



**Action Report**

**File #:** 16-205

**Town of Paradise Valley  
Action Report**

**TO:** Mayor Collins and Town Council Members

**FROM:** Kevin Burke, Town Manager  
Eva Cutro, Community Development Director

**DATE:** June 9, 2016

**DEPARTMENT:** Community Development Department  
George Burton, Planner, 480-348-3525

**AGENDA TITLE:**

Camelback Lands 3 Lot Split (LS-16-3)  
5112 N. Casa Blanca Drive (APN: 173-20-012)  
Public Meeting

**RECOMMENDATION:**

It is recommended that the Town Council approve the Camelback Lands 3 Lot Split, subdividing approximately 2.26-acres into two (2) residential R-43-zoned lots, subject to the following stipulations:

1. The lot split plat must be recorded with the Maricopa County Recorder's Office, in full compliance with the survey plat prepared by Graham Surveying & Engineering, Inc. and dated April 6, 2016.
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.
3. The roadway improvements shall be installed prior to the issuance of a Certificate of Occupancy for a new single family residence.
4. A demolition permit must be obtained and the existing structures shall be removed prior to recordation of the plat.

**BACKGROUND:**

Request:

The applicant, Sage and Wendy Lentz, is requesting approval of a lot split to divide a 2.26-acre parcel into two lots. Lot 1 is 49,236 square feet in size (1.13 acres) and Lot 2 is 49,236 square feet in size (1.13 acres). The subject property is located at 5112 N. Casa Blanca Drive.

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Refer to the Town Council work study session action report on Camelback Lands 3 Lot Split (LS-16-3) for the background information regarding the proposed lot split.

**ATTACHMENTS**

Application

Narrative

Plans

C:       - Applicant: Paul Sigston  
          - Case File: LS-16-3