, ACCORDING TO BOOK 44 OF MAPS, PAGE 9, M.C.R.

### A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.



**LEGAL DESCRIPTION:**

THAT PORTION OF NAUNI VALLEY RANCH, AS RECORDED IN BOOK 44 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALTER RIVER, BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, BEING MARKED BY A BRASS CAP IN HAND HOLE LYING SOUTH 00°01'35" EAST FROM A BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 9;  
 THENCE NORTH 00°01'35" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, 923.50 FEET TO THE INTERSECTION OF 56TH STREET AND NAUNI VALLEY DRIVE;  
 THENCE SOUTH 89°46'20" EAST ALONG THE CENTER LINE OF NAUNI VALLEY DRIVE, 33.00 FEET;  
 THENCE NORTH 00°01'35" WEST PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SECTION 9, 25.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°46'20" EAST 1061.48 FEET TO THE BEGINNING OF A 225.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, A RADIAL TO SAID BEGINNING BEARS NORTH 00°15'00" EAST;  
 THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 180°00'00" AN ARC DISTANCE OF 706.86 FEET, TO THE BEGINNING OF A 350.90 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, A RADIAL TO SAID BEGINNING BEARS NORTH 00°14'59" EAST;  
 THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°55'59" AN ARC DISTANCE OF 550.78 FEET;  
 THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°15'00" WEST A DISTANCE OF 115.13 FEET;  
 THENCE NORTH 89°46'20" WEST 50.00 FEET;  
 THENCE NORTH 00°15'00" EAST 115.18 FEET TO THE BEGINNING OF A 400.90 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, A RADIAL TO SAID BEGINNING BEARS NORTH 89°41'16" WEST;  
 THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'15" AN ARC DISTANCE OF 629.30 FEET, TO THE BEGINNING OF A 175.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, A RADIAL TO SAID BEGINNING BEARS SOUTH 00°15'00" WEST;  
 THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 180°00'00" AN ARC DISTANCE OF 549.78 FEET;  
 THENCE NON-TANGENT TO SAID CURVE, NORTH 89°46'20" WEST A DISTANCE OF 1061.23 FEET;  
 THENCE NORTH 00°01'35" WEST PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SECTION 9, 50.00 FEET TO THE POINT OF BEGINNING.

**BASIS OF BEARINGS**

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, T2N, R4E, BEARS NORTH 89°46'20" WEST AS SHOWN HEREON.

**UTILITY COMPANIES**

WATER	ARIZONA AMERICAN WATER COMPANY
SEWER	TOWN OF PARADISE VALLEY
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	U.S. WEST

**CURVE DATA:**

Curve Number	Delta	Radius	Arc Length	Tangent Length
C1	89°55'59"	350.90'	550.78'	350.49'
C2	86°56'15"	400.90'	629.29'	400.46'
C3	180°00'00"	225.00'	706.86'	-----
C4	42°00'52"	400.90'	293.98'	153.95'
C5	10°29'26"	400.90'	73.40'	36.80'
C6	89°56'14"	375.90'	590.05'	375.49'
C7	37°25'57"	400.90'	261.91'	135.82'
C8	180°00'00"	200.00'	638.22'	-----
C9	180°00'00"	175.00'	549.78'	-----
C10	55°35'16"	225.00'	218.29'	118.60'
C11	47°27'50"	225.00'	186.39'	98.92'
C12	36°55'32"	225.00'	145.01'	75.12'
C13	40°01'22"	225.00'	157.16'	81.94'

**LINE DATA:**

Line Number	Bearing	Distance
L1	N 00°15'00" E	148.14' (M) 148.10' (R)
L2	N 00°15'00" E	115.14' (M) 115.10' (R)
L3	N 00°01'35" W	50.00'
L4	N 00°01'35" W	50.00'
L5	N 00°01'35" W	115.18'
L6	S 89°46'20" E	33.00'
L7	N 00°01'35" W	25.00'

**CERTIFICATION:**

I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS RESULTS OF SURVEY, CONSISTING OF 1 SHEET, CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Anthony N. Zaugg*  
 ANTHONY N. ZAUGG LS #41076



DATE

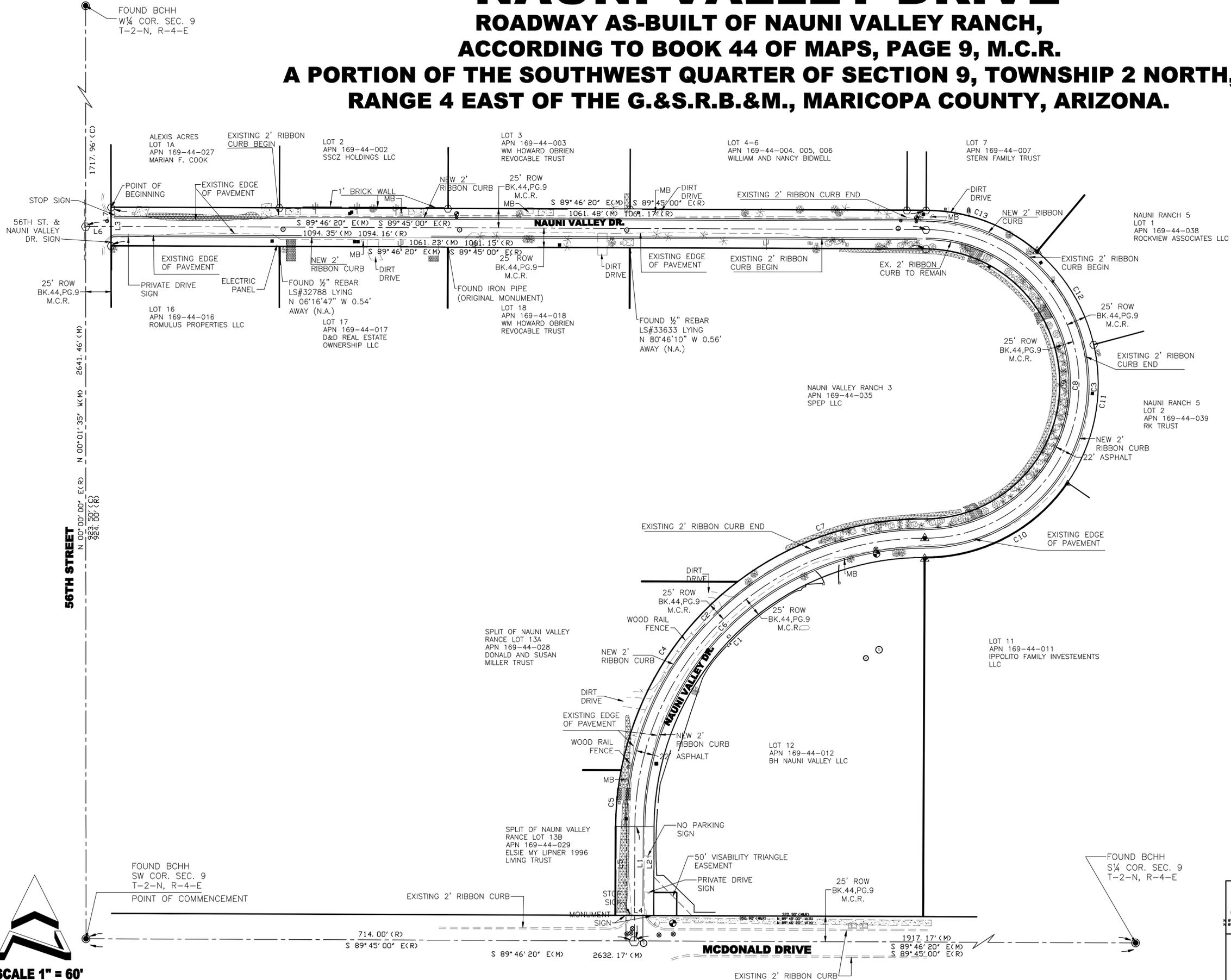
**ALLEN CONSULTING ENGINEERS, INC.**  
 3921 E. BASELINE ROAD #002  
 GILBERT, ARIZONA 85234  
 PHONE (480) 844-1666  
 E-MAIL: ace@allenconsultengr.com

<b>NAUNI VALLEY RANCH 6</b>			
<b>NAUNI VALLEY DRIVE, NAUNI VALLEY RANCH</b>			
<b>PARADISE VALLEY ARIZONA</b>			
JOB NUMBER	95417	SHEET	1 OF 2
DRAWING	NAUNI DRIVE	CHECKED BY	DATE 03-30-16

# NAUNI VALLEY DRIVE

ROADWAY AS-BUILT OF NAUNI VALLEY RANCH,  
ACCORDING TO BOOK 44 OF MAPS, PAGE 9, M.C.R.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH,  
RANGE 4 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.

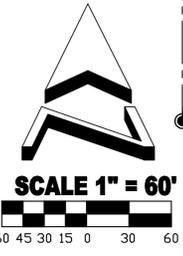


## LEGEND

- SET 1/2" REBAR LS#41076
- ⊙ BRASS CAP
- △ FOUND 1/2" REBAR LS#35694
- NOTHING FOUND/NOTHING SET
- BCHH BRASS CAP IN HANDHOLE (N.A.) NOT ACCEPTED
- M.C.R. MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- MB MAIL BOX
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊖ WATER SERVICE
- ⊙ SEWER MANHOLE
- ⊙ SEWER CLEANOUT
- ⊠ ELECTRICAL VAULT
- ▨ BRICK PAVEMENT DRIVEWAY
- ▨ CONCRETE DRIVEWAY
- ⊠ GATE KEY ENTRY
- ✱ CREOSOTE BUSH
- ✱ LANDSCAPE BUSH
- ⊕ SAGUARO CACTUS
- ⊕ SISSOO
- ⊕ PALO VERDE
- ⊕ OLIVE
- ⊕ PINE TREE
- ▨ OLEANDER HEDGE



DATE
▲
▲
▲



**ALLEN CONSULTING ENGINEERS, INC.**  
 3921 E. BASELINE ROAD #002  
 GILBERT, ARIZONA 85234  
 PHONE (480) 844-1666  
 E-MAIL: ace@allencsultengr.com

NAUNI VALLEY RANCH 6 NAUNI VALLEY DRIVE, NAUNI VALLEY RANCH PARADISE VALLEY ARIZONA			
JOB NUMBER	95417	SHEET	2 OF 2
DRAWING	NAUNI DRIVE 1	CHECKED BY	DATE 03-30-16
DRAFTSMAN			

# NAUNI VALLEY RANCH 6

A LOT SPLIT OF LOT 12, NAUNI VALLEY RANCH  
ACCORDING TO BOOK 44 OF MAPS, PAGE 9, M.C.R.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH,  
RANGE 4 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BH NAUNI, LLC, AS OWNER HAS SUBDIVIDED THIS PROPERTY INTO TWO (2) LOTS UNDER THE NAME NAUNI VALLEY RANCH 6, LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY HEREBY DECLARES THAT SAID NAUNI VALLEY RANCH 6, SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING THE SAME, AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER GIVEN. THE EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF DARRYL BERGER, JR. OF BH NAUNI, LLC, AS OWNER, DULY AUTHORIZED HAS CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED.

DARRYL BERGER, JR.

BY: \_\_\_\_\_

ITS: MANAGING MEMBER

## ACKNOWLEDGMENT

STATE OF ARIZONA )

COUNTY OF MARICOPA )

ON THIS THE \_\_\_\_ DAY OF MARCH, 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DARRYL BERGER, JR., WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ DATE \_\_\_\_\_

## PARENT LEGAL DESCRIPTION:

LOT 12 AND TRACT D, NAUNI VALLEY RANCH, ACCORDING BOOK 44 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA.

## LEGAL DESCRIPTION:

LOT 1, NAUNI VALLEY RANCH

THAT PORTION OF LOT 12, NAUNI VALLEY RANCH, AS RECORDED IN BOOK 44 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, BEING MARKED BY A 1/2" REBAR LS#35694;  
THENCE SOUTH 00°15'00" WEST (BASIS OF BEARINGS) ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 300.49 FEET TO A 1/2" REBAR LS#41076;

THENCE NORTH 89°46'20" WEST 347.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NAUNI VALLEY DRIVE AND THE BEGINNING OF A 350.90 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, A RADIAL TO SAID BEGINNING BEARS NORTH 81°30'45" WEST;  
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°30'45" AN ARC DISTANCE OF 501.12 FEET TO THE POINT OF BEGINNING.

LOT 2, NAUNI VALLEY RANCH

THAT PORTION OF LOT 12 AND ALL OF TRACT D, NAUNI VALLEY RANCH, AS RECORDED IN BOOK 44 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, BEING MARKED BY A 1/2" REBAR LS#35694;  
THENCE NORTH 89°46'20" WEST (NORTH 89°45'00" WEST RECORDED) (BASIS OF BEARING) ALONG THE SOUTH LINE OF SAID LOT 12 AND TRACT D, A DISTANCE OF 350.90 FEET TO THE SOUTHWEST CORNER OF SAID TRACT D, SAID POINT BEING MARKED BY A 1/2" REBAR LS#35694;  
THENCE NORTH 00°15'00" EAST ALONG THE WEST LINE OF SAID TRACT D AND LOT 12, DISTANCE OF 115.13 FEET TO THE BEGINNING OF A 350.90 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE EAST;  
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°10'32" AN ARC DISTANCE OF 50.04 FEET TO A 1/2" REBAR LS#41076;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 89°46'20" EAST 347.28 FEET TO A POINT ON THE EAST LINE OF SAID LOT 12, BEGIN MARKED BY A 1/2" REBAR LS#41076;  
THENCE SOUTH 00°15'00" WEST ALONG THE EAST LINE OF SAID LOT 12, 165.00 FEET TO THE POINT OF BEGINNING.

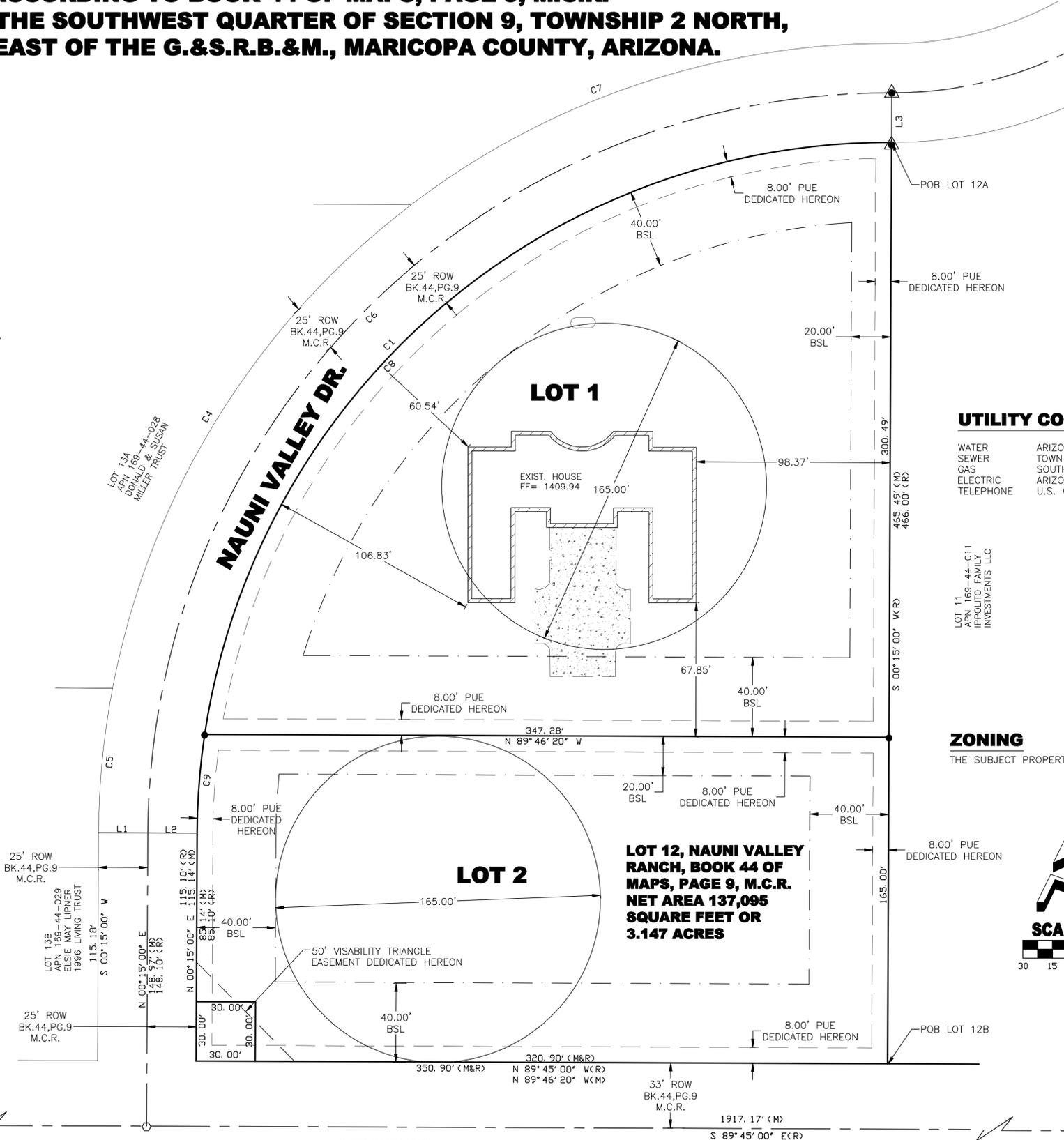
FOUND BCHH  
SW COR. SEC. 9  
T-2-N, R-4-E

## APPROVALS

APPROVED BY THE TOWN PLANNING DIRECTOR AND TOWN ENGINEER ON \_\_\_\_\_, 2016.

PLANNING DIRECTOR \_\_\_\_\_

TOWN ENGINEER \_\_\_\_\_



## LEGEND

- SET 1/2" REBAR LS#41076
- BRASS CAP
- ▲ FOUND 1/2" REBAR LS#35694
- NOTHING FOUND/NOTHING SET
- BCHH BRASS CAP IN HANDHOLE (N.A.) NOT ACCEPTED
- M.C.R. MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- WATER SERVICE
- ⊙ SEWER MANHOLE
- ⊙ SEWER CLEANOUT
- ⊠ ELECTRICAL VAULT

## UTILITY COMPANIES

WATER ARIZONA AMERICAN WATER COMPANY  
SEWER TOWN OF PARADISE VALLEY  
GAS SOUTHWEST GAS  
ELECTRIC ARIZONA PUBLIC SERVICE  
TELEPHONE U.S. WEST

## SITE DATA

6001 N. NAUNI VALLEY DRIVE  
APN: 169-44-024 & 169-44-012  
ZONING: R-43

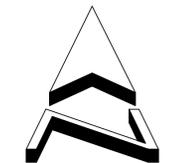
TOTAL NET AREA = 136,939 S.F.  
= 3.142 AC.

NET AREA LOT 1  
= 79,102 S.F.  
= 1.82 AC.

NET AREA LOT 2  
= 57,838 S.F.  
= 1.33 AC.

## ZONING

THE SUBJECT PROPERTY IS ZONED R-43



SCALE 1" = 30'

## BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, T2N, R4E, BEARS NORTH 89°46'20" WEST AS SHOWN HEREON.

## BENCHMARK

BENCHMARK = BRASS CAP IN HANDHOLE W1/4 CORNER SECTION 15 T2N, R4E, G&SRM INVERGORDON RD AND JACKRABBIT RD ELEVATION = 1375.831 NAVD88 TOWN OF PARADISE VALLEY

## CERTIFICATION:

I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS RESULTS OF SURVEY, CONSISTING OF 1 SHEET, CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Anthony N. Zaugg*  
ANTHONY N. ZAUGG LS #41076



DATE

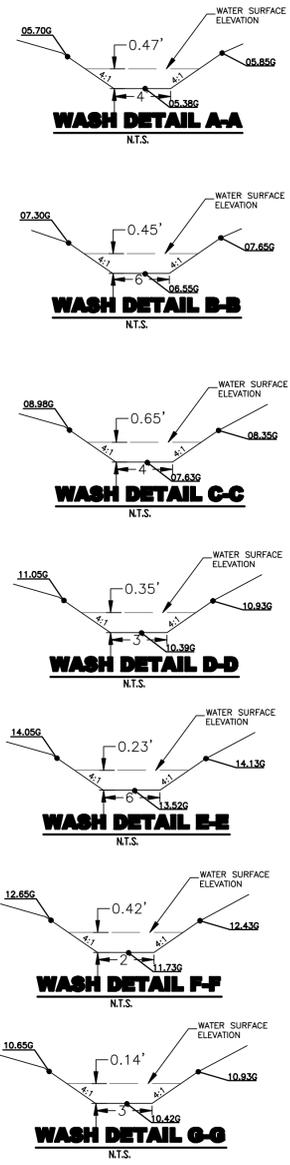
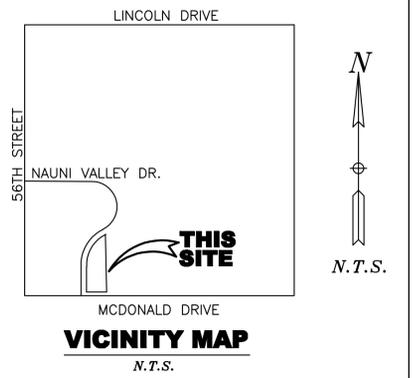
**ALLEN CONSULTING ENGINEERS, INC.**  
3921 E. BASELINE ROAD #002  
GILBERT, ARIZONA 85234  
PHONE (480) 844-1666  
E-MAIL: ace@allenconsultengr.com

NAUNI VALLEY RANCH 6 LOT SPLIT OF LOT 12, NAUNI VALLEY RANCH PARADISE VALLEY ARIZONA			
JOB NUMBER	95417	SHEET	1 OF 2
DRAWING	MLDSHT1	CHECKED BY	DATE 02-25-16
DRAFTSMAN			

# NAUNI VALLEY RANCH 6

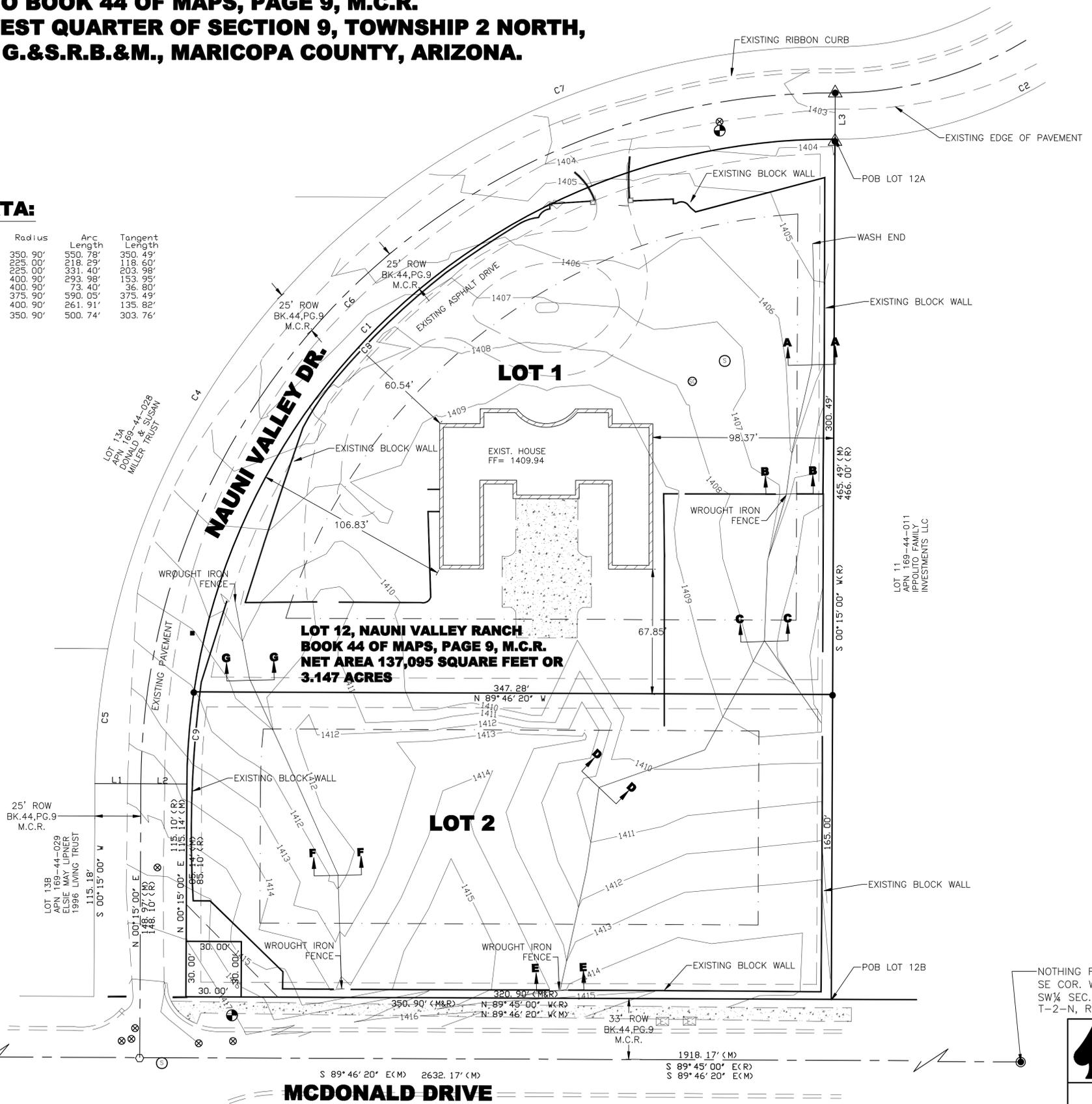
A LOT SPLIT OF LOT 12, NAUNI VALLEY RANCH  
 ACCORDING TO BOOK 44 OF MAPS, PAGE 9, M.C.R.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH,  
 RANGE 4 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.



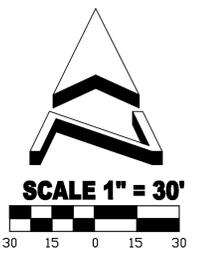
### CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length
C1	89°55'59"	350.90'	550.78'	350.49'
C2	55°35'17"	225.00'	219.29'	118.60'
C3	84°23'22"	225.00'	331.40'	203.98'
C4	42°00'52"	400.90'	293.98'	153.95'
C5	10°29'26"	400.90'	73.40'	36.80'
C6	89°56'14"	375.90'	590.05'	375.49'
C7	37°25'57"	400.90'	261.91'	135.82'
C8	81°45'44"	350.90'	500.74'	303.76'



### LEGEND

- SET 1/2" REBAR LS#41076
- ⊙ BRASS CAP
- ▲ FOUND 1/2" REBAR LS#35694
- NOTHING FOUND/NOTHING SET
- ⊙ BCHH BRASS CAP IN HANDHOLE (N.A.) NOT ACCEPTED
- M.C.R. MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊙ WATER SERVICE
- ⊙ SEWER MANHOLE
- ⊙ SEWER CLEANOUT
- ⊙ ELECTRICAL VAULT



### LINE DATA:

Line Number	Bearing	Distance
L1	N 89°45'00" W	25.00'
L2	S 89°45'00" E	25.00'
L3	S 00°15'00" W	25.00'

NOTHING FOUND  
 SE COR. W 1/2, W 1/2, SE 1/4  
 SW 1/4 SEC. 9  
 T-2-N, R-4-E



**ALLEN CONSULTING ENGINEERS, INC.**  
 3921 E. BASELINE ROAD #002  
 GILBERT, ARIZONA 85234  
 PHONE (480) 844-1666  
 E-MAIL: ace@allenconsultengr.com

NAUNI VALLEY RANCH 6 LOT SPLIT OF LOT 12, NAUNI VALLEY RANCH PARADISE VALLEY ARIZONA			
JOB NUMBER	95417	SHEET	2 OF 2
DRAWING	MLDSHT2	CHECKED BY	DATE 02-25-16