

TOWN OF PARADISE VALLEY
APPLICATION FOR FINAL PLAT

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

PARCEL NO.: 74 - 36 - 188A
174 - 36 - 002X DATE: _____
(County Tax Assessor Number)

NAME OF SUBDIVISION: IRONWOOD GOLF VILLAGES

ADDRESS OR LOCATION OF PROPERTY: THE NORTHWEST CORNER
OF EAST NORTHERN AVENUE AND NORTH SCOTTSDALE ROAD

OWNER: FELKMAN PROPERTIES, LLC AND TOWN TRIANGLE, LLC
NAME
SEE THE ATTACHED ()
ADDRESS PHONE #

AUTHORIZED AGENT: Doug Jorden
NAME
5080 North 40th Street, Suite 245, Phoenix, AZ 85018
ADDRESS
(480) 505-3909 (480) 505-3901
PHONE # FAX #


SIGNATURE OF REPRESENTATIVE

FOLKMAN PROPERTIES, L.L.C.
2422 EAST PALO VERDE DRIVE
PHOENIX, AZ 85016

May 10, 2018


Doug Jorden
Jorden Hiser & Joy, P.L.C.
5080 North 40th Street, Suite 245
Phoenix, AZ 85018

Re: Maricopa County Assessor's Parcel No. 174-36-188A (Partial), located at the northwest corner of Northern Avenue and Scottsdale Road, Paradise Valley, Arizona (the "Property")

Dear Mr. Jorden:

The purpose of this letter is to authorize you and your firm to file and process an application with the Town of Paradise Valley for a final plat for the Property. We recognize that the Property will remain subject to a Special Use Permit granted by the Town of Paradise Valley and a lease with Camelback Properties Inn, Inc. and/or MS Resort Owner, LLC, and/or other Marriott-related entities.

FOLKMAN PROPERTIES, L.L.C.

By: 

Name: Brad Folkman

Title: Manager

**TOWN TRIANGLE, LLC
5436 EAST LAFAYETTE BOULEVARD
PHOENIX, AZ 85018**

May 10, 2018

Doug Jorden
Jorden Hiser & Joy, P.L.C.
5080 North 40th Street, Suite 245
Phoenix, AZ 85018

Re: Maricopa County Assessor's Parcel No. 174-36-002X, located at the northwest corner of Northern Avenue and Scottsdale Road, Paradise Valley, Arizona (the "Property")

Dear Mr. Jorden:

The purpose of this letter is to authorize you and your firm to file and process an application with the Town of Paradise Valley for a final plat for the Property.

TOWN TRIANGLE, LLC

By: Alice Jardine
Name: ALICE JARDINE
Title: manager

APPLICATION FOR FINAL PLAT

(REQUIRED) PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL. YOU MAY USE A SEPARATE 8 ½" BY 11" SHEET IF NECESSARY:

SEE ATTACHED

(REQUIRED) PLAT STATISTICS

TOTAL AREA

9.637 AC

NUMBER OF LOTS

8

CONCURRENT APPLICATIONS, IF ANY:

GUARD GATES

☒ YES

☐ NO

PRIVATE ROADS

☒ YES

☐ NO

ROADWAY VACATION

☐ YES

☒ NO

PROJECT NARRATIVE

This project is proposed as a single family detached residential development with private streets and public and private utilities. The project proposes a total of 8 Lots and a gross density of 0.83 Units/Acre. The existing zoning is R43-CP (Cluster Plan).

FINAL PLAT APPLICATION INFORMATION

NOTE: IT IS SUGGESTED THAT ALL OWNERS/DEVELOPERS MEET WITH PROPERTY OWNERS WITHIN A 1000 FOOT RADIUS OF THE SUBJECT PROPERTY BEFORE SUBMITTING AN APPLICATION. AN APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED INFORMATION IS SUBMITTED IN AN APPROVED FORM. NO APPLICATION WILL BE REVIEWED UNTIL COMPLETE. NO AGENDA DATE WILL BE SET UNTIL THE COMPLETED APPLICATION HAS BEEN REVIEWED AND ACCEPTED BY STAFF.

APPLICATION FEE: SEE FEE SCHEDULE

INITIAL BELOW

_____ (REQUIRED) PRE APPLICATION CONFERENCE WITH STAFF DATE: 7/12/18

_____ APPLICATION SUBMITTED ON: 2835 00

_____ APPLICATION FEE IN THE AMOUNT OF \$ _____ DATE: 8/16/18

_____ RECEIPT NUMBER _____ RECEIVED BY: [Signature]