

# **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**

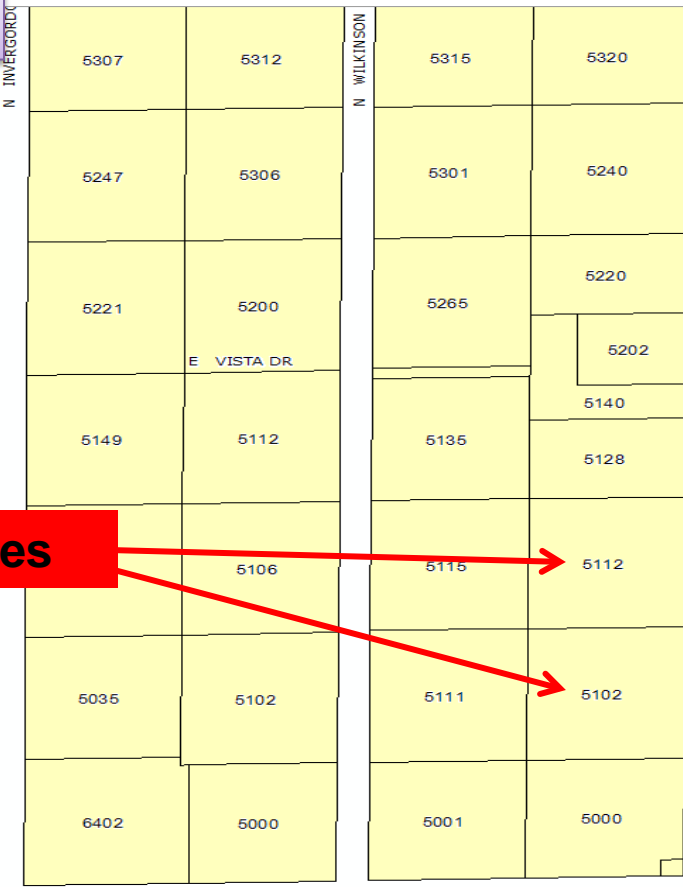
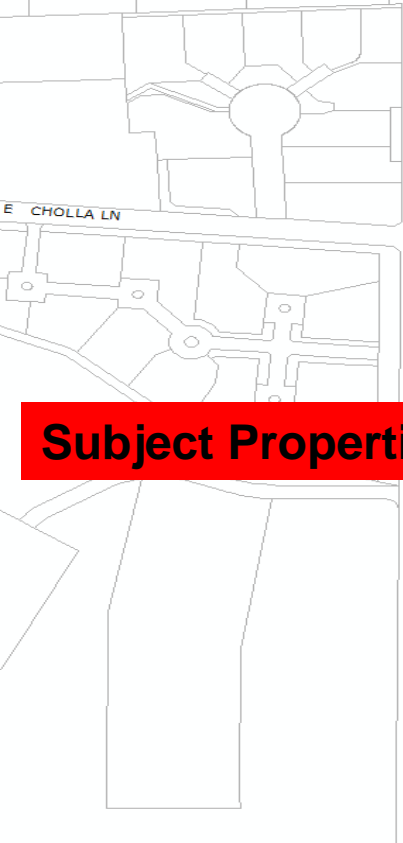


# LOT SPLIT REQUEST

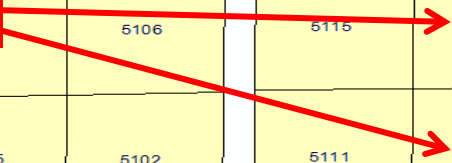
- Two separate actions
- 5112 & 5102 N Casa Blanca Dr - Subdivide 2.26 acre parcels into two lots each:
  - Camelback Lands 3 - 5112 N Casa Blanca Dr LS
  - Camelback Lands 4 - 5102 N Casa Blanca Dr LS



# Vicinity Map



**Subject Properties**



Aerial Photo

Subject Properties



# PC DISCUSSION

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

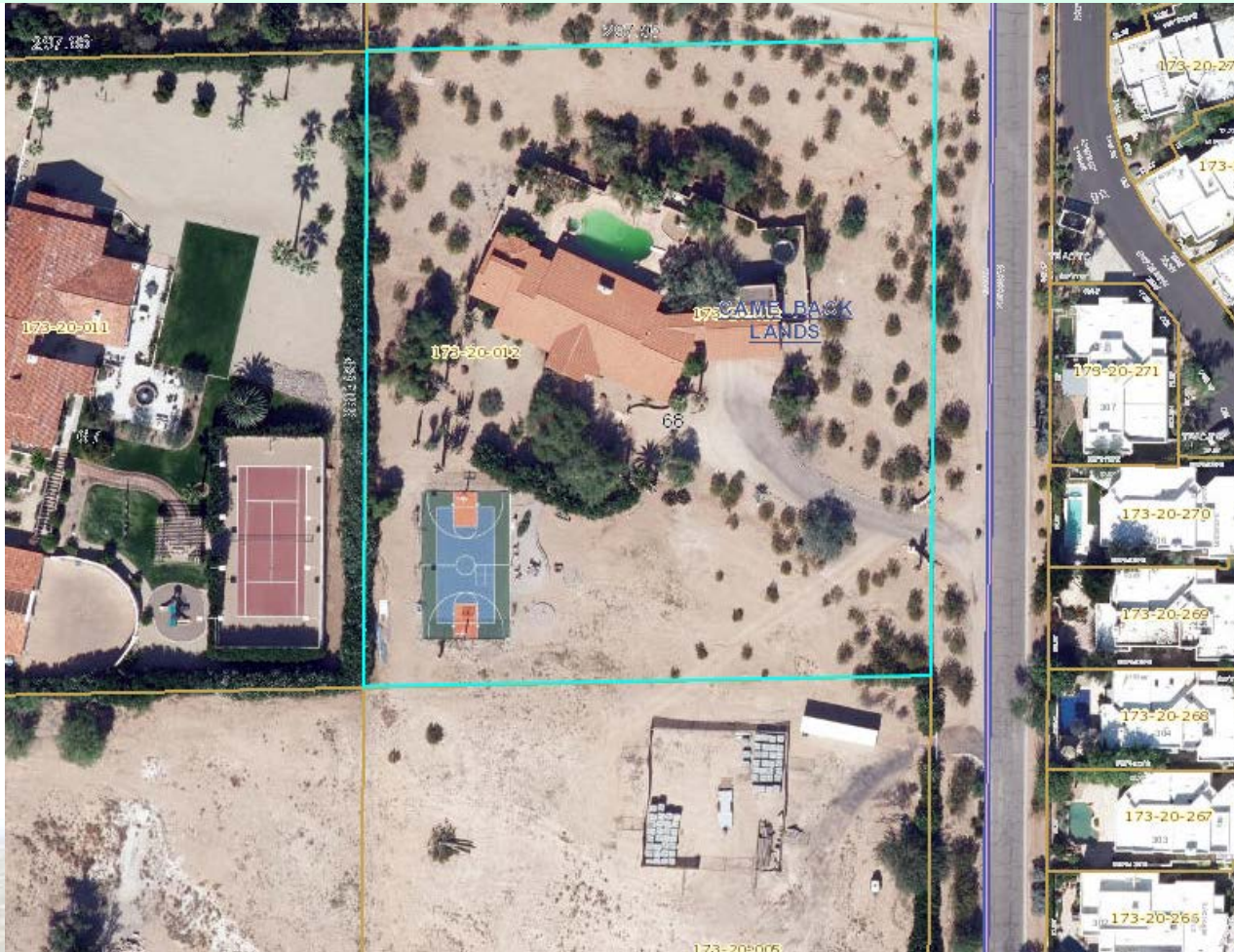


# CAMELBACK LANDS 3 & 4 LOT SPLIT

- 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-DISCRIBED 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  
STEPHANIE J & DAVID K SHEPHERD  
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 (s) THEMSELVES TO BE AND ACKNOWLEDGED (s) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY IN ATTENDANCE, AND ACKNOWLEDGED (s) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

### 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

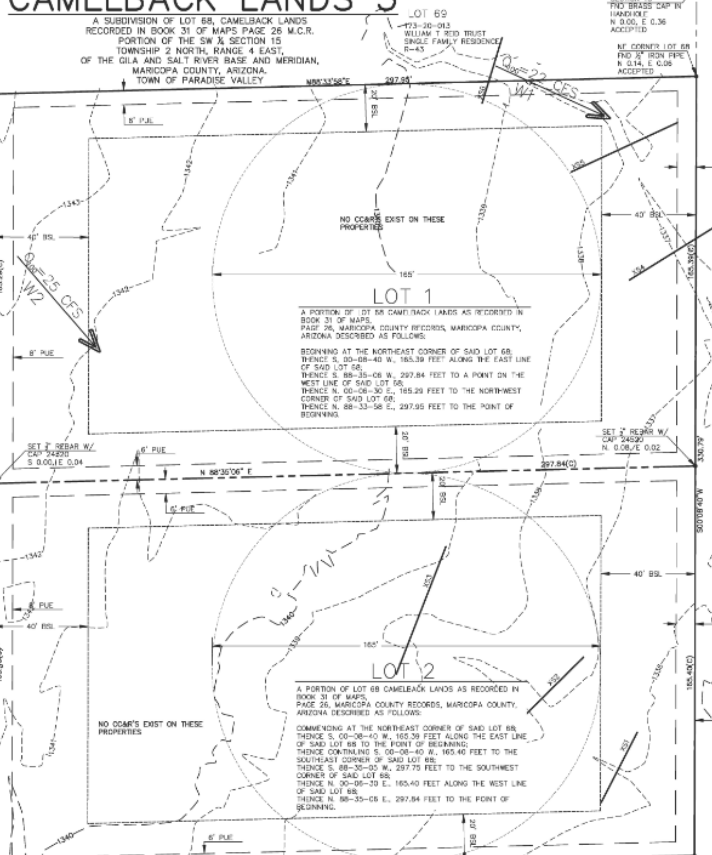
WITNESSES OF THE DEDICATION STATED IN THIS DEDICATION, HEREBY RATIFY, APPROVES, AND ACQUIESSES IN THE DEDICATION BY \_\_\_\_\_

STATE OF ARIZONA  
COUNTY OF MARICOPA

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND ACKNOWLEDGED (s) THEMSELVES TO BE \_\_\_\_\_ OF \_\_\_\_\_, AND ACKNOWLEDGED (s) 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



- LEGEND:**
- (D.M.) BUREAU OF LAND MANAGEMENT
  - (B.C.F.) BRASS CAP FLUSH
  - (D.C.) DITCHES CALCULATED
  - (M) DITCHES MEASURED
  - (R) DITCHES RECORDED
  - (F.M.) (F.M.N)
  - (M.C.R.) SET MONUMENT 1/2" REBAR RLS 245220
  - (R.C.M.) (R.C.M.) MONUMENT
  - (P.C.) MARICOPA COUNTY RECORDER
  - (M.C.B.C.) MARICOPA COUNTY BRASS CAP
  - (M.C.H.) MARICOPA COUNTY HIGHWAY DEPT.
  - (B.O.H.) BRASS CAP IN HANDHOLE
  - (G.L.O.B.) GRASSLAND 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 P.C.L. NO.:

755-255-1000  
ZONING: R-43

### LOT DATA:

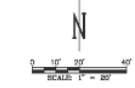
LOT 1 AREA = 49,236 S.F. / 1.13330 AC.(NET)  
LOT 2 AREA = 49,236 S.F. / 1.13330 AC.(NET)

### NEW LOT DATA:

LOT 1 AREA = 49,236 S.F. / 1.13330 AC.(NET)  
LOT 2 AREA = 49,236 S.F. / 1.13330 AC.(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 OKLAHOMA COUNTY, ARIZONA. THE CITY OF OKLAHOMA COUNTY, ARIZONA, HAS SET FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THIS PLAT 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      SS  
COUNTY OF MARICOPA)      I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM THE REGISTERED LAND SURVEYOR WHO HAS PREPARED THIS PLAT. I AM A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA. I HAVE REVIEWED THIS PLAT AND I HEREBY CERTIFY THAT IT ACCURATELY REPRESENTS THE FIELD SURVEY AND THE INFORMATION CONTAINED THEREIN. I HAVE ALSO REVIEWED THE INSTRUMENT ACCOMPANYING THIS PLAT AND I HEREBY CERTIFY THAT IT ACCURATELY REPRESENTS THE FIELD SURVEY AND THE INFORMATION CONTAINED THEREIN.

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: \_\_\_\_\_ ATTEST: \_\_\_\_\_ TOWN CLERK

BY: \_\_\_\_\_ TOWN ENGINEER      PLANNING DIRECTOR

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

BY: \_\_\_\_\_

STATE OF ARIZONA      SS  
COUNTY OF MARICOPA)      SURVIVORS TRUST / SHADKOFF FAMILY TRUST  
SARAL PALMS LLC      R-43

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ AND \_\_\_\_\_, WHO ACKNOWLEDGED (a) THEMSELVES TO BE OF LEGAL AGE AND MIND, (b) THEY WERE THE LEGAL OWNERS OF THE PROPERTY INTEREST 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:

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

PROPERTY HAS SUBDIVIDED LOT 48 26 M.C.R. SITUATED IN AND MERIDIAN CITY OF OKLAHOMA COUNTY, ARIZONA. THE CITY OF OKLAHOMA COUNTY, ARIZONA, HAS SET FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THIS PLAT 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.

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BY: \_\_\_\_\_ TOWN ENGINEER      PLANNING DIRECTOR

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BY: \_\_\_\_\_

STATE OF ARIZONA      SS  
COUNTY OF MARICOPA)      BUREAU OF LAND MANAGEMENT  
SARAL PALMS LLC      R-43

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC:

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

PROPERTY HAS SUBDIVIDED LOT 48 26 M.C.R. SITUATED IN AND MERIDIAN CITY OF OKLAHOMA COUNTY, ARIZONA. THE CITY OF OKLAHOMA COUNTY, ARIZONA, HAS SET FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THIS PLAT 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.

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BY: SARAL PALMS LLC

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COUNTY OF MARICOPA)      I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM THE REGISTERED LAND SURVEYOR WHO HAS PREPARED THIS PLAT. I AM A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA. I HAVE REVIEWED THIS PLAT AND I HEREBY CERTIFY THAT IT ACCURATELY REPRESENTS THE FIELD SURVEY AND THE INFORMATION CONTAINED THEREIN. I HAVE ALSO REVIEWED THE INSTRUMENT ACCOMPANYING THIS PLAT AND I HEREBY CERTIFY THAT IT ACCURATELY REPRESENTS THE FIELD SURVEY AND THE INFORMATION CONTAINED THEREIN.

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MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC:

### APPROVAL:

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BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_ TOWN CLERK

BY: \_\_\_\_\_ TOWN ENGINEER      PLANNING DIRECTOR

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

BY: \_\_\_\_\_

STATE OF ARIZONA      SS  
COUNTY OF MARICOPA)      BUREAU OF LAND MANAGEMENT  
SARAL PALMS LLC      R-43

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC:

## PARENT PARCEL

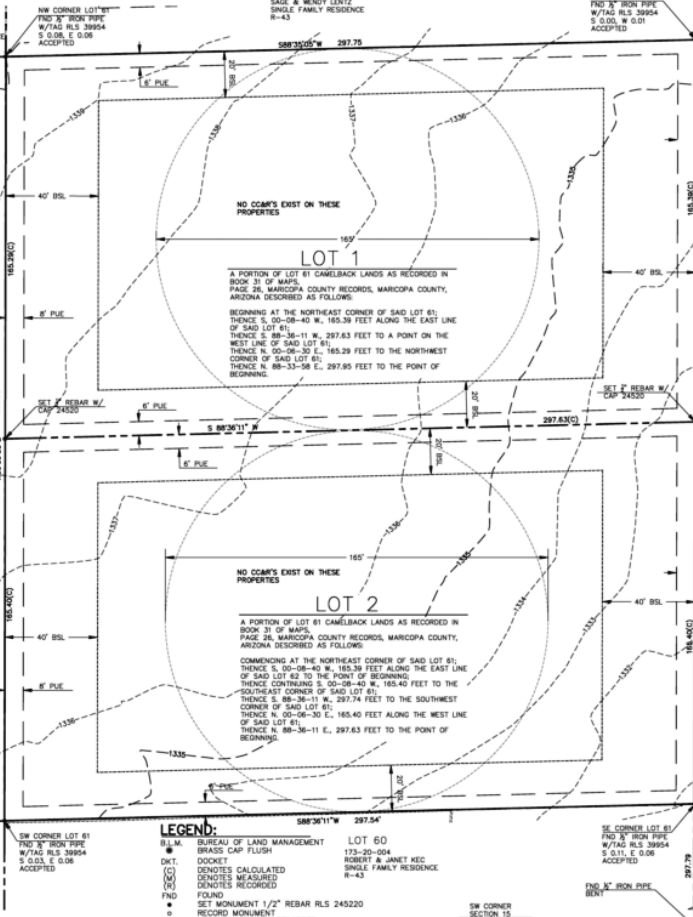
LOT 61 CAMELBACK LANDS AS RECORDED IN BOOK 31 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA

NE CORNER LOT 15  
7ND 3" IRON PIPE  
W/TAG RLS 39854  
S 0.00, E 0.06  
ACCEPTED

NE CORNER LOT 61  
7ND 3" IRON PIPE  
W/TAG RLS 39854  
S 0.00, W 0.01  
ACCEPTED

NE CORNER, NE 1/4  
NW 1/4 NW SECTION 15  
7ND 3" IRON PIPE  
N 0.22, E 0.24  
ACCEPTED

NE CORNER, NW 1/4  
SW 1/4 NW SECTION 15  
7ND 3" IRON PIPE  
N 0.07, E 0.00  
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
- P.G. 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

LOT 60  
173-20-004  
ROBERT & JANET REC  
SINGLE FAMILY RESIDENCE  
R-43

SE CORNER LOT 61  
7ND 3" IRON PIPE  
W/TAG RLS 39854  
S 0.11, E 0.06  
ACCEPTED

SW CORNER  
SECTION 15  
7ND 3" IRON PIPE  
W/TAG RLS 39854  
S 0.00, E 0.04  
ACCEPTED

SE CORNER, NE 1/4  
SECTION 15  
7ND 3" IRON PIPE  
IN HANDS/FILE  
N 0.07, W 0.00  
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 ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME: GERALD L. GRAHAM  
REGISTERED LAND SURVEYOR # RLS 245220



### LIST OF PERTINENT DOCUMENTS:

CAMELBACK LANDS RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R.

DEEDS: DOCUMENT 2013/0148138

### 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  
MERIDIAN CITY, ARIZONA

### SITE ADDRESS:

5102 N CASA BLANCA DR  
PARADISE VALLEY, AZ 85553

### ASSESSORS PCL NO.:

173-20-005  
R-43

### ZONING:

R-43

### LOT DATA:

LOT AREA = 96,403 S.F. / 2.25902 AC±(NET)  
LOT 1 AREA = 49,202 S.F. / 1.12951 AC±(NET)  
LOT 2 AREA = 46,201 S.F. / 1.05949 AC±(NET)

### NEW LOT DATA:

LOT 1 AREA = 49,202 S.F. / 1.12951 AC±(NET)  
LOT 2 AREA = 46,201 S.F. / 1.05949 AC±(NET)

### DATE:

LOT SPLIT 04-06-16 PS

GRAHAM SURVEYING & ENGINEERING INC.

Civil Engineers & Land Surveyors  
P.O. BOX 1240, Cave Creek, Arizona 85337

(480) 488-4393

LOT 61 CAMELBACK LANDS, SHT. 1 OF 1, JOB #16-011



# 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



