

# TOWN OF PARADISE VALLEY

## 6722 N Joshua Tree Lot Split (LS-17-02)

Town Council  
Work Study  
May 11, 2017



# LOT SPLIT REQUEST

- Subdivide 2.45 acre parcel into two lots:
  - Paradise Hills IV located at 6722 N. Joshua Tree Lane





Aerial Photo

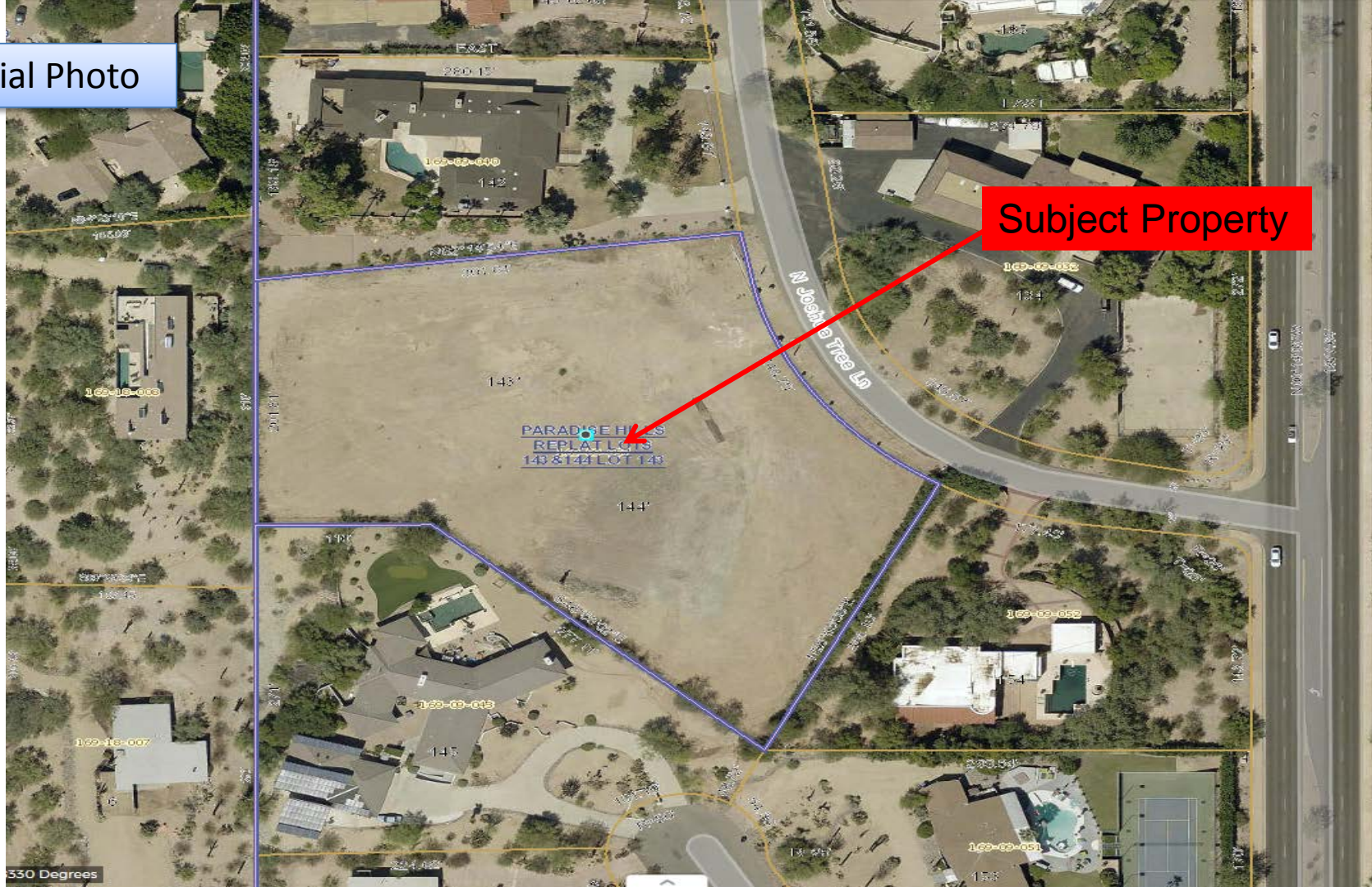
Subject Property

PARADISE HILLS  
REPLAT LOTS  
143 & 144 LOT 143

N Joana Tree Ln

N Joana Tree Ln

330 Degrees



# BACKGROUND

- 1978 - Lot 143 and Lot 144 of the Paradise Hills subdivision combined into single parcel
- Lot combination not approved by Town
- Owner proposing to split into two separate parcels
- April 18<sup>th</sup> - PC made recommendation of approval of lot split subject to 4 stipulations



# PARADISE HILLS IV 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:                   2.45 acres each
- Proposed Lot Sizes:               1.34 acres (Lot 1) each  
  1.12 acres (Lot 2) each



# Two Parcel Lot Split

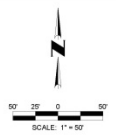


DATE: 03/27/17  
 REVISION: NO. 1 REVISED PER TOWN COMMENTS  
**Coe & Van Loo Consultants, Inc.**

LOT SPLIT MAP  
 PARADISE HILLS IV  
 TOWN OF PARADISE VALLEY, ARIZONA



2 SHEET OF 2  
 CDR: F. FLEET  
 DATE: 1-01-2025/01  
 PLS: N/A

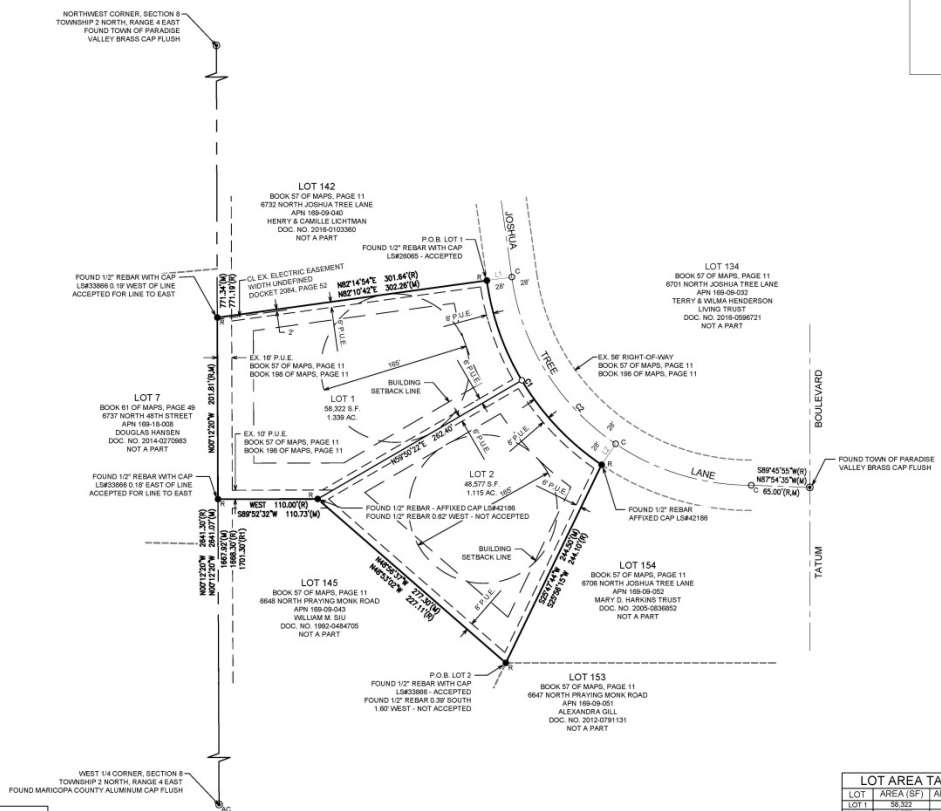


- LEGEND**
- (R) RECORD INFORMATION PER BOOK 57 OF MAPS, PAGE 11
  - (R1) RECORD INFORMATION PER BOOK 158 OF MAPS, PAGE 11 WHERE DIFFERENT THAN (R)
  - (M) MEASURED INFORMATION
  - AC. ACRES
  - APN ASSESSOR PARCEL NUMBER
  - BSL BUILDING SETBACK LINE
  - CL CENTER LINE
  - DOC NO DOCUMENT NUMBER
  - EX. EXISTING
  - M.C.R. MARICOPA COUNTY RECORDS
  - P.O.B. POINT OF BEGINNING
  - P.U.E. PUBLIC UTILITY EASEMENT
  - S.F. SQUARE FEET
  - ⊙ FOUND BRASS CAP FLUSH
  - ⊙ FOUND ALUMINUM CAP
  - FOUND REBAR AS NOTED
  - SET 1/2" REBAR WITH CAP L5432106
  - CALCULATED POINT - NOTHING FOUND ON SET
  - BOUNDARY LINE
  - LOT LINE
  - - - EASEMENT LINE
  - - - CENTERLINE
  - - - SECTION LINE

LINE TABLE		
NO.	BEARING	LENGTH
L1	N82°07'54"E	28.00'
L2	N34°02'46"E	28.00'

MEASURED CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	248.39'	296.05'	048°04'17"	132.03'	241.17'	S31°55'05"E
C2	384.79'	268.05'	082°14'55"	234.04'	352.59'	S49°07'24"E

RECORD CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	248.79'	296.05'	048°08'58"	-----	-----	-----
C2	-----	268.05'	082°29'00"	235.00'	-----	-----

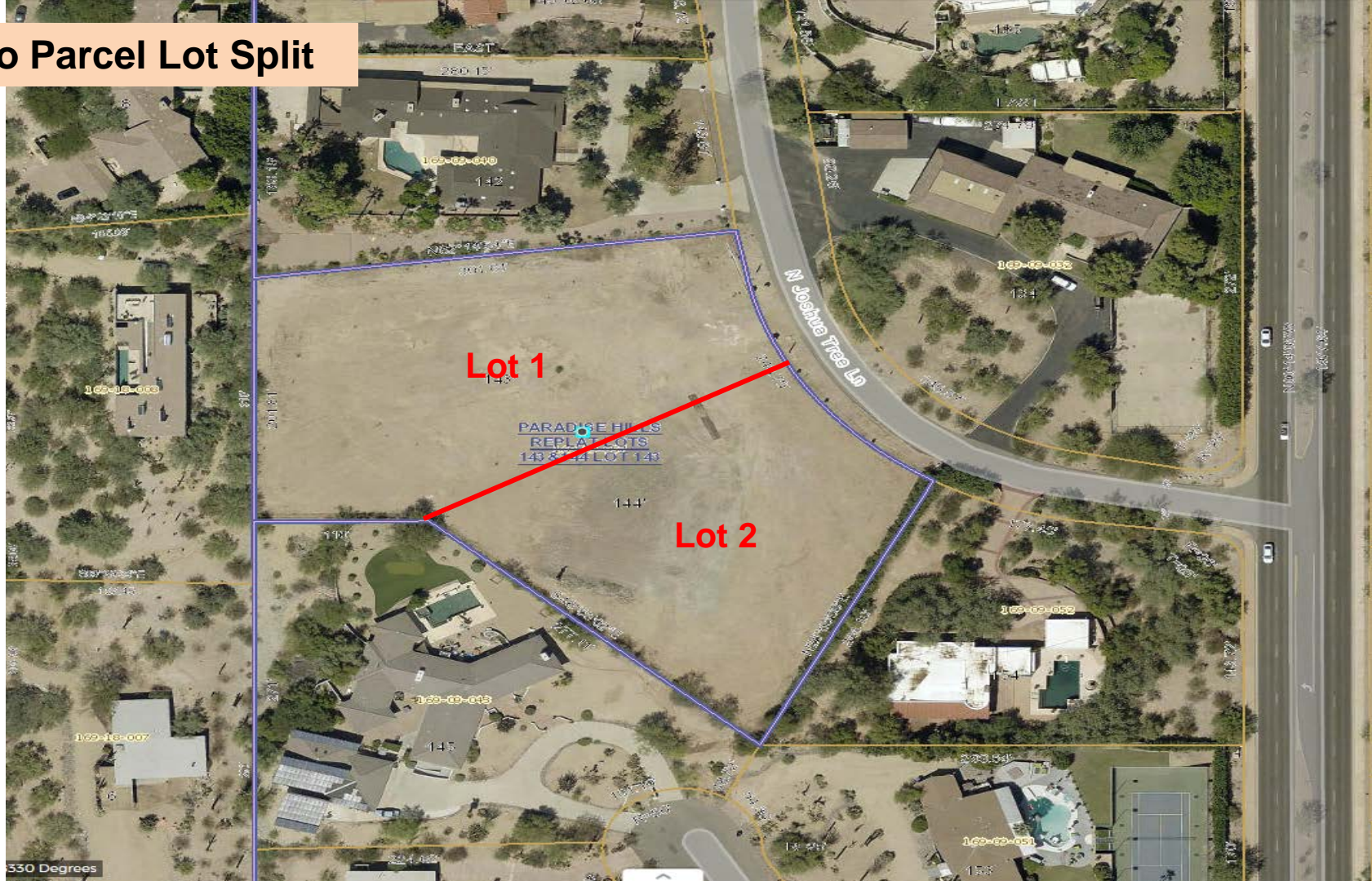


LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
LOT 1	56,322	1.339
LOT 2	48,977	1.125
TOTAL	105,899	2.464



Prepared by: Bennett | Date: 03/27/2017 | Filename: \\C:\2016\14-CAD\LOT SPLIT.dwg | Plot: 03/27/17

# Two Parcel Lot Split





# PARADISE HILLS IV 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)



# PARADISE HILLS IV LOT SPLIT (CONT.)

- Drainage:
  - On site retention and grading at building permit
- Joshua Tree Ln:
  - No ROW dedication required:
    - 56' wide ROW (50' wide required)
    - Applicant requests assurance in lieu of installing curb



# PARADISE HILLS IV LOT SPLIT (CONT.)

- Fire Protection:
  - Access via public roadway
  - New homes will have fire sprinklers
  - Fire hydrant installation not required
  - Fire flow rate below minimum:
    - 1,500 gpm needed
    - 616 gpm for this area
    - Stipulation added to address low flow rate



# PUBLIC COMMENT

- Neighbors within 500' radius notified of upcoming 5/25 meeting
- 1 comment – opposed due to concern about increase traffic
- Title Report:
  - Lots not to be divided into smaller lots than originally platted
- Town does not enforce private deed restrictions - only Town Codes



# PC DISCUSSION

- Lot splits meets Town Development Standards
- Fire flow addressed via stipulation
- April 18<sup>th</sup> - PC made recommendation of approval Lot Splits subject to 4 stipulations:
  1. Lot Split must be substantially compliant with plan
  2. Prior to issuance of CofO, fire sprinkler system must demonstrate compliance with fire code
  3. Demo fence prior to recordation of plat
  4. \$4,208.00 assurance for curb prior to issuance of building permit



# NEXT STEPS

- May 25<sup>th</sup> Public Meeting



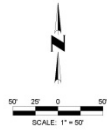
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**LOT SPLIT MAP**  
**PARADISE HILLS IV**  
TOWN OF PARADISE VALLEY, ARIZONA



# QUESTION?



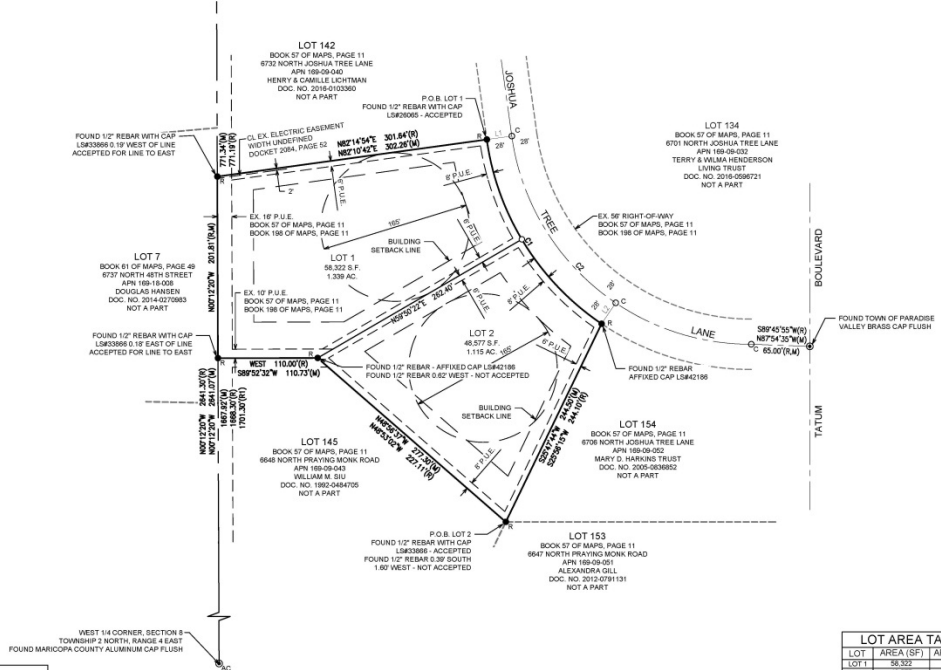
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