

TOWN OF PARADISE VALLEY

5112 N Casa Blanca Dr Lot Split (LS-16-3)

&

5102 N Casa Blanca Dr Lot Split (LS-16-4)

Town Council

June 9, 2016

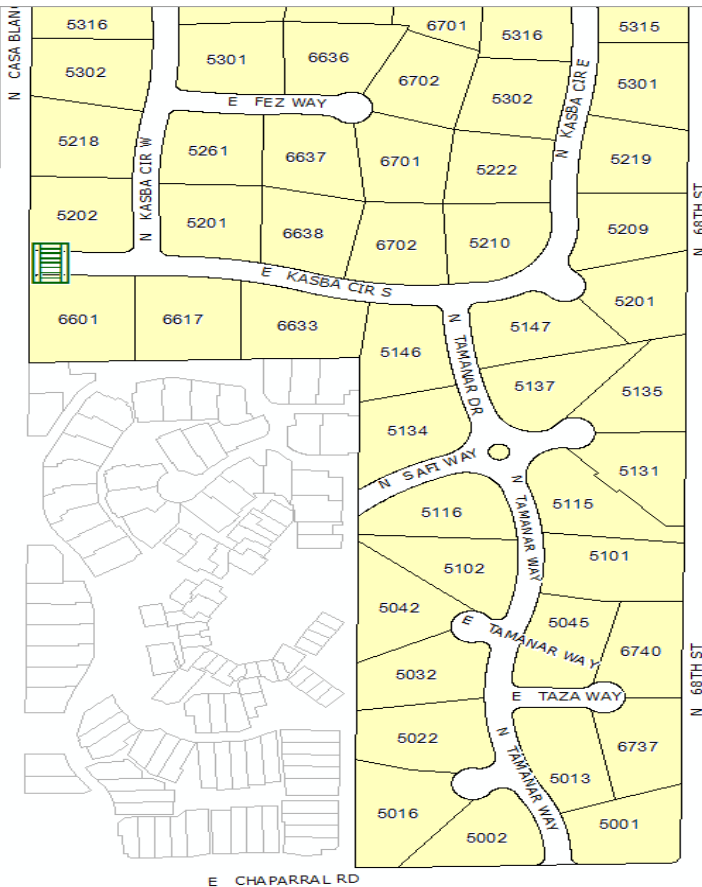
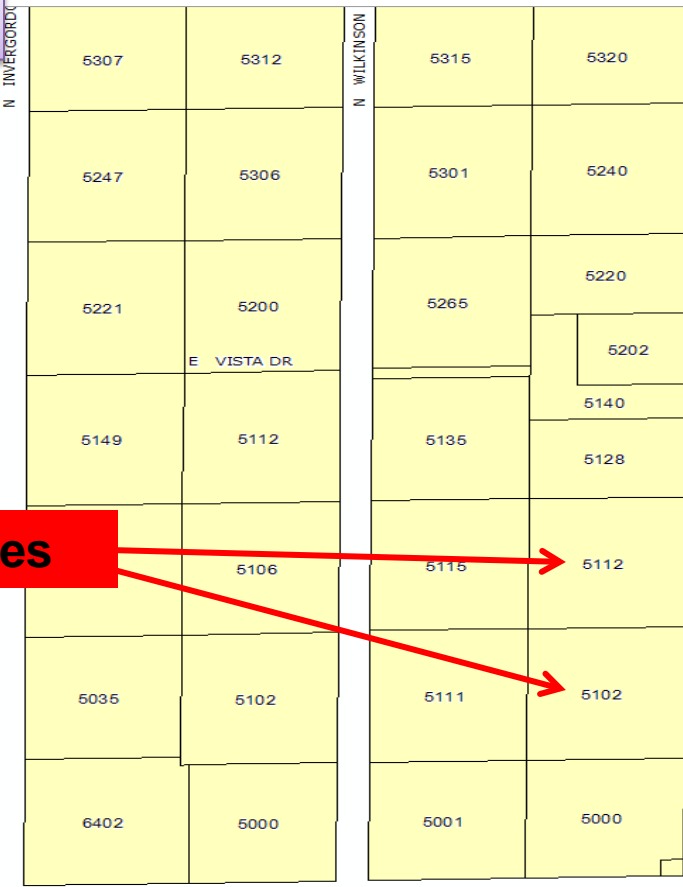
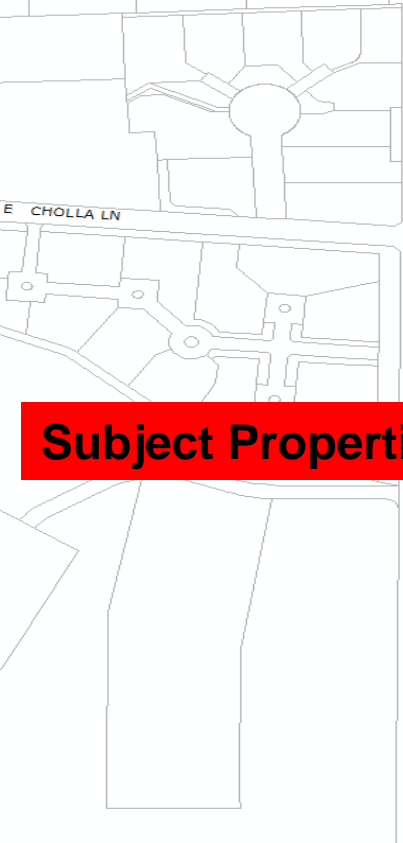


LOT SPLIT REQUEST

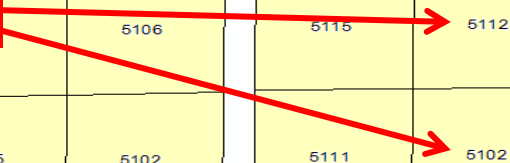
- Two separate actions
- 5112 & 5102 N Casa Blanca Dr - Subdivide 2.26 acre parcels into two lots each:
 - Camelback Lands 3 - 5112 N Casa Blanca Dr LS
 - Camelback Lands 4 - 5102 N Casa Blanca Dr LS



Vicinity Map



Subject Properties



Aerial Photo

Subject Properties



173-20-013

173-20-011

5112

173-20-012

173-20-006

5102

173-20-005

173-20-277

173-20-276

173-20-275

173-20-273

173-20-272

173-20-274

173-20-270

173-20-269

173-20-268

173-20-267

173-20-266

173-20-265

173-20-173

173-20-175

PC DISCUSSION

- Commission discussed lot splits at May 3rd work study session and May 17th public meeting
- Commission made recommendation of approval of each lot split subject to stipulations

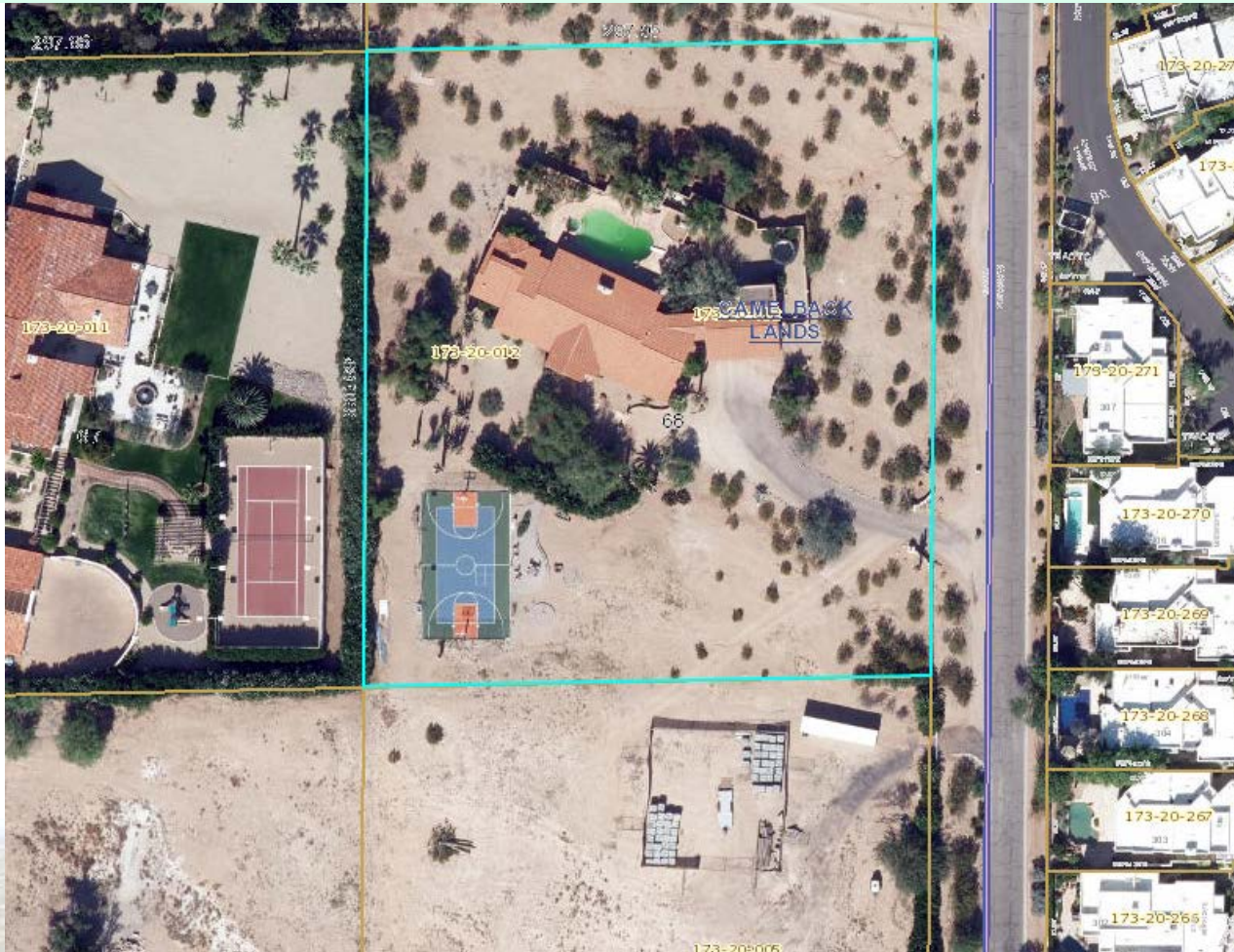


CAMELBACK LANDS 3 & 4 LOT SPLIT

- 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: 2.26 acres each
- Proposed Lot Sizes: 1.13 acres (Lot 1) each
1.13 acres (Lot 2) each



5112 N Casa Blanca Dr - Existing Structures to be Demolished



5102 N Casa Blanca Dr - Vacant Lot with Construction Materials and Storage Container to be Removed



Two Parcel Lot Split 5112 N Casa Blanca

CAMELBACK LANDS 3

LOT 70
173-20-015
LAWRENCE J BRECHER TRUST
SINGLE FAMILY RESIDENCE
R-43

SAGE J & WENDY K LENTZ
5112 N CASA BLANCA DRIVE
PARADISE VALLEY, AZ 85253

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: THAT SAGE J & WENDY K LENTZ, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED LOT 68, CAMELBACK LANDS, RECORDED IN BOOK 31, OF MAPS PAGE 26 M.C.R. SITUATED IN SECTION 15, T29N, R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF MARICOPA COUNTY, ARIZONA, UNDER THE NAME OF CAMELBACK LANDS 3, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISH THIS PLAN AND HEREBY DECLARE THAT THIS PLAN SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAID, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAN, AND HEREBY DEDICATE AND GRANT TO THE TOWN OF "PARADISE VALLEY THE STREETS AND RIGHT-OF-WAY SHOWN ON THIS PLAN AND INCLUDED IN THE ABOVE-DESCRIBED PROMISES. EASEMENT ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

SAGE J. LENTZ & WENDY K. LENTZ, AS OWNERS, HAVE HERETO AFFIXED THEIR SIGNATURE THIS _____ DAY OF _____, 2016

BY:

SAGE J. LENTZ

BY:

WENDY K. LENTZ

LOT 57
173-20-011
STEPHAN J & DAVID K SHEPPI
SINGLE FAMILY RESIDENCE
R-43

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND ACKNOWLEDGED (a) THEMSELVES TO BE _____ AND _____; AND ACKNOWLEDGED (b) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY IN ATTEND; AND ACKNOWLEDGED (c) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

APPROVAL:

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2016

BY:

MAYOR

ATTEST:

TOWN CLERK

BY:

TOWN ENGINEER

PLANNING DIRECTOR

WITNESSES OF _____ HEREBY RATIFY, APPROVES, AND ACQUIESSES IN THE DEDICATION STATED IN THIS DEDICATION.

BY:

STATE OF ARIZONA

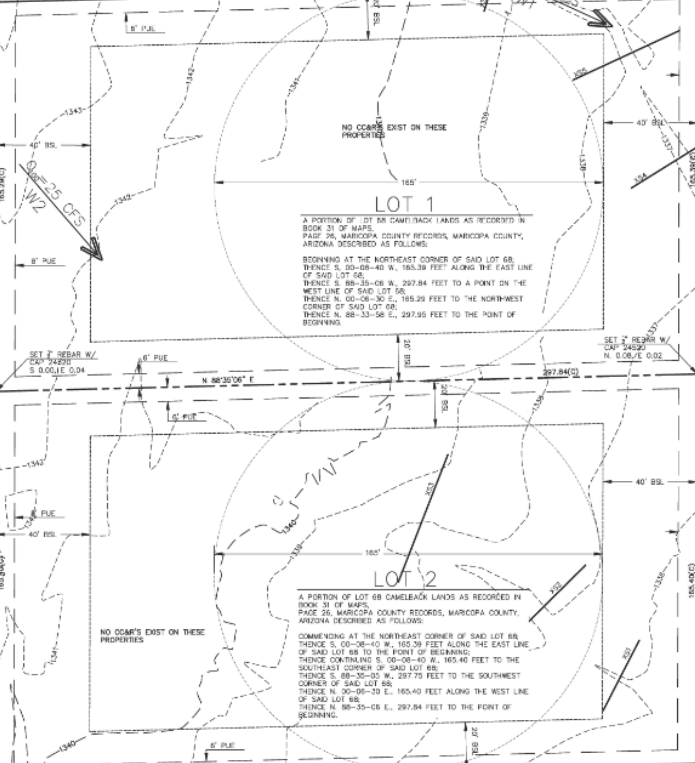
COUNTY OF MARICOPA

BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND ACKNOWLEDGED (a) THEMSELVES TO BE _____ AND _____; AND ACKNOWLEDGED (b) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY IN ATTEND; AND ACKNOWLEDGED (c) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF _____ BY HIMSELF AS _____.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

A SUBDIVISION OF LOT 68, CAMELBACK LANDS RECORDED IN BOOK 31, OF MAPS PAGE 26 M.C.R. PORTION OF THE SW ¼ SECTION 15 TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, TOWN OF PARADISE VALLEY.



LEGEND:
 (E) M - BUREAU OF LAND MANAGEMENT BRASS CAP FLUSH
 (D) - (C) - DONOTES CALCULATED DONOTES MEASURED DONOTES RECORDED
 (F) - (E) - (F) - SET MONUMENT 1/2" REBAR RLS 245220
 (R) - (C) - (R) - CORNER MONUMENT MARICOPA COUNTY RECORDER
 (P) - (P) - PAGE MARICOPA COUNTY BRASS CAP
 (M) - (M) - MARICOPA COUNTY HIGHWAY DEPT.
 (B) - (B) - BRASS CAP IN HANDHOLE
 (G) - (G) - GOVERNMENT LAND OFFICE BRASS CAP



SURVEY CERTIFICATION:
 I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA. THIS PLAN WAS MADE UNDER MY SUPERVISION. THIS PLAN MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF NOVEMBER, 2015. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. MONUMENTS SHOWN ACTUALLY EXIST, AND THEIR POSITIONS ARE CORRECTLY SHOWN, AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

NAME: GERALD L. GRAHAM
 REGISTERED LAND SURVEYOR # RLS 24530

NOTES:
 BEARINGS & DISTANCES ARE RECORDED PER PLAN OF CAMELBACK LANDS, RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R. UNLESS OTHERWISE NOTED.
LIST OF PERTINENT DOCUMENTS:
 CAMELBACK LANDS RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R.
 DEEDS: DOCUMENT 2014/0854101
OWNER:
 SAGE J & WENDY K LENTZ
 5112 N CASA BLANCA DRIVE
 PARADISE VALLEY, AZ 85253
UTILITIES:
 ELECTRIC - A.P.S.
 TELEPHONE - SWEET (CENTURY LINK)
 NATURAL GAS - SOUTHWEST GAS
 CABLE TV - COX CABLE
 SEWER - TOWN OF PARADISE VALLEY
 WATER - EPICOR WATER

ASSESSORS PCL. NO.:
 755-235-0000
ZONING:
 R-43
LOT DATA:
 LOT 1 AREA = 96,472 SF / 2.20666 AC(L) (NET)
NEW LOT DATA:
 LOT 1 AREA = 49,236 SF / 1.13330 AC(L) (NET)
 LOT 2 AREA = 49,236 SF / 1.13330 AC(L) (NET)

DATE:

LOT SPLIT	04-06-16	PS
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GRAHAM SURVEYING & ENGINEERING INC.
 Civil Engineers & Land Surveyors
 P.O. BOX 1240, Coconino, Arizona 85377
 (480) 488-4323



LOT SPLIT

Two Parcel Lot Split



CAMELBACK LANDS 4

A SUBDIVISION OF LOT 61, CAMELBACK LANDS
RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R.
PORTION OF THE SW 1/4 SECTION 15

Two Parcel Lot Split 5102 Casa Blanca

PROPERTY HAS SUBDIVIDED LOT 48 26 M.C.R. SITUATED IN AND MERIDIAN CITY OF MARICOPA COUNTY OF AOK LANDS 4. AS SHOWN AND BEYOND BELIEVE THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT, AND HEREBY DEDICATE AND GRANT TO THE TOWN OF PARADISE VALLEY THE STREETS AND RIGHT-OF-WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. EASEMENT ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:
SARAL PALMS LLC, AS OWNER, HAVE HERETO AFFIXED THEIR SIGNATURE THIS _____ DAY OF _____, 2016

BY: SARAL PALMS LLC

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)
BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND I ACKNOWLEDGED (a) THEMSELVES TO BE AND I ACKNOWLEDGED (b) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY INSTATED HEREIN, AND ACKNOWLEDGED (c) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC:

APPROVED: _____ BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2016

BY: _____ MAYOR ATTEST: _____ TOWN CLERK

BY: _____ TOWN ENGINEER PLANNING DIRECTOR

MORTGAGE(S) OF _____ HEREBY RATIFIES, APPROVES, AND ACQUIRES IN THE DEDICATION AS STATED IN THIS DEDICATION.

STATE OF ARIZONA)
COUNTY OF MARICOPA)
BEFORE ME THIS _____ DAY OF _____, 2015, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO ACKNOWLEDGED (c) HIMSELF TO BE BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF _____ BY HIMSELF AS _____

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC:

LOT 67
173-20-011
WILLIAM T REED TRUST
SINGLE FAMILY RESIDENCE
R-43
EAST, NO MERIDIAN, A, 7

LOT 62
173-20-008
BRYANVIEW LLC
VACANT LAND
R-43

LOT 59
173-20-093
SURVIVORS TRUST / SHADKOFF FAMILY TRUST
SINGLE FAMILY RESIDENCE
R-43

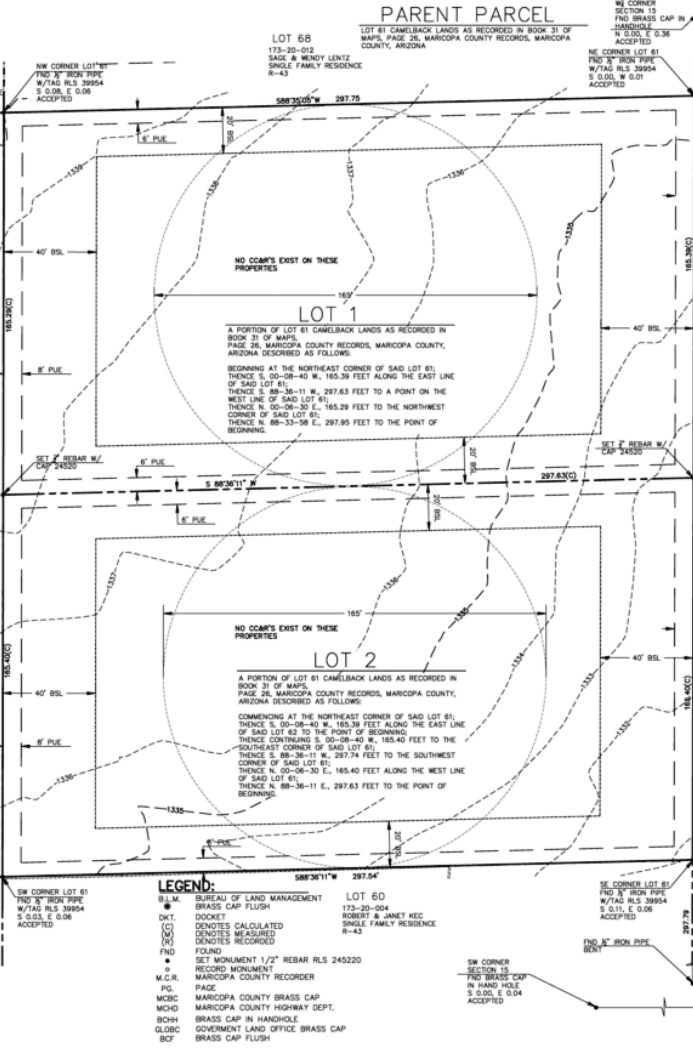
LOT 60
173-20-094
ROBERT & JANET REED
SINGLE FAMILY RESIDENCE
R-43

LOT 68
173-20-012
SAGE & WENY LENZ
SINGLE FAMILY RESIDENCE
R-43

LOT 61
173-20-004
W/TAG RLS 39954
S 0.00, E 0.06
ACCEPTED

LOT 61
173-20-004
W/TAG RLS 39954
S 0.00, E 0.06
ACCEPTED

LOT 61
173-20-004
W/TAG RLS 39954
S 0.00, E 0.06
ACCEPTED



LEGEND:

- B.L.M. BUREAU OF LAND MANAGEMENT
- B.C.P. BRASS CAP FLUSH
- D.K.T. DOCKET
- (C) DENOTIS CALCULATED
- (M) DENOTIS MEASURED
- (R) DENOTIS RECORDED
- FIND FOUND
- SET MONUMENT 1/2" REBAR RLS 245220
- RECORD MONUMENT
- M.C.R. MARICOPA COUNTY RECORDER
- FIG. PAGE
- MORC MARICOPA COUNTY BRASS CAP
- MCHD MARICOPA COUNTY HIGHWAY DEPT.
- SOBH BRASS CAP IN HANDS/FILE
- GLOBE GOVERNMENT LAND OFFICE BRASS CAP
- BCF BRASS CAP FLUSH

PARENT PARCEL

LOT 61 CAMELBACK LANDS AS RECORDED IN BOOK 31 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA

NE CORNER SECTION 15
FIND BRASS CAP IN HANDS/FILE
N 0.00, E 0.06
ACCEPTED

NE CORNER LOT 61
FIND 3/4" IRON PIPE
W/TAG RLS 39954
S 0.00, W 0.01
ACCEPTED

NE CORNER NW 1/4
S 1/4 NW 1/4 SECTION 15
THE BRASS CAP
FLUSH
N 0.00, E 0.00
ACCEPTED

NE CORNER LOT 61
FIND 3/4" IRON PIPE
W/TAG RLS 39954
S 0.00, E 0.06
ACCEPTED

NE CORNER LOT 61
FIND 3/4" IRON PIPE
W/TAG RLS 39954
S 0.00, E 0.06
ACCEPTED

NE CORNER LOT 61
FIND 3/4" IRON PIPE
W/TAG RLS 39954
S 0.00, E 0.06
ACCEPTED

NE CORNER LOT 61
FIND 3/4" IRON PIPE
W/TAG RLS 39954
S 0.00, E 0.06
ACCEPTED

NE CORNER LOT 61
FIND 3/4" IRON PIPE
W/TAG RLS 39954
S 0.00, E 0.06
ACCEPTED

NE CORNER LOT 61
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W/TAG RLS 39954
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NE CORNER LOT 61
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S 0.00, E 0.06
ACCEPTED

NE CORNER SECTION 15
FIND BRASS CAP IN HANDS/FILE
N 0.00, E 0.06
ACCEPTED

NE CORNER LOT 61
FIND 3/4" IRON PIPE
W/TAG RLS 39954
S 0.00, W 0.01
ACCEPTED

NE CORNER NW 1/4
S 1/4 NW 1/4 SECTION 15
THE BRASS CAP
FLUSH
N 0.00, E 0.00
ACCEPTED

NE CORNER LOT 61
FIND 3/4" IRON PIPE
W/TAG RLS 39954
S 0.00, E 0.06
ACCEPTED

NE CORNER LOT 61
FIND 3/4" IRON PIPE
W/TAG RLS 39954
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ACCEPTED

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ACCEPTED

NE CORNER LOT 61
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W/TAG RLS 39954
S 0.00, E 0.06
ACCEPTED

NE CORNER LOT 61
FIND 3/4" IRON PIPE
W/TAG RLS 39954
S 0.00, E 0.06
ACCEPTED



NOTES:
BEARINGS & DISTANCES ARE RECORD PER PLAT OF CAMELBACK LANDS, RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R. UNLESS OTHERWISE NOTED

SURVEY CERTIFICATION:
I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA; THIS PLAT WAS MADE UNDER MY DIRECTORSHIP; THIS PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS; THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATED HEREON WERE MADE DURING THE MONTH OF FEBRUARY, 2016; THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MONUMENTS SHOWN ACTUALLY EXIST; THEIR POSITIONS ARE CORRECTLY SHOWN, AND THEIR POSITIONS WILL BE RETRACTED, EXCEPT AS NOTED.

NAME: GERALD L. GRAHAM
REGISTERED LAND SURVEYOR # RLS 24520



LIST OF PERTINENT DOCUMENTS:
CAMELBACK LANDS RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R.

DEEDS: DOCUMENT 2013/0149138

UTILITIES:
ELECTRIC—A.P.
TELEPHONE—QWEST (CENTRY LINK)
NATURAL GAS—SOUTHWEST GAS
CABLE TV—COX CABLE
SEWER—TOWN OF PARADISE VALLEY
WATER—EPSON WATER

OWNER:
SARAL PALMS LLC
2207 CONDOR PINE NW 521
MARIANVILLE, OR 97030

SITE ADDRESS:
5102 N CASA BLANCA DR
PARADISE VALLEY, AZ 85535

ASSESSORS PCL NO.:
173-20-008
R-43

LOT DATA:
LOT 1 AREA = 96,403 S.F. / 2.25902 AC±(NET)
LOT 2 AREA = 49,202 S.F. / 1.12951 AC±(NET)

NEW LOT DATA:
LOT 1 AREA = 49,202 S.F. / 1.12951 AC±(NET)
LOT 2 AREA = 49,201 S.F. / 1.12950 AC±(NET)

DATE:
LOT SPLIT 04-06-16 PS

GRAHAM SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1240, Caveville, Arizona 85377
(480) 488-4393



LOT SPLIT

Two Parcel Lot Split



CAMELBACK LANDS 3 & 4 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)



CAMELBACK LANDS 3 & 4 LOT SPLIT (CONT.)

- Drainage:
 - On site retention and grading at building permit
- Casa Blanca Dr:
 - No ROW dedication required:
 - 60' wide ROW (50' wide required)
 - Roadway improvements prior to CofO



CAMELBACK LANDS 3 & 4 LOT SPLIT (CONT.)

- Fire Protection:
 - Access via public roadway
 - Installation of fire hydrant required
 - New homes will have fire sprinklers
 - Fire flow rate slightly below minimum:
 - 1,500 gpm needed
 - 1,353 gpm for this area



RECOMMENDATION - APPROVAL

- Both lot splits meet Town Development Standards
- Fire flow is substantially compliant and addressed via stipulation
- Recommended approval subject to stipulations



STIPULATIONS

1. Lot splits must be in accordance with submitted plans and docs
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



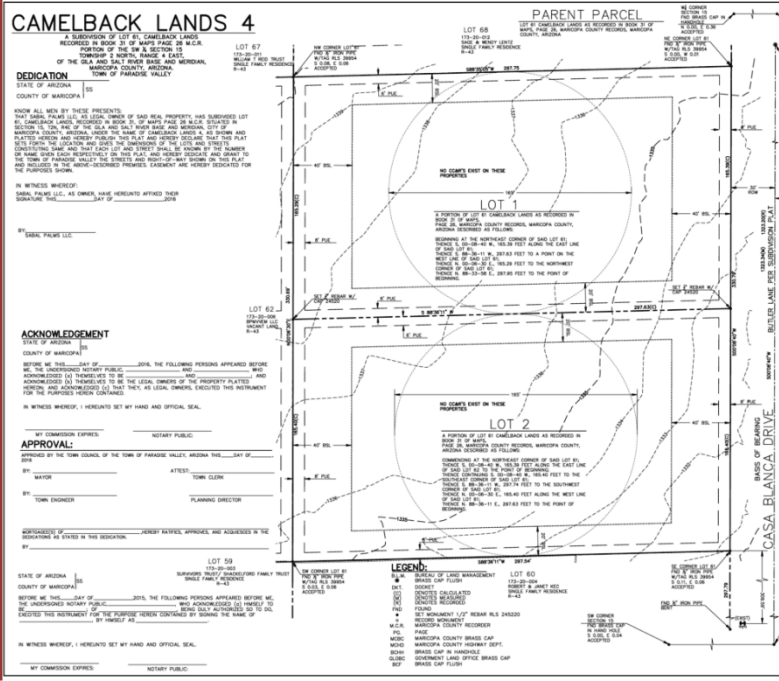
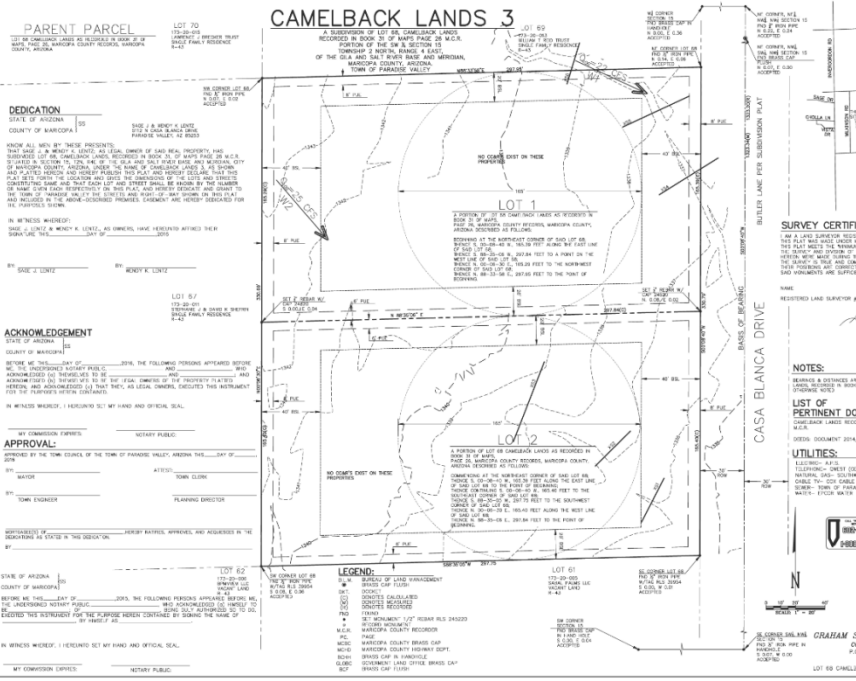
STIPULATIONS (CONT.)

3. Roadway improvements shall be installed prior to issuance of Certificate of Occupancy for new single family residence
4. 5112 N Casa Blanca - Demolition permit must be obtained and existing structures removed prior to recordation of plat
5. 5102 N Casa Blanca - Construction materials and storage container must be removed prior to recordation of the plat



5112

5102



QUESTION?

TRAHAN SURVEYING & ENGINEERING INC.
 Civil Engineers & Land Surveyors
 P.O. BOX 1245, Guthrie, Idaho 83213
 (208) 468-8823

LOT 59
 LOT 60
 LOT 61
 LOT 62