

TOWN OF PARADISE VALLEY
APPLICATION FOR LOT SPLITS

PARCEL NO.: 169_03_039
(County Tax Assessor Number)

DATE: _____

NAME OF SUBDIVISION: Mummy Mountain Park Book 57, PAGE 1

If property or properties are not in a subdivision check box:

If property or properties are both in and out of a subdivision check box:

ADDRESS OR LOCATION OF PROPERTY: 7808 NORTH
IRONWOOD DRIVE

OWNER: Sharat Kanaka and Penninah Mariella
NAME

7808 NORTH IRONWOOD DRIVE ADDRESS 405-923-1822 PHONE #

SIGNATURE OF OWNER [Signature] / M. Penninah Choudhry

All owners of the property or properties must sign the application or submit an original signed letter acknowledging the processing of this application.

REPRESENTATIVE: FRED E. FLEET, P.E., Corp # Van Loo Inc
NAME COMPANY

4550 N. 12TH STREET, PHOENIX, AZ 85014
ADDRESS

602-264-6831 PHONE # 602-264-0928 FAX #

SIGNATURE OF REPRESENTATIVE FRED E. FLEET

If representative is the same as the owner listed on this application check box

The listed representative will be the primary contact on this application. The Town will send all correspondence on this application to the listed representative, unless otherwise notated.

APPLICATION FOR LOT SPLITS

(REQUIRED) PLEASE PROVIDE OR ATTACH A NARRATIVE DESCRIPTION OF THE

PROPOSAL: The plan is split the existing 2.251 Ac. Lot into two lots and to provide gravity sewer to both lots

PLAN STATISTICS

NUMBER OF ORIGINAL LOT(S) OR PARCEL(S) WITH APPLICATION: 1

PROPOSED NUMBER OF LOT(S) OR PARCEL(S) WITH APPLICATION: 2

SIZE IN NET SQUARE FEET OF ORIGINAL LOT(S) OR PARCEL(S) WITH APPLICATION:

1. 2.251 2. _____ 3. _____

SIZE IN NET SQUARE FEET OF PROPOSED LOT(S) OR PARCEL(S) WITH APPLICATION:

1. 1.000 AC 2. 1.251 AC 3. _____

ZONING: R-43

ARE ANY LOT(S) OR PARCEL(S) WITH APPLICATION DESIGNATED AS HILLSIDE:

YES _____ NO X

CONCURRENT APPLICATIONS:

Check if any of the following will be processed in conjunction with this application.

GUARD GATES (excluding gates on private driveway) YES _____ NO X

ROADWAY ABANDONMENT YES _____ NO X

REZONING YES _____ NO X

Project Narrative

Ironwood Lot Split

The proposed lot split is to divide the Lot 48 of "Mummy Mountain Park VIII, Book 57, Page 1 M.C.R., into two lots with Lot 48A having an area of 1.000 acres (43,560 S.F.) and Lot 48B having an area of 1.251 acres (54,481 S.F.) for a total area of 2.251 acres (98,041 S.F.)

The proposed lots will have domestic water service provided by the City of Phoenix water system via existing 12' water mains in Northern Avenue and Ironwood Drive.

The proposed lots will have sanitary sewer service provided via an 8" Town of Paradise Valley gravity sewer to be constructed in both Northern Avenue and Ironwood Drive.

The existing paving in both Northern Avenue and Ironwood Drive will be improved to Town standards with ribbon curb.

The wash, as it presently exists, was rerouted with the construction of the original dwelling unit and tennis court (both which have since been demolished).

The lot is to be regraded and the wash is to be returned to its original location and alignment and a drainage easement is to be recorded to permanently establish same.

Those portions of the existing perimeter wall which encroach into the front yard setback, the side yard setback or the drainage easement will be removed.

All of the dry utilities required to provide service to the proposed lot exist underground.

A form of financial security, acceptable to the Town, will be posted for all work to be in the public right-of-way performed.