



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

Tuesday, January 21, 2020

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. PUBLIC HEARINGS

The Public Body may take action on this item.

5. ACTION ITEMS

The Public Body may take action on this item.

- A. [20-019](#) **Consideration of a 4-Lot Preliminary Plat - Estates on Invergordon (PP-19-02)**
6400 E Cactus Wren Rd (APN: 174-53-008K)

Staff Contact: Paul Michaud, Planning Manager, 480-348-3574

6. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

- A. [20-037](#) **Continued Discussion of Upcoming Planning Commission Items for Council Retreat**

Staff Contact: Jeremy Knapp, Community Development Director, 480-348-3522

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items.

If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

A. [20-036](#) **Approval of December 17, 2019 Planning Commission Minutes**

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.



Action Report

File #: 20-019

TO: Chair and Planning Commission

FROM: Jeremy Knapp, Community Development Director
Paul Michaud, Planning Manager

DATE: January 21, 2020

CONTACT:

Paul Michaud, Planning Manager, 480-348-3574

AGENDA TITLE:

**Consideration of a 4-Lot Preliminary Plat - Estates on Invergordon (PP-19-02)
6400 E Cactus Wren Rd (APN: 174-53-008K)**

RECOMMENDATION

It is recommended that the Planning Commission approve the Estates on Invergordon Preliminary Plat, subdividing approximately 5.7 acres into four (4) residential R-43-zoned lots and a new public street, subject to the following conditions:

1. The final plat and related improvements for the "Estates on Invergordon" located at 6400 E Cactus Wren Road (the "Property") shall be in substantial compliance with the following submitted plans and documents:
 - a. Preliminary Plat for the "Estates on Invergordon," Sheets 1 3, prepared by Land Development Group, dated December 3, 2019;
 - b. Preliminary Paving Plan for the "Estates on Invergordon," Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
 - c. Preliminary Water & Sewer Plan for the "Estates on Invergordon," Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
 - d. Storm Water Pollution Prevention Plan, Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
 - e. The Planting Plan for the right-of-way Sheet PP.1, prepared by Berghoff Design Group, dated December 6, 2019;
 - f. The narrative prepared by Land Development Group, dated December 5, 2019;
 - g. The Water Service Impact Study, prepared Land Development Group, dated July 26,

2019; and

- h. The preliminary drainage report, prepared by Land Development Group, dated July 29, 2019.
2. Prior to recordation of the final plat for said subdivision, the following items shall be submitted by the owner(s) of the Property, or successors:
 - a. Submit the required final improvement plans for Town Engineer approval and provide a procedure and other forms of assurances necessary for the Town to be in a guaranteed position to complete the construction and related public site improvements as referenced in the submitted plans and documents in Condition 1 above;
 - b. If not already completed, installation and maintenance of the storm water pollution prevention plan noted in Condition 1 until the final lot improvements are completed on Lot 1 of said subdivision; and
 - c. Provide documentation that the private water well has been abandoned in accordance with the Arizona Department of Water Resources. Abandonment shall include the removal of above ground structures, including the two water tanks. The Town Community Development Director, or designee, shall inspect the property to verify the water tanks and related above-ground structures are removed.
3. Prior to the issuance of the first building permit for any home on Lots 1, 2, 3, or 4 of the said subdivision, the owner(s) of the Property, or successors, shall do the following:
 - a. Complete the roadway, utility, and related infrastructure improvements as referenced in the submitted plans and documents in Condition 1 above along Invergordon Road and Cactus Wren Road;
 - b. At the discretion of the Town Engineer, the final lift of asphalt for Jacaranda Road may be postponed until the first Certificate of Occupancy for any of the Lots 1 to 4 of the said subdivision;
 - c. Remove all existing retaining walls and related structures on the entire site, along with the owners of the affected Lots having submitted and obtained approval from the Town the applicable demolition permit(s), grading permit(s), storm water pollution prevention plan(s), and associated permit(s). However, compliance to this condition shall be no later than one year from the date of the Town Council approval of the final plat for said subdivision; and
 - d. At the time the existing retaining walls are removed, the affected Lots shall be regraded at a minimum of 4:1 slope and existing drainage patterns shall be maintained.
4. Prior to the issuance of the first Certificate of Occupancy for Lots 1, 2, 3, or 4 of the said subdivision, the owner(s) of the Property, or successors, shall complete the landscaping improvements as referenced in the submitted plans and documents in Condition 1 above.
5. Within 60 days of approval of the final plat, the applicant shall submit to the Town mylars of the

approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.

REQUEST

On behalf of the property owner, Mr. Bluebirds Shoulder, LLC, of the 5.7-acre property located at 6400 E Cactus Wren Road, Nick Prodanov of Land Development Group filed a preliminary plat (PP-19-02) for a 4-lot subdivision named Estates on Invergordon. The subject property is zoned R-43, for minimum one-acre single-family homesites. The four proposed lots range in size from 1.225 acres to 1.308 acres.

BACKGROUND

Update Since Work Session

The Planning Commission discussed the preliminary plat application at its December 17, 2019 work session. Several aspects of the plat were discussed. However, the only requested direction was to add a condition that the existing water well/tanks be abandoned prior to plat recordation. The property owner was in attendance and agreeable. He is currently in the process of removing the well and tanks. Condition 2.c reflects this new condition. Staff modified Condition 3, creating four subsections. Condition 3.b allows the Town Engineer the flexibility for the final pavement lift of Jacaranda Road to be done with the Certificate of Occupancy of any one of the lots instead of having the road completed by the first home building permit to allow for the new road to be in new condition upon the Town's acceptance of the roadway improvements. Conditions 3.c and 3.d allow the existing retaining walls to remain as-is until the issuance of the first single-family home permit, but no later than one year from the date of Council approval of the final plat. The draft condition presented at the work session allowed for the retaining walls to remain and said walls to be modified to the maximum 6' height prior to plat recordation. The Town Engineer finds that these retaining walls presently provide erosion protection with the prior home and perimeter walls removed. Upon further review after the work session, it was determined that the modification of the eastern retaining wall to 6' tall is not possible without fully removing the wall. The western retaining wall shown on the ALTA survey is under 6' tall. The new draft condition is meant to balance temporary erosion control on the site with the timing of when construction equipment will be present to grade Jacaranda Road and the new lots, along with mitigating visual impact to neighbors in not allowing the site to continue to be in an unfinished state.

History

There was a large estate home built on the property in the early 1970s. This home and the related structures were demolished between 2011 and 2018. Except for some existing utilities, a water well, two 5' tall small water tanks, some miscellaneous wall debris, and two retaining walls, the subject property is presently undeveloped. The westernmost retaining wall on the ALTA is 6' tall and the easternmost retaining walls varies between 1' to 9' tall. The Zoning Ordinance restricts retaining walls to 6' tall on non-hillside sites. Refer to the ALTA survey in Attachment C.

Timing

Pursuant to Section 6-2-2 of the Town Code, the preliminary plat/map shall be presented at least 28 days prior to a meeting of the Commission in order that reasonable time is obtained for study of the plat/map by the Planning and Zoning Commission and other officials and agencies concerned. The Commission shall act on the preliminary plat/map within 40 days of a complete application.

PRELIMINARY PLAT

The proposed preliminary plat subdivides the property into four new lots and a public street. The proposed preliminary plat is a ministerial function, with no requested deviations from Town standards. The four proposed lots range in size from 1.225 acres to 1.308 acres. Below is a description of how the preliminary plat meets Town standards.

Lot Configuration, Lot Size & Lot Shape

The proposed plat meets the R-43 area requirements, including size, lot width, and setbacks. Each lot is generally rectilinear in shape, although the shape of Lot 4 is not rectilinear due to the irregular perimeter boundary of the subject site. Each lot meets the 165' diameter circle test. All four lots are greater than one net acre in size. The required 40' front/rear/street side and 20' side yard setbacks for the main home are correctly shown on the plat.

Yard Designation

The designated front yards for Lots 1, 2, and 3 are along Invergordon Road as the lot configuration test in fitting the 165'-diameter circle only works with Invergordon Road as the front yard. The design, driveway, and addressing of the homes on Lots 2 and 3 will likely be along Jacaranda Road. Lot 2 and 3 will have their designated street yard along Jacaranda Road. Walls, pools, and other accessory structures have a lesser setback along street yard designation. Many corner lots in town have this condition.

Utilities

Each of the proposed lots show the required 6 or 8-foot public utility easement along the perimeter of the lot in accordance with Section 6-3-3 of the Town Code. Will serve letters from the applicable utility companies and a water service impact study are included in the packet for reference. The following utilities will be available to each lot:

- *Electric.* The subject site is located within the APS service area. There are some underground residential electric lines that serviced the prior home on the site that will be removed, with the four proposed homes to be connected via new residential service lines. Underground electric lines exist along the adjoining roads. Some relocation of electric utilities will be required to construct Jacaranda Road.
- *Water.* Water for this subdivision will be provided by EPCOR as described in the attached will serve letter. There are existing 6" and 8" water lines adjoining the property. There is an existing private water well and two small above-ground 5' tall water tanks located in the southwest corner of Lot 4 that will be removed prior to recordation. No Certificate of Assured Water Supply is required. The Arizona Department of Water Resources relies on the Arizona Revised Statutes definition of subdivision of 6 or more lots to require this Certificate, not the Cities and Towns definition of subdivision. The assured water supply requirement can also be met with a written commitment of service from a water provider designated as having an assured supply.
- *Sewer.* Town of Paradise Valley sewer is available to service the new lots and exists along the adjoining roads. It is expected that the four new homes will be connected to the sewer system.

- *Southwest Gas.* Existing natural gas lines adjoin the subject property.
- *Cable.* COX services this area. Underground cable lines exist along the adjoining roads.

Drainage

Storm water generally sheet flows off the site in a southeasterly direction. The site has an approximate 6.5-percent slope. The submitted drainage report provided with the application explains that there are no existing onsite washes or major storm water flows on this property. Instead, storm water flows around the site. This includes storm water that flows in a shallow swale and/or down the Invergordon Road right-of-way at up to 57.1 cubic feet per second (cfs) and storm water that flows down the private road of Cactus Wren Place at up to 31.2 cfs. As such, there are no proposed drainage easements required on the subject site. However, in accordance with Town Code, each lot will require an individual engineering site/grading and drainage plan as part of the single-family home building permit application submittal. This will include on-site lot retention with the development of each lot pursuant to the Town's Storm Drainage Design Manual.

Fire Protection

The proposed lots will meet all standards related to fire protection as follows:

- *Fire Department access.* The proposed lots comply with access requirements. The Zoning Ordinance requires either direct access onto a public road (Invergordon Road) or access to a public road via a private road that is approved by the Town. The applicant proposes Jacaranda Road be public. All lots will have direct access onto a public street.
- *Fire hydrant spacing/location.* Fire hydrant spacing/location requirements will be met. The Town Code requires all lots be within 400' of a fire hydrant. As shown on Sheet 3 of 3 of the Preliminary Plat, the developer will be installing one new fire hydrant at the end of the proposed private road adjoining Lot 4 and a second hydrant on the east side of Invergordon Road between Lots 1 and 2. If Lots 1 and 2 are combined, there is no requirement for the fire hydrant along Invergordon Road as an existing fire hydrant is near the Invergordon Road/Cactus Wren Road intersection.
- *Fire sprinkler requirement.* The new homes and structures that will be constructed will have fire sprinklers in accordance with the Town Fire Code.
- *Fire Flow.* The fire flow rate is in compliance. The flow rate exceeds the Town Code minimum requirement of 1,500 gallons per minute (gpm). The flow rate is 7,387 gpm at 20 psi.

Landscaping

Section 5-10-7.D of the Town Code requires new plats provide landscaping along the rights-of-way at 4 fifteen-gallon native trees and 5 one-gallon native shrubs every 100 lineal feet, unless otherwise approved by the Town where there is existing right-of-way landscaping or where other special circumstances occur. Whereas, the Town's 1996 landscape guidelines have a lesser calculation of 1 canopy tree at 30' intervals and shrubs at 20' intervals. The guidelines also suggest 20% of the trees be Ironwood.

Based on the right-of-way frontage with the subject plat, unless special circumstances exist, Invergordon Road requires between 17 to 21 native trees and 26 shrubs. The new Jacaranda Road requires between 25 to 30 native trees and 38 shrubs. Cactus Wren Road requires between 11 to 13 trees and 16 shrubs. The proposed landscape plan meets the Town standards.

No lighting is associated with the right-of-way landscape improvements. Also, there are no subdivision signs, nor subdivisions walls proposed with this improvement.

Access

As required by the Zoning Ordinance and described under Fire Protection of this report, the proposed lots will have adequate frontage upon a public street. Applicable condition(s) will be part of the preliminary plat approval process identifying that prior to the recordation of the final plat, the applicant shall submit final improvement plans for Town Engineer approval and provide an assurance for the Town to be in a guaranteed position to complete any necessary street improvements. Attachment C includes a preliminary construction estimate for these improvements of approximately \$260,000 paid by the developer.

Invergordon Road. Development of the subdivision includes no additional right-of-way dedication. Invergordon Road is designated a local road at a suggested width of 50' per the General Plan. The right-of-way is 73' wide, with a 33' half-width adjoining the subject site.

Development of the subdivision includes some minor street improvements to Invergordon Road adjoining the subject site. Improvement includes a street cut for the new public road per the proposed plat, curb along the east side of the street and some additional pavement up to the new curb associated with aligning the new. The existing pavement width along Invergordon Road in this area is approximately 16' wide. The additional curb/pavement with this plat will increase the total width between 16' and 18'. This street width is less than the typical suggested 22' total width pursuant to the General Plan Local Cross-Section, Option B. Additional full pavement width is not requested, as the existing pavement improvements already exist along the half-width of right-of-way along the subject site. Widening this street to the Option B standards will occur along the west street edge as the lots on the west side of the street redevelop. For example, the active building permit at 6744 N Invergordon Road includes pavement widening along the west side of Invergordon Road up to 11' wide and new ribbon curb west of the street centerline.

Cactus Wren Road/Place. An additional 25' of right-of-way north of the Cactus Wren Road centerline will be dedicated upon recordation of the final plat in accordance with the 50' minimum width per the General Plan. Also, a portion of Lot 1 will include a roadway easement to accommodate existing curbing. The existing right-of-way half width is 40' nearest Invergordon Road and 25' further eastward south of the street centerline. There is no existing right-of-way dedication along the subject site.

Except for repairing damaged curbs, no roadway improvements are proposed along Cactus Wren Road. The existing road exceeds the typical 11' wide drive aisles and 2' wide ribbon curb of the General Plan for a local road, with the drive aisles at 13' in width closer to Invergordon

Road. The existing landscape median at the intersection with Invergordon Road is not typical, but not prohibited and was constructed as part of the La Place subdivision south of this site.

A 1' non-vehicular access easement (NVAE) is shown on Lot 4 along Cactus Wren Place to limit driveway access onto this private road along the east part of the site.

- *Jacaranda Road.* Jacaranda Road is a new road that is compliant with the Town Code and General Plan standards. The right-of-way will be 50' wide, have a paved surface of 22' wide with 2' wide curbs on each side, and the cul-de-sac meets the required 45' right-of-way radius and 40' pavement radius. The owner requests this road be public, not a private road.

Public Notification & Comment

By Town policy, the applicant mailed notices to property owners within 1,500 feet of the subject site regarding the January 21st public meeting. Two nearby residents provided comment.

- As noted during the work session, the property owner located at 6726 N Invergordon Road notified staff of safety concerns about the location of Jacaranda Road across from her lot/driveway. There are no known code provisions that would restrict the proposed road location. If deemed necessary, Section 6-3-10, Character of Development, of the Town Code allows for certain minimum restrictions to be placed upon the property to prevent lessening the character and value of the proposed subdivision and of adjoining property. The Planning Commission discussed consideration of adding a 1' NVAE along Invergordon Road for Lots 1, 2, and/or 3, but noted that the three additional number of homes is small compared to the total amount of traffic and restricting driveway access in the front yard of a lot is uncommon.
- The resident located at 6735 N 65th Place, east of the site, had three comments. He inquired about the timing of the clean up of the site since it has been in a partial demolition state for many years now. He was generally supportive of the draft condition regarding the removal of the existing structures/debris. He inquired whether approval of the plat would prevent the ability of his subdivision and/or the La Place subdivision in gating Cactus Wren Road. I explained the private road gate process, the Council ability to modify suggested standards, and that turn-around requirements in front of the gate and stacking requirements are typically a challenge with retrofitting a private roadway gate. His other comment was reference to the ability to build on the undeveloped lot near the subject site. This lot is 44,858 square feet, but does include an easement for the private road of Cactus Wren Place and 65th Place. The last two points are not part of the preliminary plat application request.

Next Steps

Provided the Planning Commission approves the preliminary plat, the applicant may make application for final plat. If the final plat is in substantial compliance with the preliminary plat, only the Town Council will discuss and act on the plat. The applicant will mail notification to property owners within 15 days of the public meeting Council takes action.

File #: 20-019

ATTACHMENTS:

- A. Vicinity Map & Related Information
- B. Application
- C. Preliminary Plat & Plans
- D. Drainage and Related Reports
- E. Draft Conditions (Track Change)
- F. Noticing

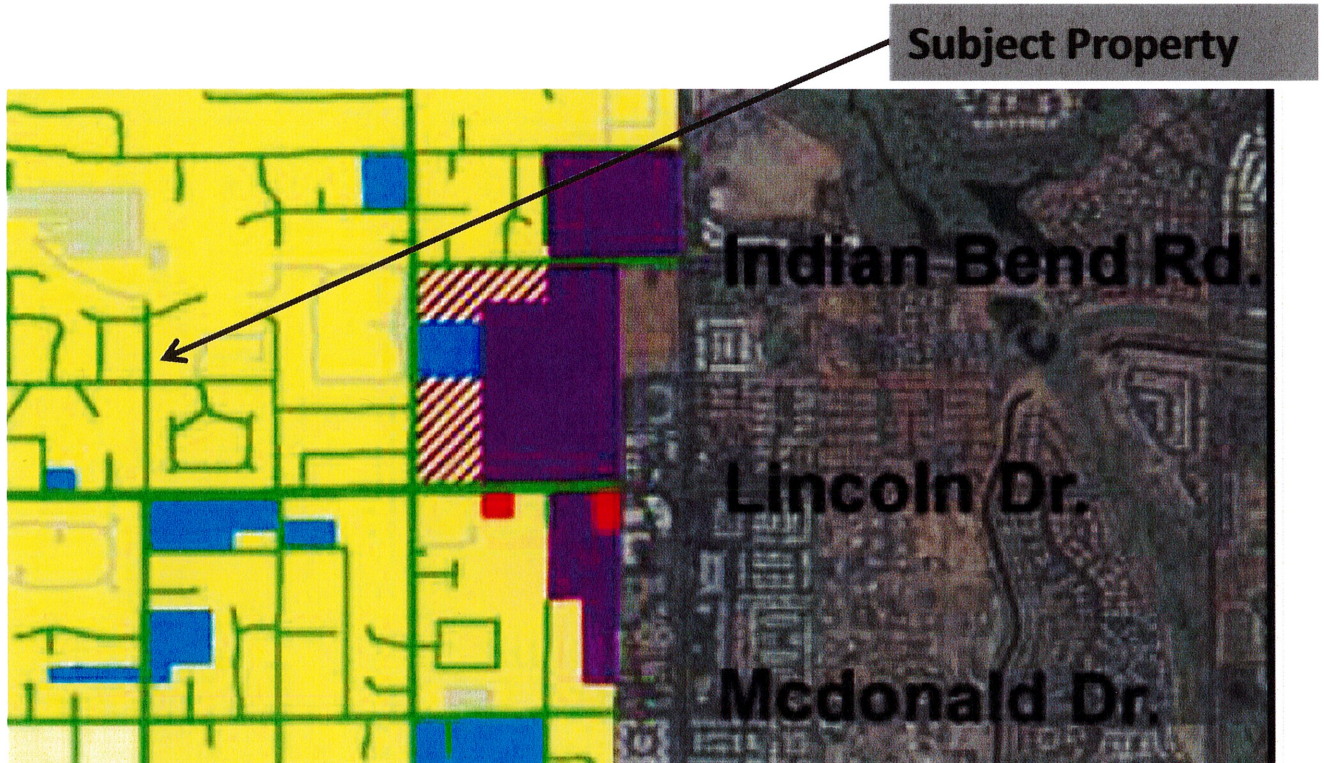
CC: Applicant



Estates on Invergordon
6400 E Cactus Wren Road



GENERAL PLAN



Legend

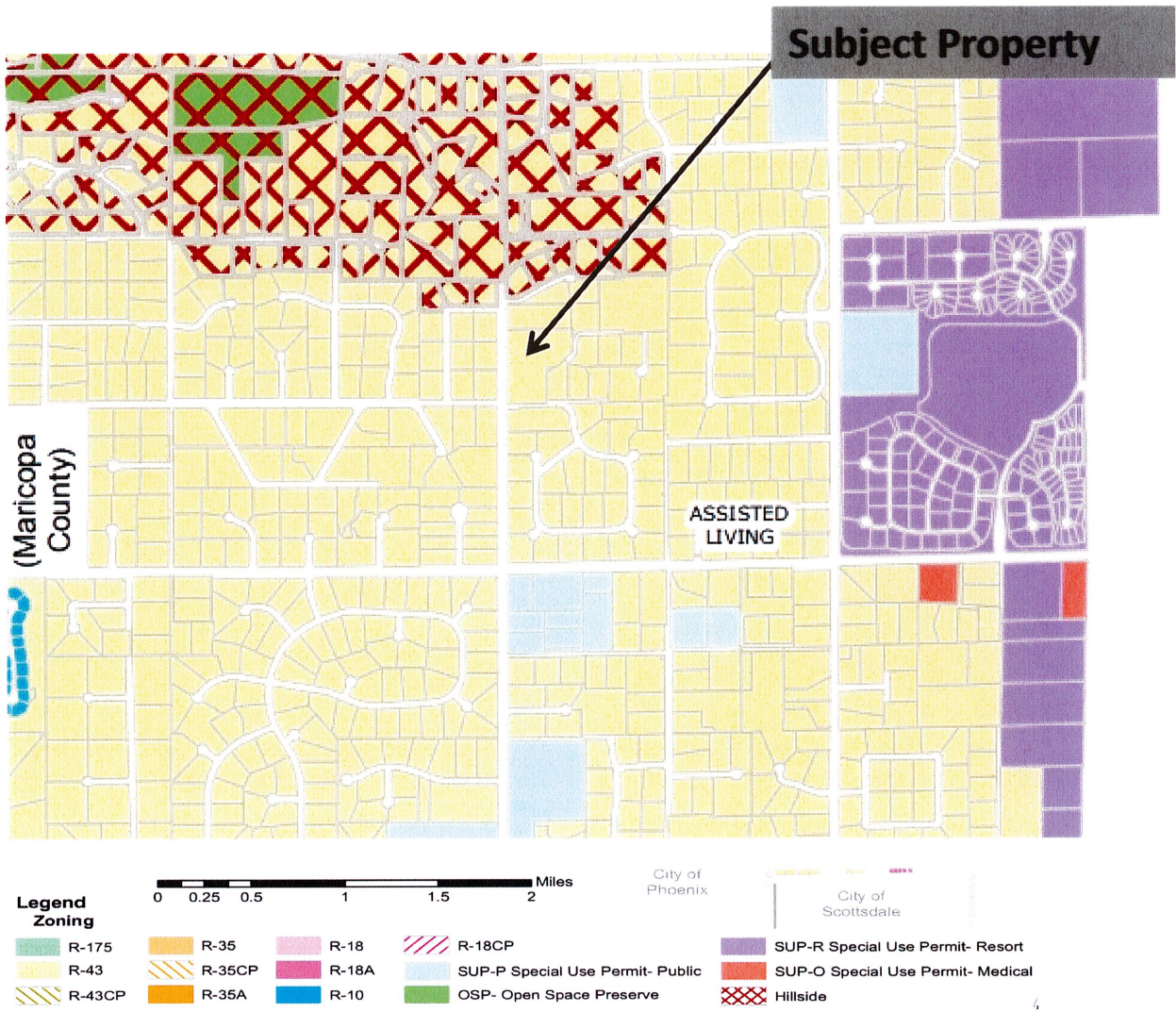
- | | |
|--|---------------------|
| Low Density Residential OR Resort/Country Club | Private Open Space |
| Private Open Space OR Resort/Country Club | Public Open Space |
| Very Low Density Residential | Medical Office |
| Low Density Residential | Public/Quasi Public |
| Medium Density Residential | Resort/Country Club |

Estates on Invergordon

6400 E Cactus Wren Road



ZONING



Estates on Invergordon

6400 E Cactus Wren Road

TOWN OF PARADISE VALLEY
APPLICATION FOR PRELIMINARY PLAT

RECEIVED
SEP 11 2019

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

PARCEL NO.: 174-53-008K, 174-53-010C,
174-53-009A - **DATE:** 7/2/19
(County Tax Assessor Number)

NAME OF SUBDIVISION: 7/2/19

ADDRESS OR LOCATION OF PROPERTY: 6400 E CACTUS WREN ROAD
PARADISE VALLEY, AZ 85253

OWNER: MR BLUEBIRDS SHOULDER, LLC ATTN JASON SINGER
NAME
6061 E CABALLO DR, PARADISE VALLEY, AZ 85253 (602) 689 1234
ADDRESS PHONE #

AUTHORIZED AGENT: NICK PRODANOV - LAND DEVELOPMENT GROUP, LLC
NAME
8808 N CENTRAL AVE. STE 288, PHOENIX, AZ 85020
ADDRESS
(602) 889 1984 NICK@LDGENG.COM
PHONE # E-MAIL

Nick Prodanov
SIGNATURE OF REPRESENTATIVE

Ryan@arcadiabuildersllc.com

APPLICATION FOR PRELIMINARY PLAT

(REQUIRED)

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

SUBDIVIDE EXISTING PARCELS INTO FOUR LOTS.

CONSTRUCTION OF A NEW CUL-DE-SAC ROAD IN ACCORDANCE WITH TPV STANDARDS.

CONSTRUCTION OF EXTENSIONS TO PUBLIC WATER AND SEWER MAINS.

PLAN STATISTICS (REQUIRED)

TOTAL AREA	246,864 S.F. (5.667 AC)
NUMBER OF LOTS	4

CONCURRENT APPLICATIONS, IF ANY:

GUARD GATES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
PRIVATE ROADS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ROADWAY VACATION	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

FOR OFFICE USE ONLY

THE APPLICATION WAS REVIEWED WITH STATE DATE: _____

APPROVED BY: _____

APPROVAL FEE IS THE AMOUNT OF \$ _____ DATE: _____

RECEIPT NUMBER: _____ RECEIVED BY: _____

APPLICATION FILE NUMBER: _____

PRELIMINARY PLAT APPLICATION INFORMATION

NOTE: IT IS SUGGESTED THAT ALL OWNERS/DEVELOPERS MEET WITH PROPERTY OWNERS WITHIN A 1,500 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

COMPLETED **(REQUIRED)** PRE APPLICATION CONFERENCE WITH STAFF DATE: 5/2/19

 APPLICATION SUBMITTED ON: 7/2/19

 APPLICATION FEE IN THE AMOUNT OF \$ 3,950 DATE: 7/2/19

 RECEIPT NUMBER _____ RECEIVED BY: _____

TOWN
Of
PARADISE VALLEY



Building Safety Department

6401 E Lincoln Dr
Paradise Valley, AZ 85253

(480) 348-3692
(480) 443-3236 Fax

Authorization Letter

An Authorization Letter is required when the work is valued at \$25,000 or more and the owner wishes to use an agent.

Date: 11/21/19

Job Site Address: 6400 Cactus Wren Rd, PV, AZ 85253

Owner's Name: Mr. Bluebird's Shoulder / Jason Singer

Owner's Address: 6061 E. Caballo Drive, PV AZ 85253

Agent's Name: Owner

Agent's company name (if applicable): _____

- Type of construction:
- | | |
|--|---|
| <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Guest House |
| <input type="checkbox"/> Detached Accessory Structure | <input type="checkbox"/> Remodel |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Retaining Wall |
| <input type="checkbox"/> Swimming Pool (> 18" deep) x | <input type="checkbox"/> Spa |
| <input type="checkbox"/> Pond (< 18" deep) | |
| <input type="checkbox"/> Water Fountain | <input type="checkbox"/> Water Feature |
| <input type="checkbox"/> Mailbox | |
| <input type="checkbox"/> Barbeque | <input type="checkbox"/> Bench Seat |
| <input type="checkbox"/> Fireplace | <input type="checkbox"/> Firepit |
| <input type="checkbox"/> Tennis Court | <input type="checkbox"/> Batting Cage |
| <input type="checkbox"/> Basketball Hoop Stanchion | |
| <input type="checkbox"/> Other: _____ | |

I hereby certify that the above information is true and accurate. I further certify that I authorize the agent named above to obtain demolition and/or building permit(s) on my behalf for the work specified above.



OWNER'S SIGNATURE

11/21/19

Abandonment10Ft-3-1-1--
Hoyp

When Recorded Return to:

EPCOR Water Arizona, Inc
2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027
Attn: K. Dotray Real Property Mgr.
Re: Abandonment 10' Esmt
APN 174-53-008 K

ABANDONMENT OF EASEMENT

EPCOR Water Arizona, an Arizona corporation, is the holder of certain easement rights (collectively, the "Easement") established by separate instrument recorded on April 2, 1968 in Docket 7033, Page 514 Official Records of Maricopa County Recorder, in Maricopa County, Arizona (collectively, the "Instrument") as shown in Exhibit A of this abandonment easement. The Easement burdens a portion of the real property comprising on the Warranty Deed, recorded on March 24, 2017 in Document 2017-0210569 in the records of Maricopa County recorder's office in Maricopa County. EPCOR Water Arizona, has agreed to abandon the Easement, relinquish its rights under the Instrument, and convey to MR BLUEBIRDS SHOULDER L.L.C. an Arizona limited liability company ("Owner"), all of EPCOR's interests in and to certain personal property, all as such rights pertain, and only as such rights pertain, to lands contained within Exhibit A of the recorded document 2017-0210569 (APN 174-53-008K).

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, EPCOR Water Arizona, Inc hereby (i) abandons, relinquishes and extinguishes all its rights, title and interests in the Easement to the extent, and only to the extent, such rights, title and interests pertain to lands within the recorded document 2017-0210569, (ii) relinquishes and extinguishes all of its rights, title and interests arising under or out of the Instrument to the extent, and only to the extent, such rights, title and interests pertain to the Easement, and (iii) remises, releases, sells, conveys, transfers and forever quitclaims to Owner, "as-is, where-is" and with all faults, all rights, title and interests of EPCOR Water Arizona, of any nature whatsoever, legal and equitable, in and to any water pipeline and associated facilities on, in or under the Easement.

For the avoidance of doubt, this instrument has no effect on any rights, title or interests of EPCOR Water Arizona, Inc. relating to any real property other than that comprising in Exhibit A of the recorded document 2017-0210569 (APN 174-53-008K).

EPCOR Water Arizona, Inc
An Arizona Corporation

By: Brad Fienke
Its: Engineering Manager

STATE OF Arizona)
COUNTY OF Maricopa) SS

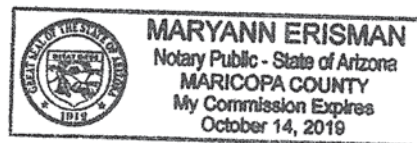
The foregoing instrument was acknowledged before me this 14 day of February, 2019 by Brad Fienke, Eng. Mgr, who acknowledged him/herself to be the Engineering Mgr of EPCOR a corporation, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by him/herself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

10/14/19

Maryann Erisman
Notary Public



**ABANDONMENT OF EASEMENTS
EXHIBIT A**

Recorded on April 2, 1968 in Docket 7033, Page 514, MCR.



December 5, 2019

Mr. Paul Michaud
Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253

**Re: 6400 E Cactus Wren Road
Estates on Invergordon**

Dear Mr. Michaud:

We are pleased to submit this application for preliminary plat subdividing of an existing parcel, located at 6400 E Cactus Wren Rd.

The subject property is currently not a part of a subdivision and it consists of three separate parcels: APN 174-53-008L, 174-53-010C, 174-53-009A. The parcels are being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, T2N, R4E. The property is bounded by Invergordon Road (west), Cactus Wren (south), Cactus Wren Place (east), and residential properties from north and southeast. The 5.667-acre lot is zoned R-43, which in accordance with the Town of Paradise Valley Zoning Ordinance allows for one dwelling unit per acre density. There are no existing buildings or walls on the property except an existing driveway, which is a remanence of the old home construction.

As a part of the project development process, a plat map subject to the Town of Paradise Valley review and approval is prepared and enclosed herein. The owner is proposing to split the property into four lots. The proposed plat map defines the new property divider lines, new tract for private roadway, location and distances of new building setback lines and public utility easements. All lots will exceed the minimum required area of 1 acre per Chapter 6 of Town of Paradise Valley Code.

A new cul-de-sac – Jacaranda Road is proposed with this project to provide ingress/egress to and from Lot 4 as well as Lot 3 and Lot 2. Considering the existing grades on site, it is preferred the construction of the road and utilities to be concurrent with the design and construction of homes on Lots 2, 3, and 4 in order to provide for smooth access from the private road onto the private lots. New water and sewer mains are proposed for in the cul-de-sac to provide services to Lots 2, 3, and 4. Lot 1 could be serviced directly from the streets.

There are no plans for construction of subdivision signage, perimeter fencing or landscape construction. There is an ongoing negotiation with a potential buyer of Lots 1 and 2 who

wishes these lots to be combined. We will notify the Town if this change to the plat indeed materializes.

EPCOR Water supplies domestic water in the vicinity. There is a 6" water main in Invergordon Road and 8" water main in Cactus Wren Road and Cactus Wren Place. There is an existing 2" water meter in the right-of-way near the south property line of Lot 1, which could be utilized for future service.

New water service taps and meters will be required for Lots 2, 3 and 4. There is an existing fire hydrant at the southeasterly corner of Lot 4. There is also an existing fire hydrant in Invergordon Road, which is approximately 300' south of the southwest property corner.

Per the performed Hydrant Fire Flow Test, the fire hydrant could supply 1,711 gpm at @ 68 psi, and 7,387 gpm at 20 psi which meets and exceeds the Town of Paradise Valley Code 13.1.6 (1,500 gpm at 20 psi) and Building Code requirements. There is an existing water well tank on the property, which may be utilized for on-site irrigation if preferred and if all required permits are obtained.

The Town of Paradise Valley is the sanitary sewer provider for this project. There are 8" sewer mains in Invergordon Road and Cactus Wren Road. New sanitary sewer taps will be constructed to service Lots 1 & 2. Lots 3 and 4 will be serviced by the new sewer main to be installed in Joshua Tree Court.

There are no active washes or major flows running through the property. Most of the offsite flows come from the Mummy Mountain Watershed and run south along Invergordon Road and southeasterly along Cactus Wren Place. The future home development will provide for 100-year, 2-hour on-site storm water retention in accordance with the current Storm Water Design Manual, which would prevent runoff to leave the property.

Should you have any questions regarding our application, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Nick Prodanov". The signature is written in a cursive, flowing style.

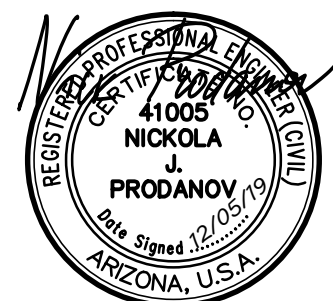
Nick Prodanov, PE, PMP
Principal
Land Development Group, LLC
8808 N Central Ave., Suite 288
Phoenix, AZ 85020
P: 602 889 1984
nick@ldgeng.com

PRELIMINARY CONSTRUCTION COST ESTIMATE

OFF-SITE HALF STREET IMPROVEMENTS, CUL-DE-SAC CONSTRUCTION, WATER AND SANITARY SEWER EXTENSION

PROJECT: **ESTATES ON INVERGORDON**
 PROJECT #: **1706069**
 LOCATION: **6400 E CACTUS WREN, PARADISE VALLEY, ARIZONA**
 CLIENT: **MR BLUEBIRDS SHOULDER, LLC**
 DATE: **12/05/19**

ITEM NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	TOTAL
1	ENGINEERING DESIGN. CONSTRUCTION STAKING. CONSTRUCTION ADMINISTRATION.	LS	\$9,000	1	\$9,000
2	CONSTRUCTION PHASING, MAINTANANCE, TEMPORARY TRAFFIC CONTROL	LS	\$2,000	1	\$2,000
3	MOBILIZATION/DEMOBILIZATION	EA	\$2,000	1	\$2,000
4	PERMITS & FEES	EA	\$2,000	1	\$2,000
5	SAWCUT & REMOVE 2' MIN. A.C. PAVEMENT IN KIND TO PROVIDE A CLEAN STRAIGHT EDGE.	SY	\$8	167	\$1,336
6	CONSTRUCT 2' WIDE RIBBON CURB PER MAG STD DET 220-1, TYPE B.	LF	\$15	1,278	\$19,170
7	INSTALL 3" A.C. PAVEMENT OVER 6" ABC OR MATCH EXISTING STREET SECTION IN KIND WHICHEVER IS GREATER.	SY	\$27	1,396	\$37,692
8	EXCAVATE TO GRADE, COMPACT SUBGRADE BASE FOR NEW CONCRETE RIBBON CURB AND ASPHALT PAVEMENT	SY	\$15	1,680	\$25,200
9	NEW RIP-RAP D50=12"	SF	\$6	1,024	\$6,144
10	EARTHWORK	QY	\$25	886	\$22,150
11	REINSTALLATION OF TRAFFIC SIGN	EA	\$250	1	\$250
12	ADJUST MANHOLE FRAME AND COVER	EA	\$500	3	\$1,500
13	INSTALL NEW SEWER TAP	EA	\$1,500	4	\$6,000
14	INSTALL NEW 8" SEWER MAIN (PVC)	LF	\$150	321	\$48,150
15	SEWER INCASEMENT PER MAG STANDARDS	LF	\$30	509	\$15,270
16	INSTALL SEWER MANHOLE	EA	\$5,119	1	\$5,119
17	EXCAVATE, CUT AND PLUG INTO EXISTING SEWER MANHOLE	EA	\$1,500	1	\$1,500
18	8" DIP WATERLINE	LF	\$61	385	\$23,485
19	8" TAPPING SLEVES AND VALVES	EA	\$4,326	1	\$4,326
20	FIRE HYDRANT COMPLETE	EA	\$5,912	1	\$5,912
21	CONSTRUCTION STAKING, ENGINEER'S SITE INSPECTION AND OBSERVATION FOR FINAL CERTIFICATION AND APPROVAL OF CONSTRUCTION	LS	\$2,000	1	\$2,000
22	UTILITY RELOCATION	LS	\$2,500	1	\$2,500
23	INCIDENTAL PAVEMENT REPAIRS	LS	\$5,000	1	\$5,000
24					
25					
COST CIVIL IMPROVEMENTS					\$247,704
CONTINGENCY @ 10%					\$12,385
TOTAL COST CIVIL IMPROVEMENTS					\$260,089



PRELIMINARY PLAT
'ESTATES ON INVERGORDON'

A RE-PLAT OF A PORTION OF LAND DESCRIBED IN WARRANTY DEED 2017-0210569, M.C.R.
LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

MR BLUEBIRDS SHOULDER, LLC, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS
SUBDIVIDED THAT PORTION OF LAND DESCRIBED IN WARRANTY DEED 2017-0210569, AS
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

IN WITNESS WHEREOF:

MR BLUEBIRDS SHOULDER, LLC, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS
DAY OF , 2019.

JASON SINGER

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS DAY OF , 2019, BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED, MR BLUEBIRDS SHOULDER, LLC, WHO ACKNOWLEDGED SELF TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO
EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES 20

LOT AREA TABLE

Table with 5 columns: LOT, NET S.F., NET S.F., NET A.C., NET A.C.

ZONING

R-43

NOTICE REGARDING WATER SERVICE

THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER COMPANY SERVICE
AREAS AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

SURVEY REFERENCES

- 1. PLAT RECORDED IN BOOK 3 OF ROAD MAPS, PAGE 32, MCR.
- 2. WARRANTY DEED RECORDED IN DOC. NO. 2017-0210569, M.C.R.
- 3. PLAT RECORDED IN BOOK 494 OF MAPS, PAGE 44, MCR.
- 4. PLAT RECORDED IN BOOK 362 OF MAPS, PAGE 33, MCR.
- 5. PLAT RECORDED IN BOOK 208 OF MAPS, PAGE 47, MCR.
- 6. PLAT RECORDED IN BOOK 221 OF MAPS, PAGE 17, MCR.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §9-463.01 (C), AND SECTIONS 6-4 (C) (J), 8-7-1 ET. SEQ.,
AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY,
DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD, AND
OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR
SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR
OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED,
PLANTED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE
AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE
RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID
EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A
MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST
INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE
VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH
EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL
HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL
TIMES.

GENERAL NOTES

- 1. THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
- 2. NO CC&R'S ARE CREATED WITH THIS MAP. EXISTING CC&R'S AFFECTING THE
SUBJECT PROPERTIES ARE LISTED UNDER SECTION "SURVEY REFERENCES".
- 3. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP
INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE
GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE
SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY
INFORMATION SUPPLIED BY OTHERS.
- 4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY
DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE
APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAT
POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS
SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION
RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER
FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF
THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON
WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE
SURVEY.
- 6. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE
REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS
FOUND DURING THE COURSE OF THE SURVEY.
- 7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
- 10. ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY WILL BE LANDSCAPED IN
ACCORDANCE WITH SECTION 5-10-7.D OF THE TOWN CODE AND THE TOWN
LANDSCAPE GUIDELINES.
- 11. CURRENT PROPERTY ACCESS IS FROM CACTUS WREN ROAD.
- 12. LOT CORNERS TO BE SET WITH 1/2" REBAR. RLS#35694.

LEGEND

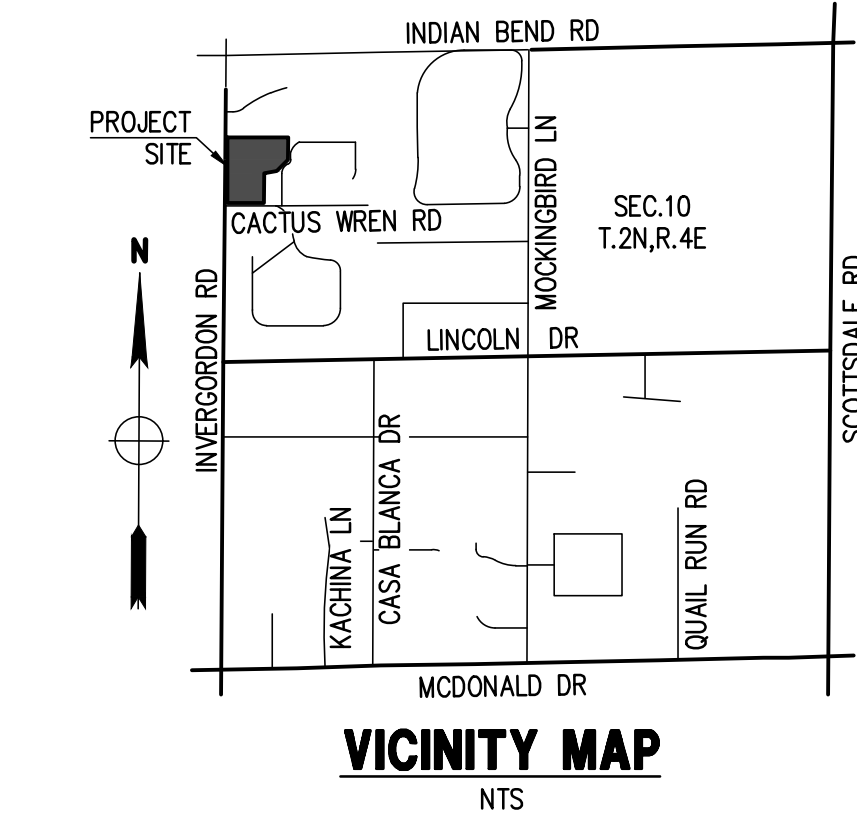
- SECTION CORNER
- 1/4 QUARTER
- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE

ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- CL CENTERLINE
- DE DRAINAGE EASEMENT
- E EAST
- ESMT EASEMENT
- EX, EXIST. EXISTING
- (W) MEASURED
- MCR MARICOPA COUNTY RECORDER
- N NORTH
- NVAE NON-VEHICULAR ACCESS
- EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- S SOUTH
- SE SEWERLINE EASEMENT
- T TANGENT
- W WEST

PARENT LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING A PORTION OF LOTS 1
AND 2, VISTA DEL CAMELLO, RECORDED IN BOOK 208 OF MAPS, PAGE 47, RECORDS OF SAID
COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A NAIL FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 01 DEGREES 26 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SECTION 10,
A DISTANCE OF 588.38 FEET
THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OR 565.93 FEET TO A
NAIL FOUND AT A FENCE CORNER, SAID NAIL BEING 15.71 FEET (15.44 FEET RECORD) EAST OF
THE WEST LINE OF LOT 2, VISTA DEL CAMELLO (BOOK 208 OF MAPS PAGE 47, RECORDS OF
MARICOPA COUNTY, ARIZONA);
THENCE SOUTH 03 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 198.28 FEET (197.70
FEET RECORD) TO AN IRON REBAR;
THENCE SOUTH 46 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 133.34 FEET TO AN
IRON REBAR;
THENCE SOUTH 70 DEGREES 44 MINUTES 11 SECONDS WEST, A DISTANCE OF 43.28 FEET (43.24
FEET RECORD) TO AN IRON REBAR AT THE POINT OF CURVATURE;
THENCE SOUTHWESTERLY WITH A 154.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL
ANGLE OF 31 DEGREES 01 MINUTES 49 SECONDS, AN ARC DISTANCE OF 83.67 FEET (RECORD AND
MEASURED) TO AN IRON REBAR FOUND ON THE WEST LINE OF LOT 1, VISTA DEL CAMELLO, SAID
REBAR BEING 45.62 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1;
THENCE SOUTH 01 DEGREES 34 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1,
A DISTANCE OF 238.46 FEET (238.38 FEET RECORD) TO A NAIL FOUND ON THE SOUTH LINE OF
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 355.46 FEET (355.48
FEET RECORD) TO THE POINT OF BEGINNING.



SHEET INDEX

- 1 OF 3.....COVER SHEET
- 2 OF 3.....PRELIMINARY PLAT
- 3 OF 3.....PRELIMINARY PLAT W/ EXISTING & PROPOSED CONDITIONS

OWNER

MR BLUEBIRDS SHOULDER, LLC
6061 E CABALLO DR
PARADISE VALLEY, AZ 85253

PARENT SITE DATA

APN: 174-53-008K, 174-53-010C, 174-53-009A
ADDRESS: 6400 E CACTUS WREN ROAD
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 246,864 S.F. (5.667 AC.)

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF LINCOLN DRIVE AND
INVERGORDON ROAD, HAVING AN ELEVATION OF 1342.92, TOWN OF PARADISE
VALLEY (NAVD 88) DATUM, GDACS# 24535-1.

BASIS OF BEARINGS

THE WEST LINE OF THE NW 1/4, SECTION 10, T2N, R4E, THE BEARING OF
WHICH IS N00°05'00"E.

UTILITIES

WATER: EPCOR WATER
SANITARY SEWER: TOWN OF PARADISE VALLEY
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

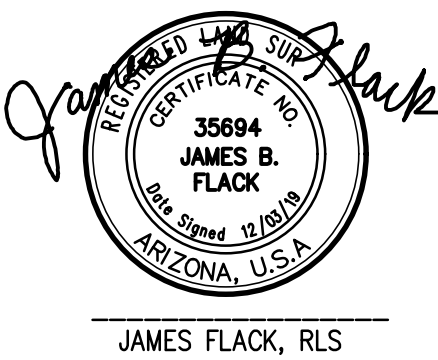
FLOOD INSURANCE RATE MAP (FIRM) DATA

Table with 4 columns: COMMUNITY #, PANEL #, SUFFIX, BASED FLOOD ELEVATION

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND
PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF
JUNE, 2019, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE
MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.



APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA
THIS DAY OF , 2019.

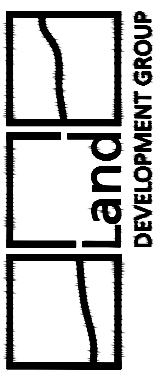
BY: MAYOR ATTEST: TOWN CLERK

BY: TOWN ENGINEER PLANNING DIRECTOR

PRELIMINARY PLAT

PARCEL NO. 174-53-008K
6400 E CACTUS WREN RD
PARADISE VALLEY, AZ 85253

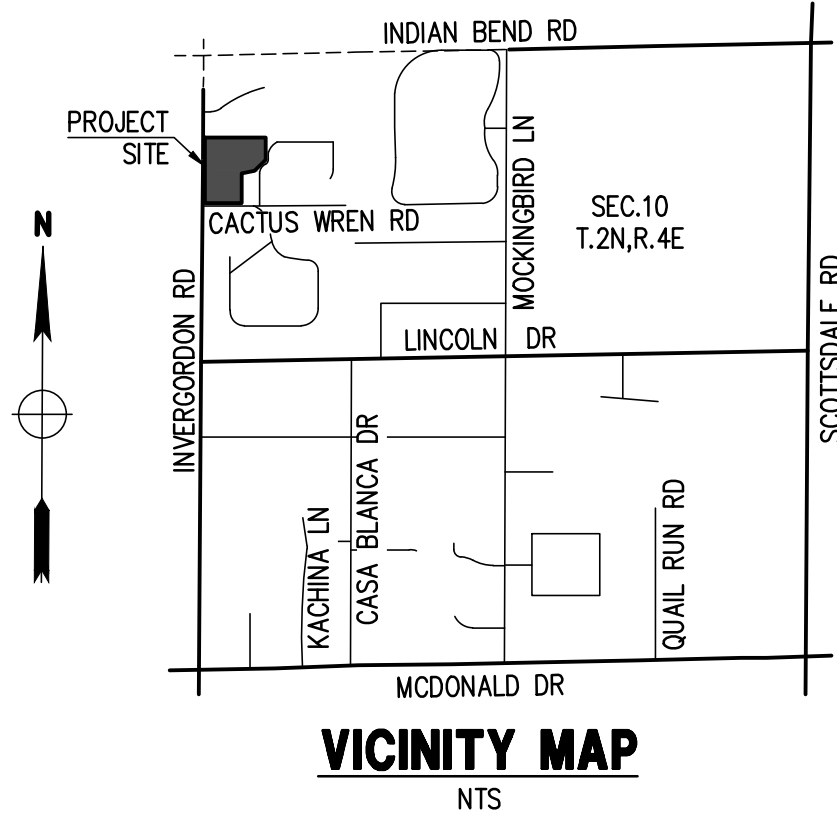
P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM



PRELIMINARY
NOT FOR
CONSTRUCTION

ALTA/NSPS LAND TITLE SURVEY
6400 E CACTUS WREN RD, PARADISE VALLEY, AZ 85253
PARCEL NO. 174-53-008K

LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER

MR BLUEBIRDS SHOULDER, LLC
6061 E CABALLO DR
PARADISE VALLEY, AZ 85253

SITE DATA

APN: 174-53-008K, 174-53-010C, 174-53-009A
ADDRESS: 6400 E CACTUS WREN ROAD
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 246,864 S.F. (5.667 AC.)
CONSTRUCTION YEAR: VACANT LOT

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF LINCOLN DRIVE AND INVERGORDON ROAD, HAVING AN ELEVATION OF 1342.92, TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24535-1.

BASIS OF BEARINGS

THE WEST LINE OF THE NW 1/4, SECTION 10, T2N, R4E, THE BEARING OF WHICH IS N00°05'00"E.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING A PORTION OF LOTS 1 AND 2, VISTA DEL CAMELLO, RECORDED IN BOOK 208 OF MAPS, PAGE 47, RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE NORTH 01 DEGREES 26 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SECTION 10, A DISTANCE OF 588.38 FEET

THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OR 565.93 FEET TO A NAIL FOUND AT A FENCE CORNER, SAID NAIL BEING 15.71 FEET (15.44 FEET RECORD) EAST OF THE WEST LINE OF LOT 2, VISTA DEL CAMELLO (BOOK 208 OF MAPS PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA);

THENCE SOUTH 03 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 198.28 FEET (197.70 FEET RECORD) TO AN IRON REBAR;

THENCE SOUTH 46 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 133.34 FEET TO AN IRON REBAR;

THENCE SOUTH 70 DEGREES 44 MINUTES 11 SECONDS WEST, A DISTANCE OF 43.28 FEET (43.24 FEET RECORD) TO AN IRON REBAR AT THE POINT OF CURVATURE;

THENCE SOUTHWESTERLY WITH A 154.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 31 DEGREES 01 MINUTES 49 SECONDS, AN ARC DISTANCE OF 83.67 FEET (RECORD AND MEASURED) TO AN IRON REBAR FOUND ON THE WEST LINE OF LOT 1, VISTA DEL CAMELLO, SAID REBAR BEING 45.62 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 01 DEGREES 34 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 238.46 FEET (238.38 FEET RECORD) TO A NAIL FOUND ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 355.46 FEET (355.48 FEET RECORD) TO THE POINT OF BEGINNING.

APN: 174-53-008K, 174-53-010C, 174-53-009A

CERTIFICATE OF SURVEY

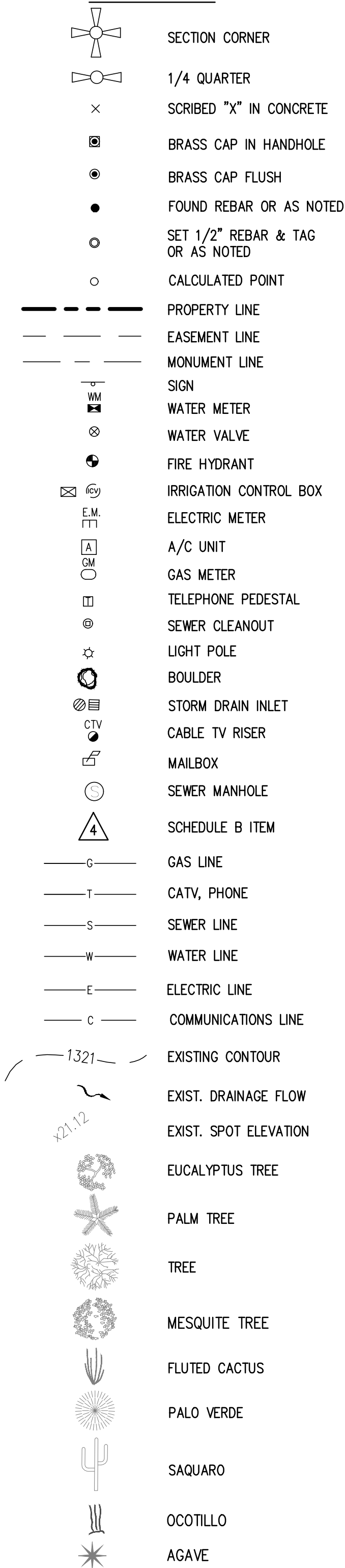
CERTIFIED TO:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8, 11, 13, 14 AND 16, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL, 2017.



JAMES FLACK, RLS

10/15/19
DATE

LEGEND



ABBREVIATIONS

BC BACK OF CURB
BSL BUILDING SETBACK LINE
C11 CURVE LABEL
CL CENTERLINE
DE DRAINAGE EASEMENT
EG EXISTING GRADE
EL, ELEV ELEVATION
EP EDGE OF PAVEMENT
ESL ENVIRONMENTALLY SENSITIVE LANDS
ESMT EASEMENT
EX, EXIST. EXISTING
FCDMC FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
FG FINISH GRADE
FL FLOW LINE
FND FOUND
G GUTTER, GAS
INV INVERT
JBE JOINT USE & BENEFIT EASEMENT
L11 LINE LABEL
(M) MEASURED
MAG MARICOPA ASSOCIATION OF GOVERNMENTS
MCR MARICOPA COUNTY RECORDER
MH MANHOLE
P, PWMT PAVEMENT
PUE PUBLIC UTILITY EASEMENT
(R), REC. RECORDED
R RADIUS
R/W RIGHT OF WAY
T TANGENT, TELEPHONE
TC TOP OF CURB
TG TOP OF GRATE
TF TOP OF FOOTING
TRW TOP OF RETAINING WALL
TW TOP OF WALL
W WEST, WATERLINE
WLE WATER LINE EASEMENT
WM WATER METER

UTILITIES

WATER: EPCOR WATER
SANITARY SEWER: TOWN OF PARADISE VALLEY
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASED FLOOD ELEVATION
040049	1765 OF 4425	L	
MAP #	PANEL DATE	ZONE	N/A
04013C	10/16/2013	X*	

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

GENERAL NOTES

- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.
- THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAT POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE NO.: 00033107-099-JR.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGEABILITY, REMOVAL AND/RELOCATION OF ON-SITE PLANT MATERIALS.
- ALL MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS NOTED OTHERWISE.
- ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.

SCHEDULE 'B' ITEMS

COMMITMENT FOR TITLE INSURANCE FILE NO.: 00103138-099-JR AMENDMENT NO.5
BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DATE OF REPORT: AUGUST 20, 2019

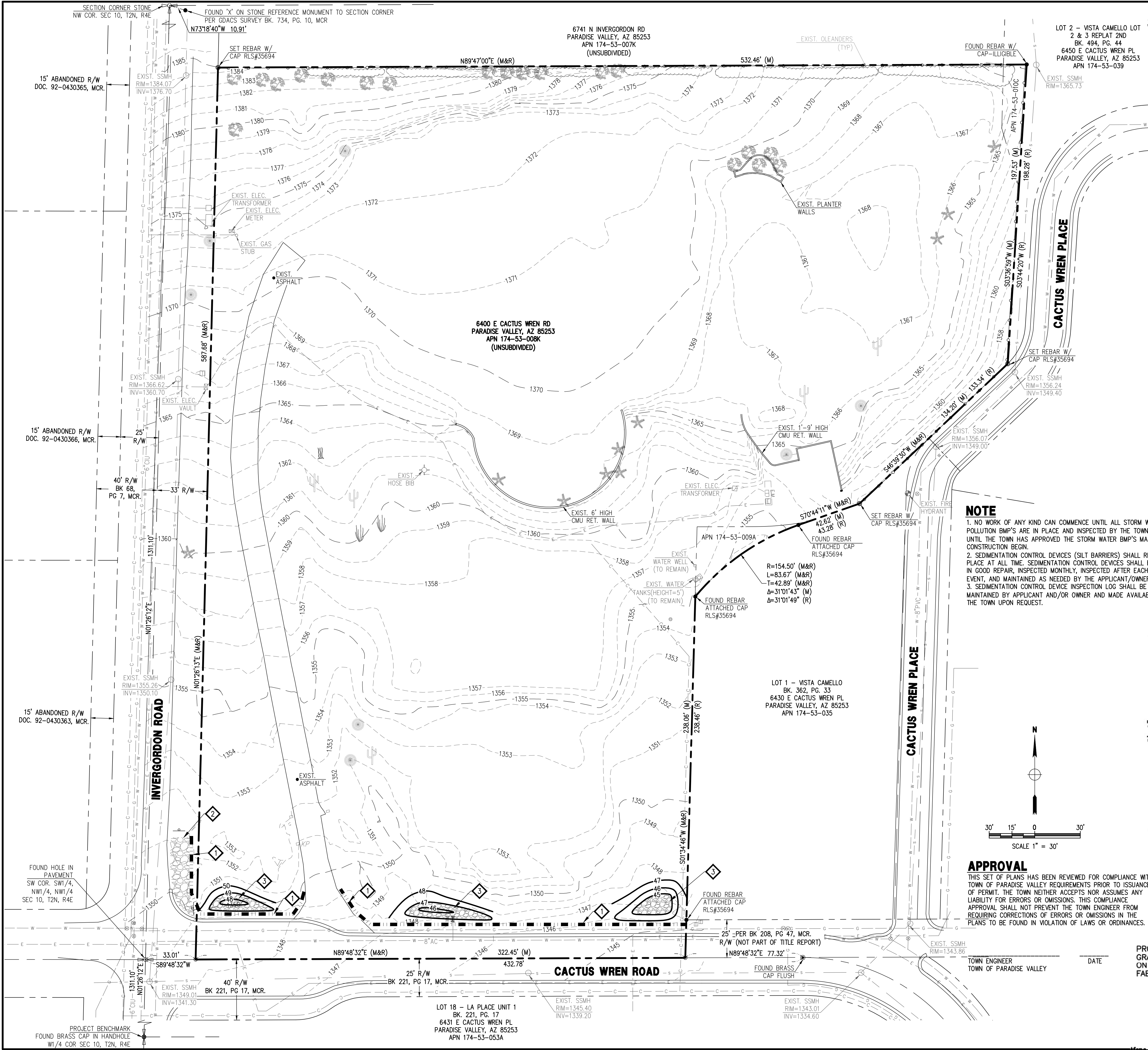
1	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.	NOT PLOTABLE, NOT SHOWN
2	ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE.	NOT PLOTABLE, NOT SHOWN
3	INTENTIONALLY DELETED-TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, SECOND INSTALLMENT A LIEN PAYABLE BUT NOT YET DUE FOR THE YEAR 2017.	NOT PLOTABLE, NOT SHOWN
4	INTENTIONALLY DELETED-TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2018.	NOT PLOTABLE, NOT SHOWN
5	RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.	NOT PLOTABLE, NOT SHOWN
6	WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE I SET FORTH ELSEWHERE IN SCHEDULE B.	NOT PLOTABLE, NOT SHOWN
7	INTENTIONALLY DELETED - EASEMENT FOR WATER LINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 7033, PAGE 514.	NOT SHOWN, EASEMENT WAS ABANDONED IN REC. DOC. 2019-0102593.
8	RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 3 OF ROAD MAPS, PAGE 41.	THIS ITEM DOES AFFECT THE SURVEY, AND IS SHOWN BY THE INDEX 8
9	RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN DOCKET 303, PAGE 374 AND MODIFIED IN DOCKET 1477, PAGE 319 AND IN DOCKET 13090 PAGE 394.	THIS IS A BLANKET STYLE EASEMENT WHICH MAY OR MAY NOT AFFECT SUBJECT PROPERTY. IT IS NOT CLEAR IF THE CO&RS HAVE BEEN EXTEND BEYOND THEIR EXPIRATION DATE. THE CO&RS CONTAIN DISCRIMINATORY LANGUAGE. THEY ALSO CONTAIN RESTRICTIONS ON DEVELOPMENT THAT IS NOT CONSISTENT WITH SURROUNDING PROPERTIES, DESCRIBED WITH THIS DOCUMENT. IT APPEARS THAT THIS ITEM IS OUTDATED AND HAS NOT BEEN ENFORCED.
10	TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AMENDED SPECIAL USE PERMIT, RECORDED IN DOCUMENT NO. 92-0335514 AND RE-RECORDED IN DOCUMENT NO. 93-0221248.	THIS ITEM DOES NOT AFFECT SUBJECT PROPERTY, THEY AFFECT PARCELS LOCATED IN THE SW QUARTER OF SECTION 10, T2N, R4E. SUBJECT PROPERTY IS LOCATED IN THE NW QUARTER OF SAID SECTION 10.
11	ALL MATTERS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 99-100589.	THIS IS A BLANKET STYLE EASEMENT WHICH AFFECTS SUBJECT PROERTY
12	RIGHTS OF PARTIES IN POSSESSION.	NOT PLOTABLE, NOT SHOWN
13	ANY ACTION THAT MAY BE TAKEN BY MARICOPA FLOOD CONTROL DISTRICT TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY INSTRUMENT RECORDED IN DOCUMENT NO. 20180412708.	NOT PLOTABLE, NOT SHOWN
14	INTENTIONALLY DELETED - TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, SECOND INSTALLMENT A LIEN PAYABLE BUT NOT YET DUE FOR THE YEAR 2018.	NOT PLOTABLE, NOT SHOWN
15	(NEW ITEM) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.	NOT PLOTABLE, NOT SHOWN
16	(NEW ITEM) TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2019.	NOT PLOTABLE, NOT SHOWN

ALTA/NSPS LAND
TITLE SURVEY

PARCEL NO. 174-53-008K
6400 E CACTUS WREN RD
PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDENGM.COM

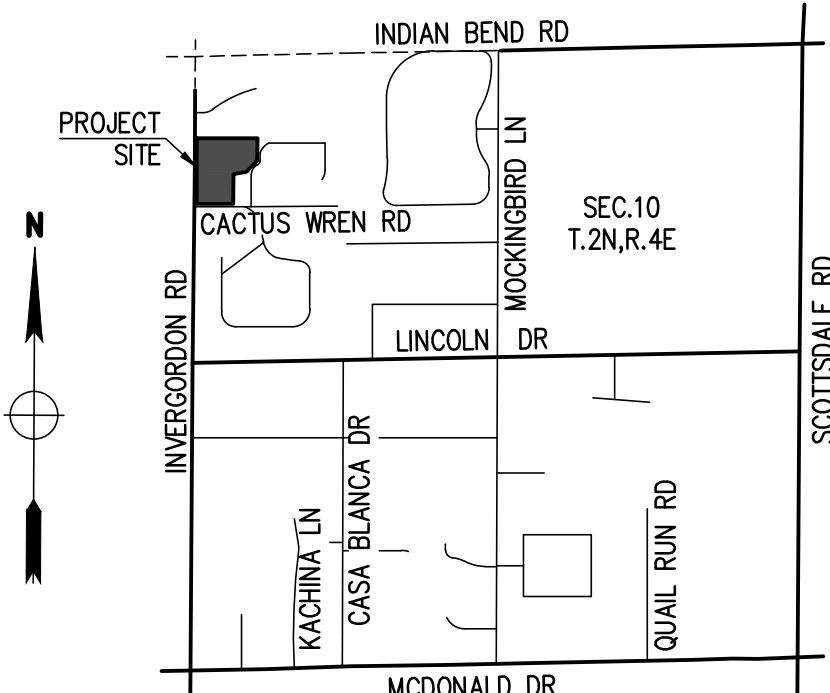




**STORM WATER POLLUTION PREVENTION PLAN
'ESTATES ON INVERGORDON'**

**6400 E CACTUS WREN RD,
PARADISE VALLEY, AZ 85253**

**LOCATED IN A PORTION OF THE SW 1/4 OF THE NW
1/4 OF THE NW 1/4 OF SECTION 10, T.2N, R.4E
OF THE GLA & SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**



VICINITY MAP
NTS

OWNER

MR BLUEBIRDS SHOULDER, LLC
6061 E CABALLO DR
PARADISE VALLEY, AZ 85253

SITE DATA

APN: 174-53-008K
ADDRESS: 6400 E CACTUS WREN ROAD
PARADISE VALLEY, AZ 85253
ZONING: R-45
LOT AREA: 246,864 S.F. (5.667 AC.)
CONSTRUCTION YEAR: VACANT LOT

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF LINCOLN DRIVE AND INVERGORDON ROAD, HAVING AN ELEVATION OF 1342.92, TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24535-1.

SWPPP KEY-NOTES

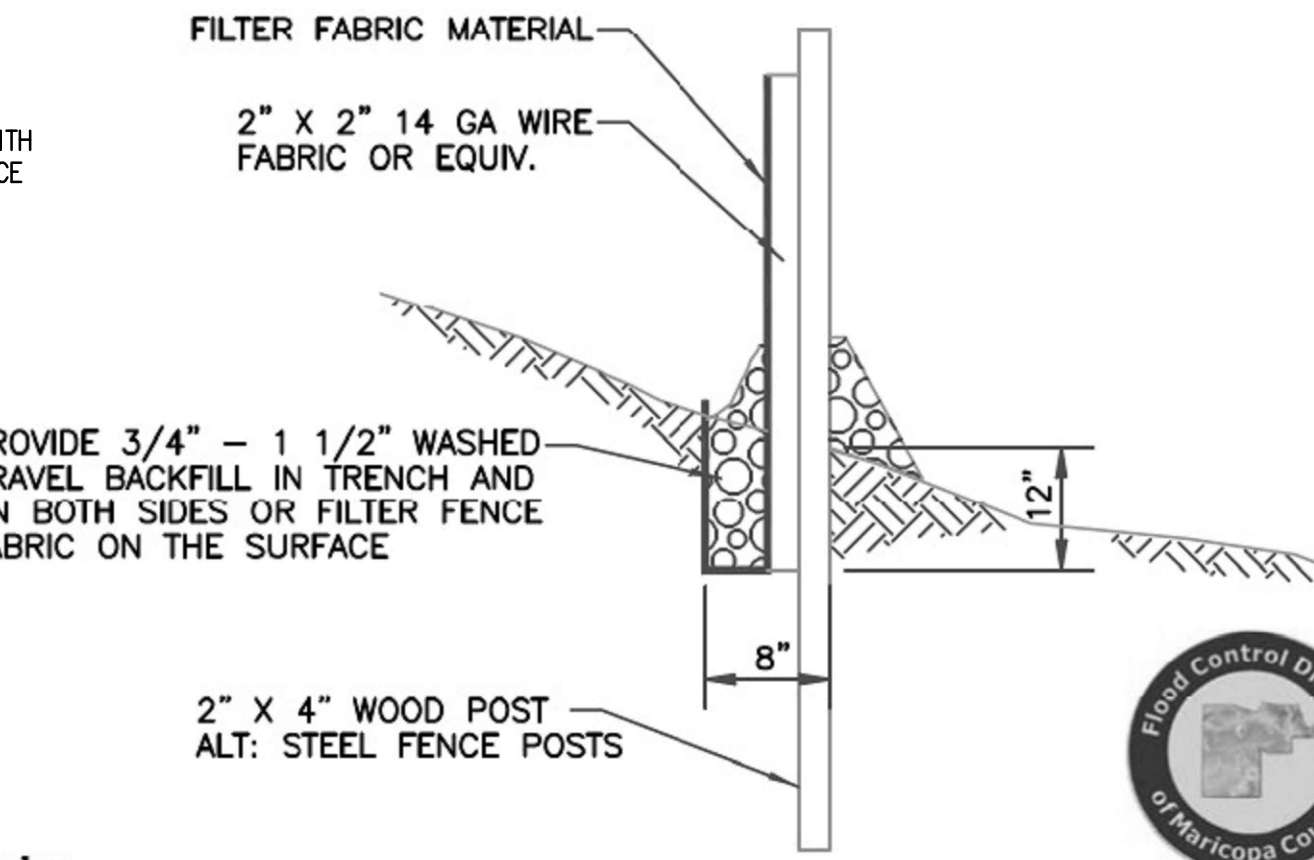
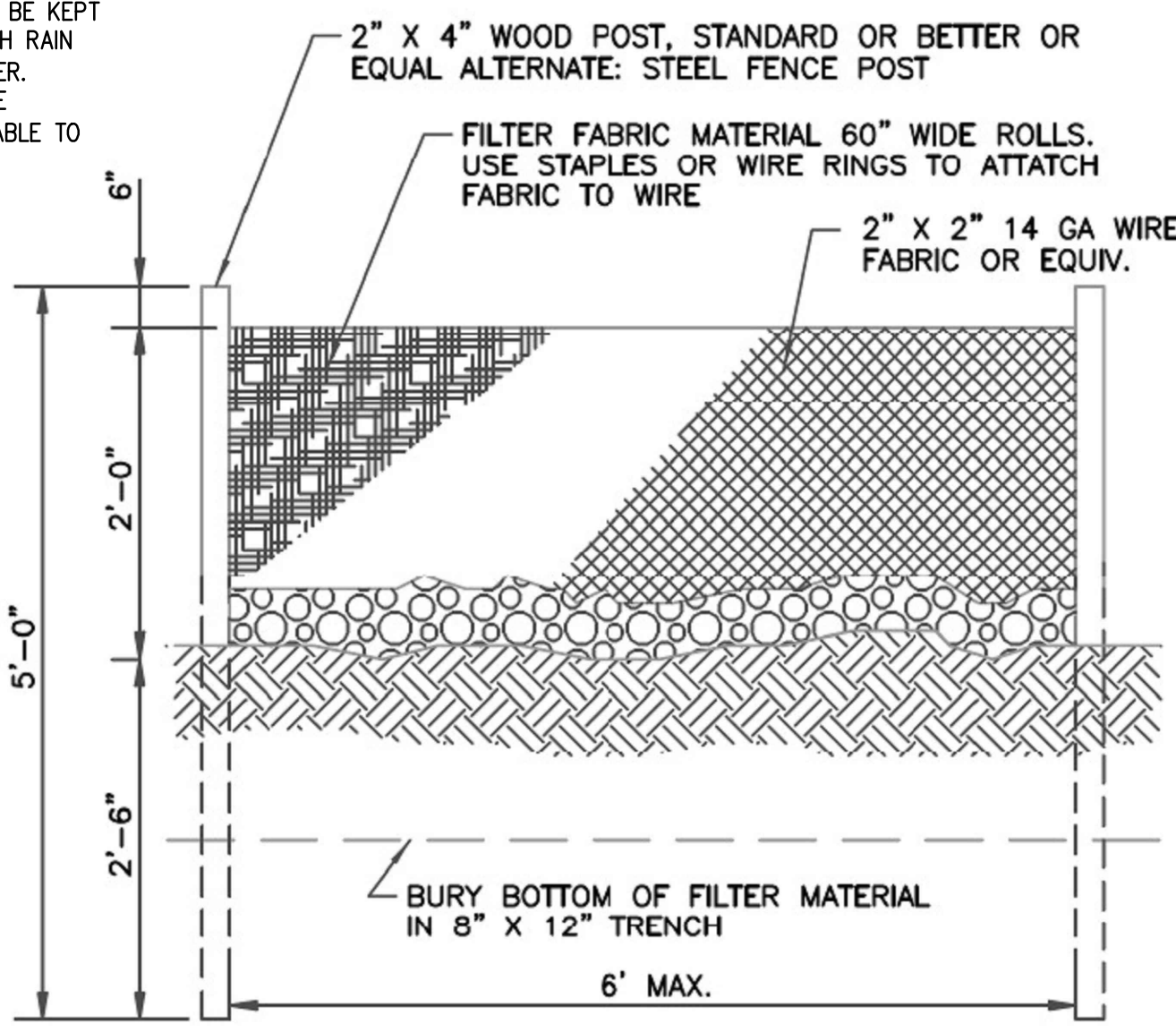
- 1. SILT FENCE PER FCDMC SPC-5 DETAIL BELOW.
- 2. INSTALL RIP-RAP FOR TEMPORARY SEDIMENT CONTROL.
- 3. INSTALL TEMPORARY DETENTION BASIN WITH RIP-RAP FOR TEMPORARY SEDIMENT CONTROL.

NOTE

1. NO WORK OF ANY KIND CAN COMMENCE UNTIL ALL STORM WATER POLLUTION BMP'S ARE IN PLACE AND INSPECTED BY THE TOWN. ONLY UNTIL THE TOWN HAS APPROVED THE STORM WATER BMP'S MAY ANY CONSTRUCTION BEGIN.
2. SEDIMENTATION CONTROL DEVICES (SILT BARRIERS) SHALL REMAIN IN PLACE AT ALL TIME. SEDIMENTATION CONTROL DEVICES SHALL BE KEPT IN GOOD REPAIR, INSPECTED MONTHLY, INSPECTED AFTER EACH RAIN EVENT, AND MAINTAINED AS NEEDED BY THE APPLICANT/OWNER.
3. SEDIMENTATION CONTROL DEVICE INSPECTION LOG SHALL BE MAINTAINED BY APPLICANT AND/OR OWNER AND MADE AVAILABLE TO THE TOWN UPON REQUEST.

APPROVAL

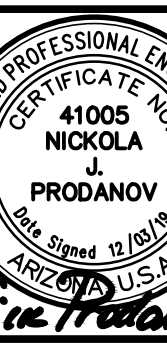
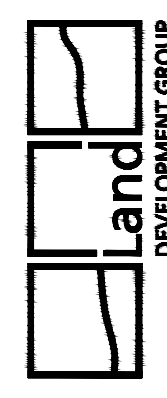
THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.



**STORM WATER POLLUTION
PREVENTION PLAN**

**PARCEL NO. 174-53-008K
6400 E CACTUS WREN RD
PARADISE VALLEY, AZ 85253**

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ DCS&G.COM





PLANT LEGEND				
SYM.	COMMON NAME BOTANICAL NAME	SIZE	QTY.	REMARKS
SALVAGE				
SG	SAGUARO <i>Carnegiea gigantea</i>	-	5	-
OC	OCOTILLO <i>Fouquieria splendens</i>	-	1	-
OP	ORGAN PIPE CACTUS <i>Stenocereus thurberi</i>	-	2	-
TREES				
IW	IRONWOOD <i>Olneya tesota</i>	36" BOX	17	-
FPV	FOOTHILLS PALO VERDE <i>Parkinsonia microphylla</i>	36" BOX	16	MULTI-TRUNK
NM	NATIVE MESQUITE <i>Prosopis velutina</i>	36" BOX	21	MULTI-TRUNK
CACTI / ACCENTS				
WA	WEBER'S AGAVE <i>Agave weberi</i>	5 GAL	13	-
SHRUBS				
DM	DESERT MARIGOLD <i>Baileya multiradiata</i>	1 GAL	70	-
CR	CREOSOTE <i>Larrea tridentata</i>	5 GAL	46	-
AS	AUTUMN SAGE <i>Salvia greggii</i>	5 GAL	56	-
GV	GOODINGS VERBENA <i>Verbena goodingii</i>	1 GAL	44	-

#	DATE	REVISIONS
1	12.12.19	ADDED CACTUS WREN RD PLANTING PER PV.



LANDSCAPE +
CONSTRUCTION MANAGEMENT

7000 EAST MCDOWELL ROAD
SUITE 100
SCOTTSDALE, ARIZONA 85257
TEL: 480.481.3433
FAX: 480.481.3533

BERGHOFFDESIGN.COM

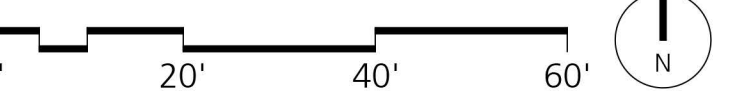
6400 CACTUS WREN

6400 EAST CACTUS WREN ROAD
PARADISE VALLEY, ARIZONA 85253

PP.1 PLANTING PLAN

DECEMBER 6, 2019

CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)





DRAINAGE REPORT

6400 E Cactus Wren Road, Paradise Valley, Arizona

LDG PROJECT #1706069

Prepared for:

Mr. Bluebirds Shoulder, LLC
6061 E Caballo Drive,
Paradise Valley, Arizona 85253

Submitted to:

Town of Paradise Valley
Engineering Department
6401 E Lincoln Dr.
Paradise Valley, Arizona 85253

Prepared by:

Land Development Group, LLC
8808 N Central Ave., Ste 288
Phoenix, Arizona 85020
Contact: Nick Prodanov, PE, PMP
P: 602 889 1984



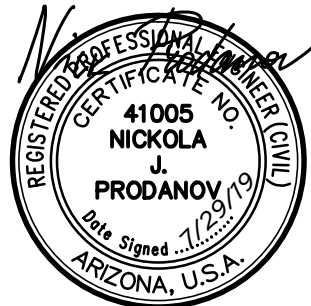
July 26, 2019

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4. Proposed Drainage Plan	4
5. Conclusions and Recommendations	4
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July 26, 2019

1. INTRODUCTION

This drainage report and related design have been developed in accordance with the current Maricopa County and Town of Paradise Valley drainage ordinances, standards and policies. It provides engineering analysis and assessment of the current drainage conditions that affect parcels 174-53-008K, 174-53-010C, 174-53-009A, located at 6400 E Cactus Wren Road, Paradise Valley, AZ 85253 and also being a portion of the NW ¼ of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Refer to Appendix A-1 – Vicinity Map.

The subject property is currently not a part of a subdivision and consists of three separate parcels: APN 174-53-008L, 174-53-010C, 174-53-009A. The parcels are being a part of the SW ¼ of the NW ¼ of the NW ¼ of Section 10, T2N, R4E. The property is bounded by Invergordon Road (west), Cactus Wren (south), Cactus Wren Place (east), and residential properties from north and southeast. The 5.667-acre lot is zoned R-43, which in accordance with the Town of Paradise Valley Zoning Ordinance allows for one dwelling unit per acre density. There are no existing buildings or walls on the property except an existing driveway, which is a remanence of the old home construction. A new 4-lot subdivision and cul-de-sac is proposed for this development.

A field survey and inspection were conducted in June, 2017 and July 2019 to collect important information regarding the existing topographic characteristics, drainage conditions, and to verify and confirm the extent of the tributary areas, local disturbances to the historic flows, and location and condition of existing storm drainage structures. A topographic map was developed with a one-foot contour interval for the site and adjacent streets. The elevation contours and survey spot elevations are tied to the GDACS monuments and are based on the Town of Paradise Valley vertical datum (NAVD 88).

Aerial and topographic maps were collected from the Maricopa County GIS and USGS web sites to facilitate further and clearly delineate the limits of each drainage tributary area and conveyance corridors for historic and current conditions. Maricopa County, FCDMC and USGS maps, aerial photography and surveyed topographic map for the site were reviewed and used to establish the tributary areas.

The analysis presented herein focuses on evaluating existing and proposed drainage conditions, as well as stormwater runoff resulting from a statistical evaluation of storm events of particular frequency, up to and including 100-year event as required by the Governing Agency. A storm event exceeding the 100-year will most likely cause or create the risk of a greater storm impact than is presented and addressed herein.

2. DESCRIPTION OF EXISTING DRAINAGE CONDITIONS AND CHARACTERISTICS

The site is currently a vacant land, disturbed from the original construction and demolition and it is covered with native desert vegetation. The overall terrain is sloping southeasterly at an average slope of 6.5%. There are no evidence of offsite flows entering the project site. On-site generated runoff exits the parcel at south property line (Cactus Wren Road) and southeast property line (Cactus Wren Place).

Soils in the watershed are indicated in the NRCS report as:

0.5% of *Laveen loam, 0 to 1 percent slopes*; 62.0% of *Pinamt very gravelly loam, 3 to 5 percent slopes*; 37.4% of *Rock land*. Soils in the watershed fall under Hydrologic Group C (for the project site), which is classified as: *"Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission."*, however soils of the upstream tributary area are considered to have negligible infiltration rate, thus having higher runoff contribution. The above data was used to adjust the runoff coefficient values of the hydrologic model.

Computations have been performed to estimate the 100-year design peak discharges for each sub-basin that contributes offsite flows. Computer program DDMSW provided by the Flood Control District of Maricopa County was utilized to generate a Rational model and to estimate the 100-year peak discharges. Since the total drainage area is less than 160 acres, the Rational Method has been used in accordance with the Flood Control District of Maricopa County (FCDMC) Drainage Design Manual Volume I – Hydrology. FCDMC Drainage Design Management System software was utilized for calculating the Rational Method parameters and the peak discharge of each contributing drainage areas. Precipitation data was derived from the NOAA Atlas 14, Volume 1, Version 4.

The Major Basin is 16.6 acres and consists of two Sub-basins. Sub-basin 10 is 10.7 acres and generates 57.1 cfs. This flow runs along Invergordon Road. Sub-basin 11 is 5.9 acres and generates 31.2 cfs.

3. FEMA FLOOD ZONE CLASSIFICATION

Site is located in FEMA Flood Zone "X" according to Flood Insurance Rate Map (FIRM) #: 04013C, Panel 1765 of 4425, Suffix L, dated October 16th, 2013, as published by FEMA. The FIRM Panel defines Zone "X" as follows: *"Areas determined to be outside the 0.2% annual chance floodplain"*.

See Appendix A-3 for FEMA Flood Insurance Rate Map exhibit.

4. PROPOSED DRAINAGE PLAN

Four single family residences could be built after the subdivision is approved and recorded. Each lot will provide for 100-year, 2-hour on-site storm water retention in accordance with the current TPV Storm Water Design Manual. This would significantly reduce the drainage impact to downstream homes.

Each lot's buildings finish floor elevations shall be set 12" min. above the 100-year storm water elevation. Retention basins will be provided for each onsite tributary area and will have the capacity to retain the required volume. Rip-rap shall be placed at each point of discharge in order to mitigate the soil erosion and dissipate the water energy. It is recommended to add riprap along the eastern edge of Invergordon Road. Any driveway entrances along this street will have to provide for unobstructed conveyance of the offsite flows running to the south.

Summary printouts of the drainage calculations are enclosed in Appendix A-7.

5. CONCLUSIONS AND RECOMMENDATIONS

Grading and Drainage plans for each individual lot shall be designed in conformance with the recommendations and results presented in this report as well as the Town of Paradise Valley, Maricopa County, Arizona State and Federal requirements and standards.

Regular inspections and maintenance of all wall openings, retention areas and subsurface drainage systems after every major storm must be performed. Any obstructions of flow need to be promptly cleared out in order to keep the performance of the storm drain system functioning as designed. It is the Owner's responsibility to inspect and properly maintain all drainage structures and wash crossings.

Off-site flows shall be allowed to pass through the driveway entrances in a manner similar to the existing conditions. Grading around the residences shall provide for positive drainage away from the structures as shown on the Grading and Drainage plan.

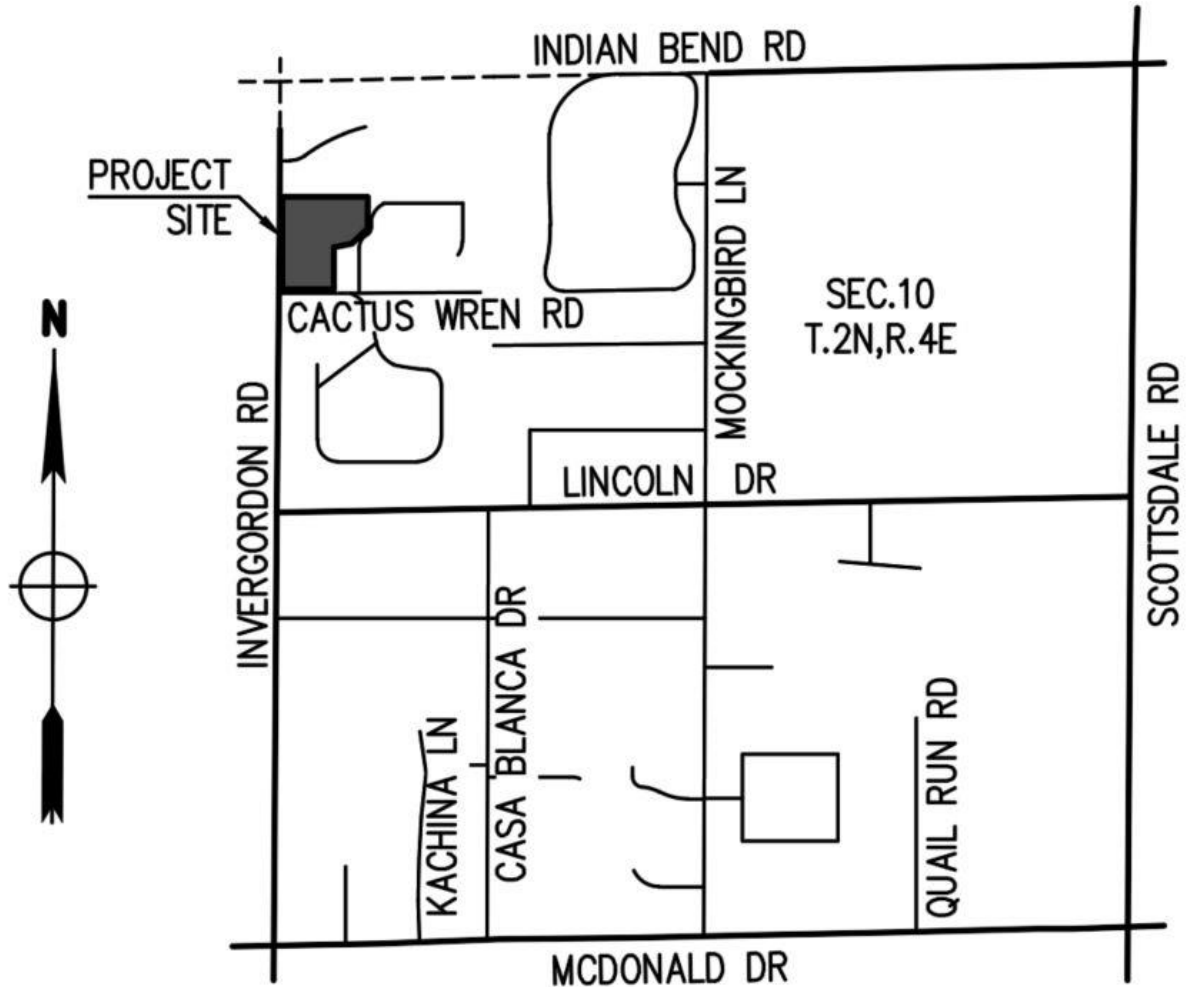
A Drainage Facilities Agreement will be required for each lot that is developed.

6. REFERENCES

- Drainage Design Manual for Maricopa County, Arizona – Volume I Hydrology, Flood Control District of Maricopa County
- Drainage Design Manual for Maricopa County, Arizona – Volume II Hydraulics, Flood Control District of Maricopa County
- Drainage Policies and Standards Manual for Maricopa County, Arizona, Flood Control District of Maricopa County
- Town of Paradise Valley Stormwater Design Manual

APPENDIX A-1

Vicinity Map



VICINITY MAP

NTS

APPENDIX A-2

Drainage Map

OWNER
MR BLUEBIRDS SHOULDER, LLC
6061 E CABALLO DR
PARADISE VALLEY, AZ 85253

SITE DATA
APN: 174-53-008K, 174-53-010C, 174-53-009A
ADDRESS: 6400 E CACTUS WREN ROAD
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 246,864 S.F. (5.667 AC.)
CONSTRUCTION YEAR: VACANT LOT

BENCHMARK
BRASS CAP IN HAND HOLE AT THE INTERSECTION OF LINCOLN DRIVE
AND INVERGORDON ROAD, HAVING AN ELEVATION OF 1342.92, TOWN
OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24535-1.

BASIS OF BEARINGS
THE WEST LINE OF THE NW 1/4, SECTION 10, T2N, R4E, THE
BEARING OF WHICH IS N00°05'00"E.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING A PORTION OF LOTS 1 AND 2, VISTA DEL CAMELLO, RECORDED IN BOOK 208 OF MAPS, PAGE 47, RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A NAIL FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 01 DEGREES 26 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SECTION 10, A DISTANCE OF 588.38 FEET
THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OR 565.93 FEET TO A NAIL FOUND AT A FENCE CORNER, SAID NAIL BEING 15.71 FEET (15.44 FEET RECORD) EAST OF THE WEST LINE OF LOT 2, VISTA DEL CAMELLO (BOOK 208 OF MAPS PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA);
THENCE SOUTH 03 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 198.28 FEET (197.70 FEET RECORD) TO AN IRON REBAR;
THENCE SOUTH 46 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 133.34 FEET TO AN IRON REBAR;
THENCE SOUTH 70 DEGREES 44 MINUTES 11 SECONDS WEST, A DISTANCE OF 43.28 FEET (43.24 FEET RECORD) TO AN IRON REBAR AT THE POINT OF CURVATURE;
THENCE SOUTHWESTERLY WITH A 154.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 31 DEGREES 01 MINUTES 49 SECONDS, AN ARC DISTANCE OF 83.67 FEET (RECORD AND MEASURED) TO AN IRON REBAR FOUND ON THE WEST LINE OF LOT 1, VISTA DEL CAMELLO, SAID REBAR BEING 45.62 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1;
THENCE SOUTH 01 DEGREES 34 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 238.46 FEET (238.38 FEET RECORD) TO A NAIL FOUND ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 355.46 FEET (355.48 FEET RECORD) TO THE POINT OF BEGINNING.
APN: 174-53-008K, 174-53-010C, 174-53-009A

DRAINAGE MAP CURRENT CONDITIONS
6400 E CACTUS WREN RD, PARADISE VALLEY, AZ 85253
PARCEL NO. 174-53-008K

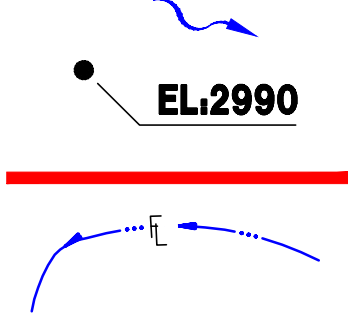
LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

FLOOD INSURANCE RATE MAP (FIRM) DATA

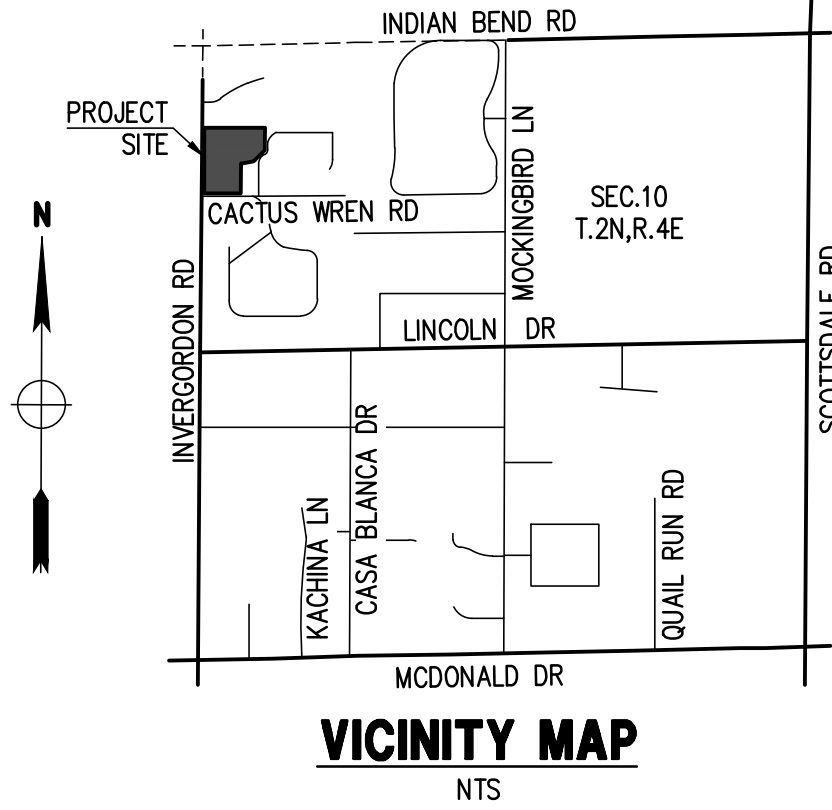
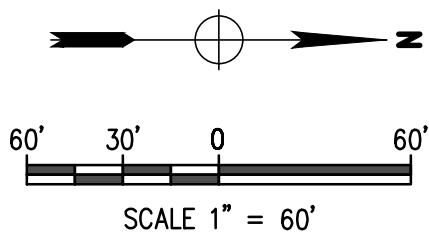
COMMUNITY # 040049	PANEL # 1765 OF 4425	SUFFIX L	BASED FLOOD ELEVATION N/A
MAP # 04013C	PANEL DATE 10/16/2013	ZONE X*	

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN

LEGEND



DRAINAGE FLOW
SPOT ELEVATION
TRIBUTARY AREA BOUNDARY
FLOW LINE



REVISIONS:	DATE:	SCALE: 1"=60'	DATE: 07/24/17
		DESIGNED BY: NP	JOB: 1709069
		DRAWN BY: DL	VERSION: 1.1
		CHECKED BY: NP	PLOT DATE: 07/24/17

DRAINAGE MAP
CURRENT CONDITIONS

PARCEL NO. 174-53-008K
6400 E CACTUS WREN RD.,
PARADISE VALLEY,
AZ 85253

P: 602.889.1984 | F: 602.445.9482
8808 N CENTRAL AVE., SUITE 208
PHOENIX, AZ 85020
PHOENIXVALDESIGN.COM

land
DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
41005
NICKOLA J. PRODANOV
DESIGNED U.S.A.
N. J. Prodanov

DM-1
1 OF 1

APPENDIX A-3

FEMA FIRM Exhibit

FIRM

FLOOD INSURANCE RATE MAP

MARICOPA COUNTY, ARIZONA

AND INCORPORATED AREAS

PANEL 1765 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
MARICOPA COUNTY	040037	1765	L
PARADISE VALLEY, TOWN OF	040049	1765	L
PHOENIX, CITY OF	040051	1765	L
SCOTTSDALE, CITY OF	045012	1765	L

Notice: This map was reissued on July 31, 2015 to make a correction. This version replaces any previous versions. See the Notice-to-User Letter that accompanied this correction for details.

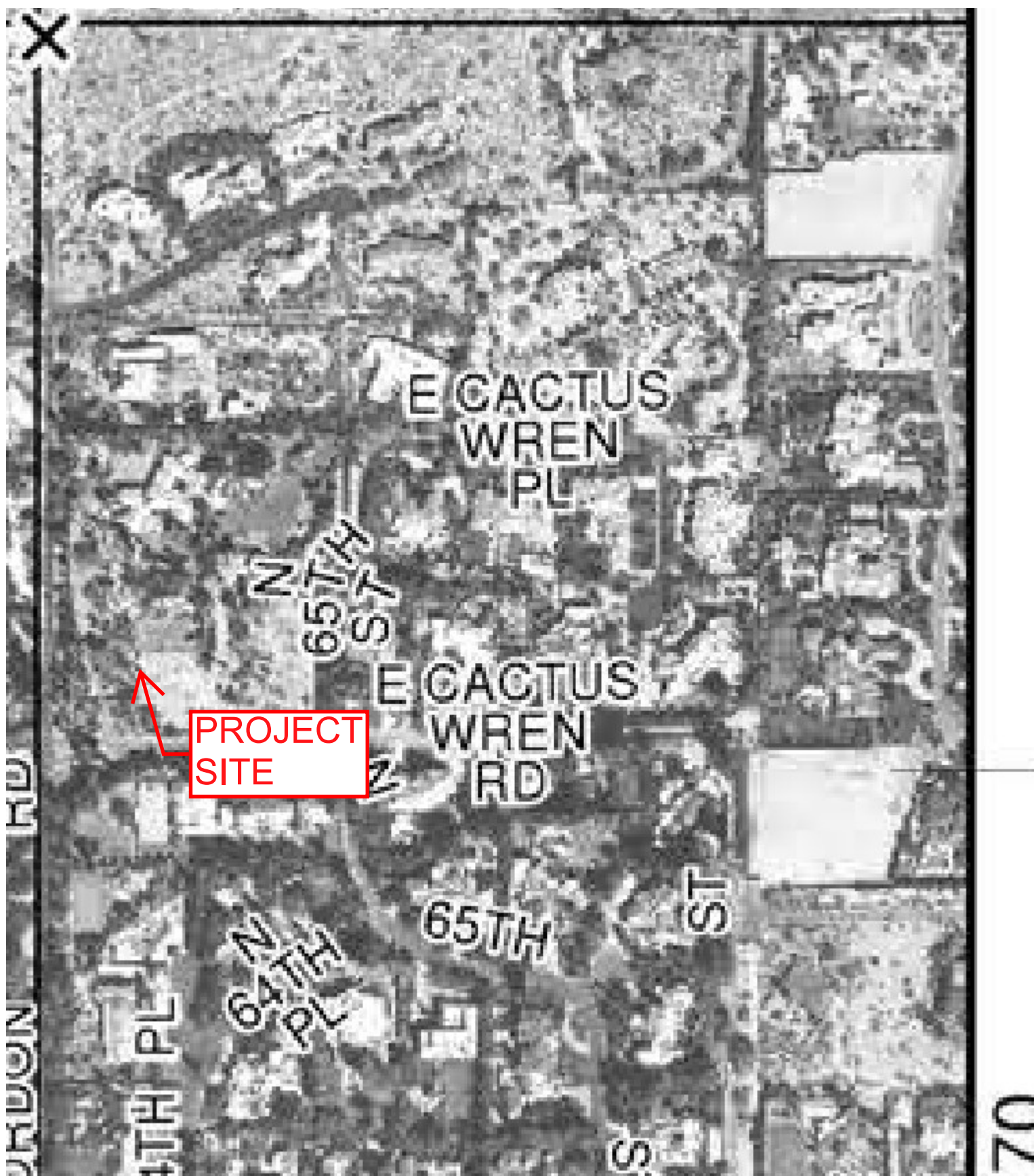
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
04013C1765L

MAP REVISED
OCTOBER 16, 2013

Federal Emergency Management Agency



APPENDIX A-4

Aerial Map Exhibit



PROJECT
SITE



PROJECT
SITE

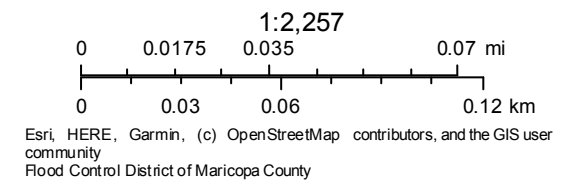
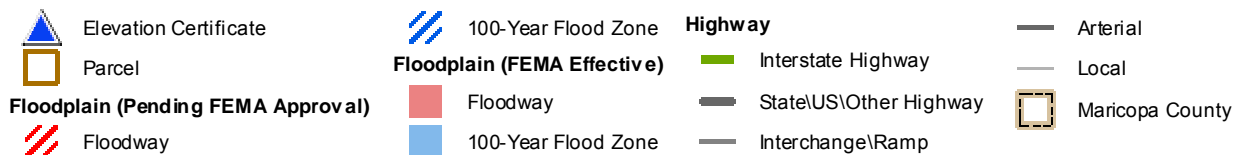
APPENDIX A-5

FCDMC Floodplain Viewer

Floodplain Viewer



24.07.2019 г., 17:59:43 ч.



APPENDIX A-6

Soils Map and Data

Hydrologic Soil Group—Eastern Maricopa and Northern Pinal Counties Area, Arizona



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Eastern Maricopa and Northern Pinal Counties Area, Arizona
 Survey Area Data: Version 11, Sep 15, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2018—Jun 1, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LaA	Laveen loam, 0 to 1 percent slopes	B	0.1	0.5%
PvC	Pinamt very gravelly loam, 3 to 5 percent slopes	C	10.0	62.0%
Ro	Rock land		6.0	37.4%
Totals for Area of Interest			16.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX A-7

Drainage Calculations

Project

Reference	1706069
Title	6400 E Cactus Wren
Location	6400 E Cactus Wren, Paradise Valley, AZ 85253
Agency	Paradise Valley

Project Defaults

Model	Rational
Land Use Agency	FCDMC
Rainfall	NOAA14
Roads Agency	MCDOT
Inlets Agency	MCDOT

Comments

Paradise Valley
Drainage Design Management System
RAINFALL DATA
Project Reference: 1706069

Page 1

9/10/2019

ID	Method	Duration	2 Yr	5 Yr	10 Yr	25 Yr	50 Yr	100 Yr
DEFAULT	NOAA14	5 MIN	0.244	0.331	0.397	0.487	0.556	0.627
	NOAA14	10 MIN	0.371	0.503	0.605	0.741	0.847	0.955
	NOAA14	15 MIN	0.459	0.624	0.750	0.919	1.050	1.184
	NOAA14	30 MIN	0.619	0.840	1.010	1.237	1.414	1.594
	NOAA14	1 HOUR	0.766	1.039	1.249	1.531	1.749	1.973
	NOAA14	2 HOUR	0.880	1.177	1.403	1.712	1.947	2.193
	NOAA14	3 HOUR	0.957	1.255	1.491	1.822	2.086	2.361
	NOAA14	6 HOUR	1.137	1.457	1.710	2.057	2.329	2.612
	NOAA14	12 HOUR	1.267	1.604	1.866	2.224	2.497	2.781
	NOAA14	24 HOUR	1.514	1.962	2.316	2.808	3.197	3.602

Paradise Valley
Drainage Design Management System
LAND USE
Project Reference: 1706069

Page 1

9/10/2019

Sub Basin	Land Use Code	Area (acres)	Area (%)	Kb	Runoff Coefficient C						Description
					2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	
Major Bas in ID: 01											
10	130	5.30	49.5	0.169	0.50*	0.60*	0.65*	0.70*	0.80*	0.85*	Large Lot Residential - Single Family (1 du per acre to 2 du
	130	5.40	50.5	0.034	0.48	0.48	0.48	0.53	0.65*	0.70*	Large Lot Residential - Single Family (1 du per acre to 2 du
		<div>10.700</div>	<div>100.0</div>								
11	120	4.30	72.9	0.177	0.55*	0.60*	0.65*	0.70*	0.80*	0.85*	Estate Residential (1/5 du per acre to 1 du per acre)
	130	1.60	27.1	0.035	0.48	0.48	0.48	0.53	0.65*	0.70*	Large Lot Residential - Single Family (1 du per acre to 2 du
		<div>5.900</div>	<div>100.0</div>								

* Non default value

(stLuDatRat.rpt)

Major Basin	Area (acres)	Description
01	16.60	Major Basin 01

Paradise Valley
Drainage Design Management System
SUB BASINS
Project Reference: 1706069

Page 1

9/10/2019

ID	Sub Basin Data						Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb		2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01													
10	10.7	1,685	1,670.00	1,346.00	1,015.3	0.101	Q (cfs)	11.7	18.7	24.4	33.8	46.6	57.1
							C	0.49	0.54	0.56	0.61	0.72	0.77
							CA (ac)	5.24	5.78	5.99	6.53	7.70	8.24
							Volume (ac-ft)	0.2151	0.2992	0.3545	0.4475	0.5827	0.6825
							Tc (min)	10	9	8	7	7	7
							i (in/hr)	2.23	3.24	4.07	5.18	6.05	6.93
11	5.9	1,148	1,495.00	1,363.00	607.1	0.138	Q (cfs)	6.5	10.1	13.3	18.5	25.4	31.2
							C	0.53	0.57	0.60	0.65	0.76	0.81
							CA (ac)	3.13	3.36	3.54	3.84	4.48	4.78
							Volume (ac-ft)	0.1410	0.1894	0.2299	0.2892	0.3737	0.4360
							Tc (min)	12	10	9	9	8	8
							i (in/hr)	2.08	3.00	3.75	4.83	5.67	6.53

* Non default value

(stSubBasRat.rpt)



WATER SERVICE IMPACT STUDY

6400 E Cactus Wren Road, Paradise Valley, Arizona

LDG PROJECT #1706069

Prepared for:

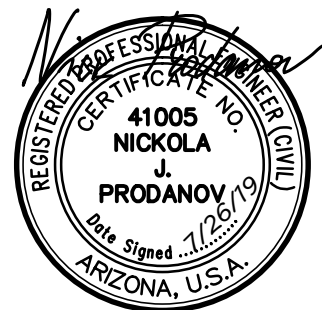
Mr. Bluebirds Shoulder, LLC
6061 E Caballo Drive,
Paradise Valley, Arizona 85253

Submitted to:

Town of Paradise Valley
Engineering Department
6401 E Lincoln Dr.
Paradise Valley, Arizona 85253

Prepared by:

Land Development Group, LLC
8808 N Central Ave., Ste 288
Phoenix, Arizona 85020
Contact: Nick Prodanov, PE, PMP
P: 602 889 1984



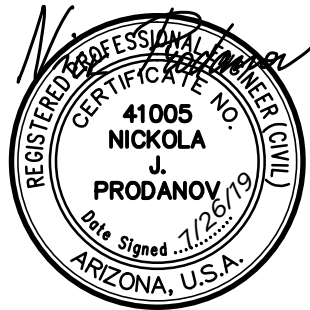
July 26, 2019

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2. Domestic Water and Fire Suppression System	2
3. References	3

APPENDICES

Appendix A-1 Vicinity Map	4
Appendix A-2 Water Flow Test	5
Appendix A-3 Will Serve Letter	6



July 26, 2019

1. INTRODUCTION

This Water Service Impact Study and related design have been developed in accordance with the current Town of Paradise Valley Design Standards, Codes and adopted Ordinances. It provides engineering analysis and assessment of the required water services and fire flow demand for the proposed subdivision development - parcels 174-53-008K, 174-53-010C, 174-53-009A, located at 6400 E Cactus Wren Road, Paradise Valley, AZ 85253 and also being a portion of the NW ¼ of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Refer to Appendix A-1 – Vicinity Map.

The subject property is currently not a part of a subdivision and consists of three separate parcels: APN 174-53-008L, 174-53-010C, 174-53-009A. The parcels are being a part of the SW ¼ of the NW ¼ of the NW ¼ of Section 10, T2N, R4E. The property is bounded by Invergordon Road (west), Cactus Wren (south), Cactus Wren Place (east), and residential properties from north and southeast. The 5.667-acre lot is zoned R-43, which in accordance with the Town of Paradise Valley Zoning Ordinance allows for one dwelling unit per acre density. There are no existing buildings or walls on the property except an existing driveway, which is a remanence of the old home construction. A new 4-lot subdivision and cul-de-sac is proposed for this development.

As a part of the project development process, a plat map subject to the Town of Paradise Valley review and approval is prepared and enclosed herein. The owner is proposing to split the property into four lots. The proposed plat map defines the new property divider lines, new tract for private roadway, location and distances of new building setback lines and public utility easements. All lots will exceed the minimum required area of 1 acre per Chapter 6 of Town of Paradise Valley Code.

A new cul-de-sac – Joshua Tree Court is proposed with this project to provide ingress/egress to and from Lot 4 as well as Lot 3 and Lot 2. Considering the existing grades on site, it is preferred the construction of the road and utilities to be concurrent with the design and construction of homes on Lots 2, 3, and 4 in order to provide for smooth access from the private road onto the private lots. New water and sewer mains are proposed for in the cul-de-sac to provide services to Lots 2, 3, and 4. Lot 1 could be serviced directly from the streets.

2. DOMESTIC WATER AND FIRE SUPPRESSION SYSTEM

EPCOR Water supplies domestic water in the vicinity. There is a 6" main in Invergordon Road and 8" main in Cactus Wren Road and Cactus Wren Place. There is an existing 2" water meter in the right-of-way near the south property line of Lot 1, which could be utilized for future service.

New water service taps and meters will be required for Lots 2, 3 and 4. There is an existing fire hydrant at the southeasterly corner of Lot 4. There is also an existing fire hydrant in Invergordon Road, which is approximately 300' south of the southwest property corner.

Fire flow test was conducted on July 1st, 2019 by EJ Flow Tests, LLC and witnessed by EPCOR representative. Based on the results of the fire flow test, the existing water infrastructure is

capable of supplying the required fire flow protection per the Town Code 13.1.6 (1,500 gpm at 20 psi). Fire sprinklers for the new residence will be fed off the domestic water service. Per the performed Hydrant Fire Flow Test, the fire hydrant could supply 1,711 gpm at @ 68 psi, and 7,387 gpm at 20 psi, which meets and exceeds the Town of Paradise Valley Code 13.1.6 (1,500 gpm at 20 psi) and Building Code requirements. There is an existing water well on the property, which may be utilized for an on-site irrigation if preferred and if all required permits are obtained.

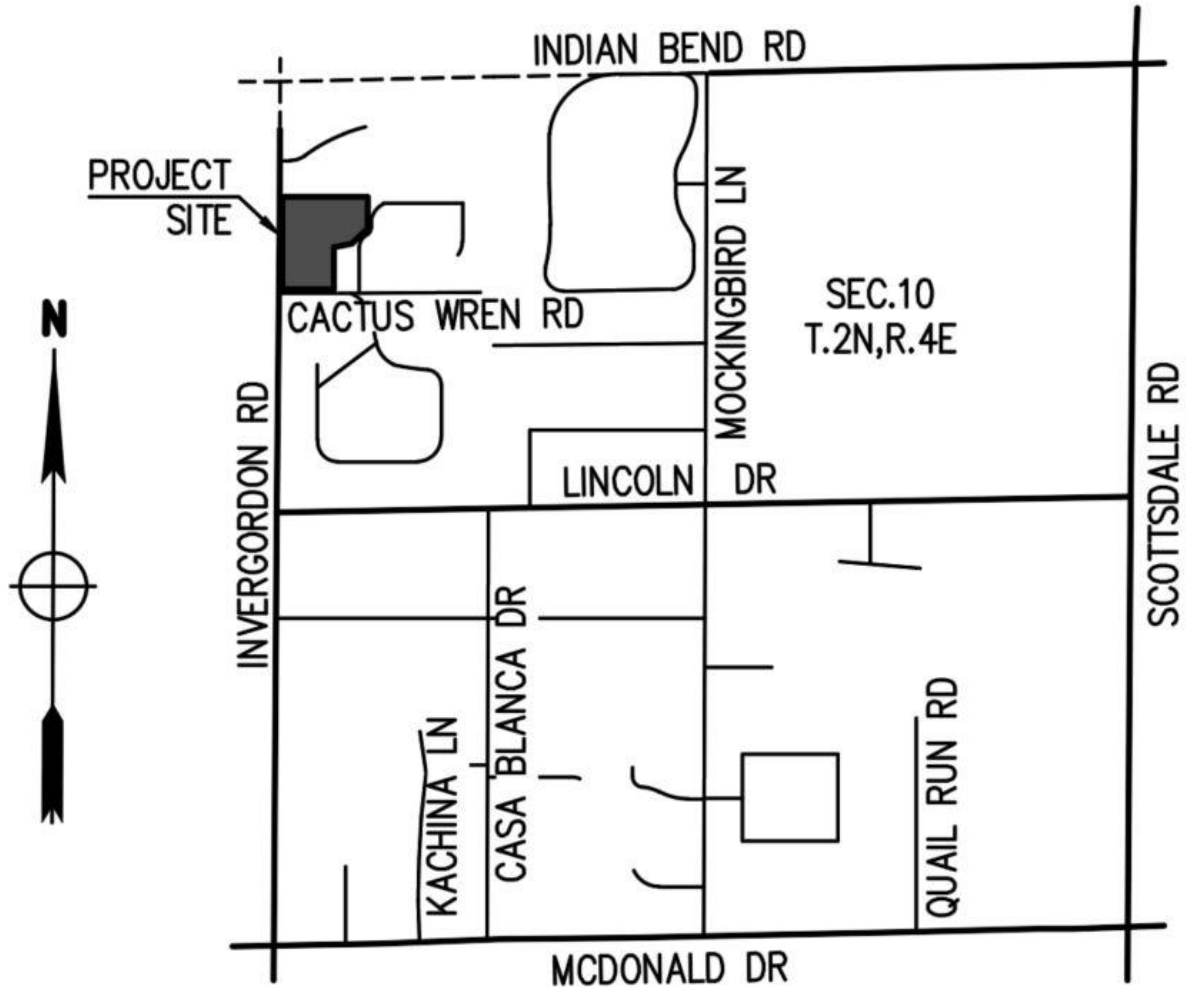
The Town of Paradise Valley is the sanitary sewer provider for this project. There are 8" sewer mains in Invergordon Road and Cactus Wren Road. New sanitary sewer taps will be constructed to service Lots 1 & 2. Lots 3 and 4 will be serviced by the new sewer main to be installed in Joshua Tree Court.

3. REFERENCES

- Town of Paradise Valley Design Standards & Policies.
- 2015 International Fire Code, Appendix B, Fire Flow Requirements for Buildings.

APPENDIX A-1

Vicinity Map



VICINITY MAP

NTS

APPENDIX A-2

Water Flow Test



Flow Test Summary

Project Name: EJFT 19130
Project Address: 6400 E Cactus Wren Rd, Paradise Valley, AZ 85253
Date of Flow Test: 2019-07-01
Time of Flow Test: 8:20 AM
Data Reliable Until: 2020-01-01
Conducted By: Cesar Reyna & Tayler Lynch (EJ Flow Tests) 602.999.7637
Witnessed By: Garren Willey (EPCOR) 480.450.4670
City Forces Contacted: EPCOR Water (480.450.4670)

Raw Flow Test Data

Static Pressure: 80.0 PSI
Residual Pressure: 76.0 PSI
Flowing GPM: 1,711
GPM @ 20 PSI: 7,387

Data with a 10 % Safety Factor


Static Pressure: 72.0 PSI
Residual Pressure: 68.0 PSI
Flowing GPM: 1,711
GPM @ 20 PSI: 6,837

Hydrant F₁

Pitot Pressure (1): 25 PSI
Coefficient of Discharge (1): 0.9
Hydrant Orifice Diameter (1): 2.5 inches
Pitot Pressure (2): 27 PSI
Coefficient of Discharge (2): 0.9
Hydrant Orifice Diameter (2): 2.5 inches



 Project Site

 Static-Residual
Hydrant

 Flow Hydrant

Distance Between F₁ and R
827 ft (measured linearly)

Static-Residual Elevation
1345 ft (above sea level)

Flow Hydrant (F₁) Elevation
1358 ft (above sea level)

Elevation & distance values are
approximate

EJ Flow Tests, LLC

21505 North 78th Ave. | Suite 130 | Peoria, Arizona 85382 | (602) 999-7637 | www.ejengineering.com
John L. Echeverri | NICET Level IV 078493 SME | C-16 FP Contractor ROC 271705 AZ | NFPA CFPS 1915

www.flowtestsummary.com

Page 1

Static-Residual Hydrant



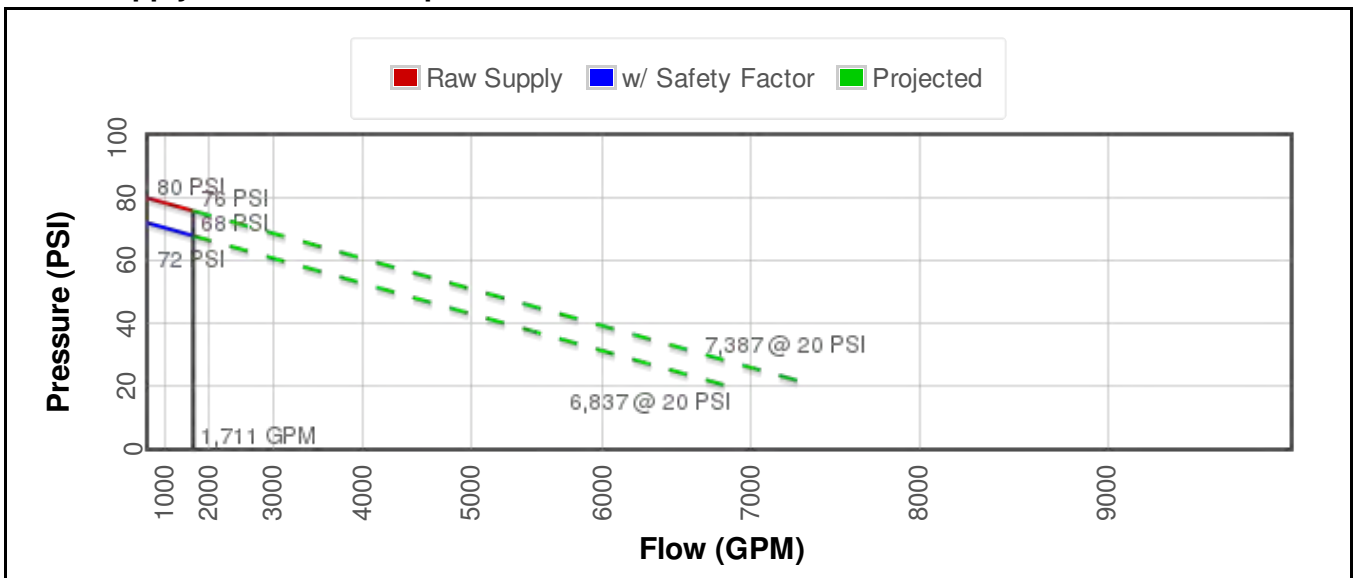
Flow Hydrant (only hydrant F1 shown for clarity)



Approximate Project Site



Water Supply Curve N^{1.85} Graph



APPENDIX A-3

Will Serve Letter



2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

August 16, 2019

MR Bluebirds Shoulder LLC
6061 E Caballo Drive
Paradise Valley, AZ 85253

Sent via e-mail to: dustin@ldgeng.com

Re: Will-Serve Letter for Water Service
NEC Invergordon Road and Cactus Wren Road in Paradise Valley
APN 174-53-008K

Dear MR Bluebirds Shoulder LLC;

This letter is in response to LDG's request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to a parcel of land located at the northeast corner of Invergordon Road and Cactus Wren Road (the "Parcel") in Paradise Valley, AZ, as shown in **Exhibit A**. EPCOR provides the following information for your consideration:

1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") for water service as issued by the Arizona Corporation Commission.
2. Water service to the Development by EPCOR may be conditioned upon developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon EPCOR and developer fully performing its respective obligations under the MXA. The MXA, if needed, will provide, among other things, that developer will be responsible for constructing at its cost all water main extensions necessary to distribute water from EPCOR's water system to the individual service line connections in the Parcel. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Parcel.
3. Based on the water service currently provided by EPCOR in the CC&N, EPCOR will have adequate water capacity for normal use in the Parcel upon EPCOR's and developer's fulfillment of its respective obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
4. Developer will also be required, as a condition to EPCOR providing water service to the Parcel, to pay all required fees pursuant to EPCOR's tariffs and as may be provided in the MXA.

This letter assumes that construction of the main extensions within the Parcel will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Parcel or any other water service infrastructure intended to serve the Parcel without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided for information only. Any agreement between developer and EPCOR for water service in the Parcel must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

For additional information, please contact me at (623) 445-2495 or at jvig@epcor.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Vig", with a stylized flourish extending from the end.

Josh Vig
Project Manager

Enclosure: Exhibit A – Location Description of Parcel

EXHIBIT A
Location of Parcel





Water Resources

9379 E. San Salvador
Scottsdale, AZ 85258

PHONE 480-312-5685
FAX 480-312-5615
www.ScottsdaleAZ.gov

October 21, 2019

Maricopa County Environmental Services Department
1001 North Central Avenue, Suite 150
Phoenix, AZ 85004

**Re: Sanitary Sewer Extension
Estates on Invergordon
6400 E. Cactus Wren
Town of Paradise Valley**

Gentlemen:

This letter is provided to satisfy those submittal requirements under General Aquifer Protection Permit 4.01 for extension of a sanitary sewer collection system as indicated below:

The City of Scottsdale's sanitary sewer collection system has sufficient capacity to accept the flows generated from this project and convey those flows into the City of Scottsdale's sewer collection system.

The City of Scottsdale's sanitary sewer collection system which discharges to the Princess metering station has sufficient capacity to accept the residual waste stream resulting from the treatment of flows generated from this project. Downstream of the Princess metering station, these residual flows enter into the Sub-regional Operating Group (SROG) Salt River Outfall (SRO) trunk line.

The City of Scottsdale has established operational requirements and maintenance procedures to assure efficient conveyance of sanitary sewer flows throughout its collection system.

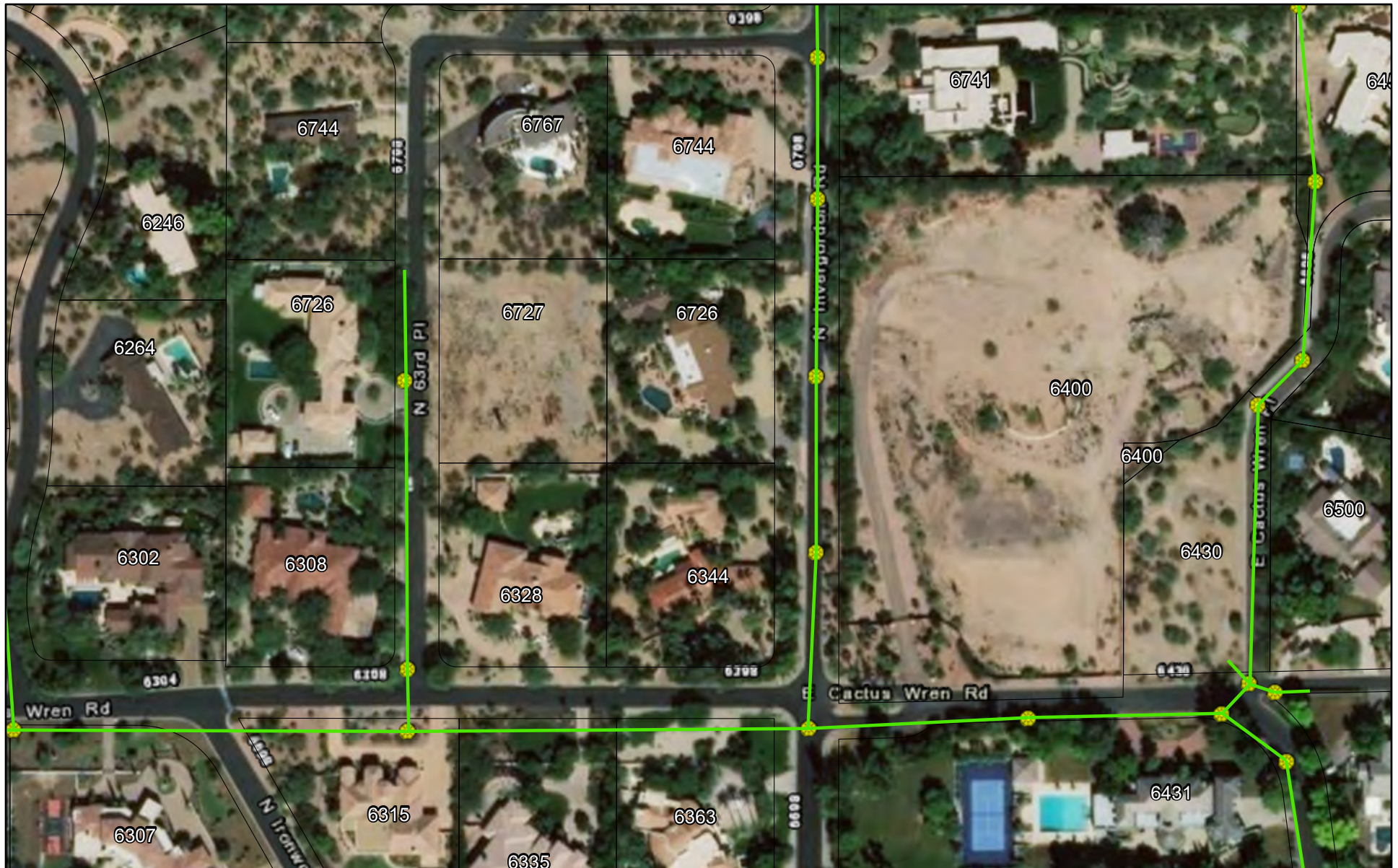
If you have any questions regarding this information, please contact our office at 480-312-5685.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Sacks".

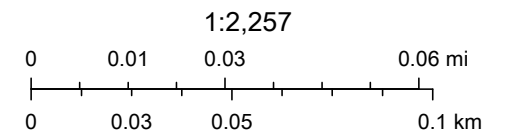
Richard Sacks, P.E.
Scottsdale Water

Town of Paradise Valley



9/24/2019, 11:05:13 AM

— Sewer Gravity Main Address Point Municipal Boundary
● Sewer Manhole Parcels



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin,

Town of Paradise Valley
© Town of Paradise Valley



CenturyLink™ Conflict Memorandum

Date: August 30, 2019

To: Dustin Wagoner (Land Development Group)
dustin@ldgeng.com

From: Kevin Wagner, Terra Technologies LLC

Subject: CenturyLink™ – Conflict Memo – Estates on Invergordon

Terra Technologies is in receipt of the plans. Below you will see an overview of CenturyLink™ facilities within the project limits, and a brief project overview along with comments regarding any CenturyLink™ facilities with respect to the proposed project.

Inventory of CenturyLink™ Facilities

CenturyLink™ has facilities within the project limits. Terra Technologies anticipates that due to the site improvements that the CenturyLink™ facilities (buried cables & pedestals) may be impacted. Plan markups have been attached showing approximate locations of CenturyLink™ facilities.

Project Overview

The design intent of this project appears to be developing a vacant parcel of land into residential subdivision.

Facility Locations and Impacts

Plans have been reviewed for conflicts with CenturyLink™ facilities based on NDS mapping which show a general location of utility locations. Neither Terra Technologies LLC nor CenturyLink™ makes any representation regarding the completeness or accuracy of vertical and horizontal utility information used to determine conflicts or no conflicts.

Based on CenturyLink™ mapping and the construction drawings provided there appear to be **potential conflicts**:

1. Invergordon Rd – SEC with Proposed Joshua Tree Ct – Potential conflict with pedestal and proposed site improvements. Developer to coordinate with CenturyLink on impact and mitigation of pedestal.



CenturyLink™ Conflict Memorandum

Utility conflicts with this private development project will be 100% reimbursable. Payment for design and mitigation of conflicts is to be coordinated prior to commencing.

In accordance with state law, Blue Staking for location of CenturyLink™ facilities must be completed prior to any construction. When crossing CenturyLink™ facilities you will be required to pothole to determine depth and maintain a minimum of 12 inch vertical and horizontal separation from facilities.

Pursuant to state law, support and protection is required for all CenturyLink™ facilities during construction.

Should the Contractor locate or expose an unknown CenturyLink™ facility, please contact CenturyLink™ as soon as possible.

In the event CenturyLink™ facilities need to be removed/relocated, some or all cost may be at the expense of the sponsoring agency.

If you have any questions or concerns regarding this review feel free to contact me immediately, either by phone or email at the number/address provided below. The contractor is also responsible for contacting CenturyLink™ prior to construction around the CenturyLink™ facilities.

Notification List

Terra Technologies LLC Kevin Wagner, Project Manager kwagner@terratechllc.net 815-245-9640	Terra Technologies LLC Jason Jensen, P.E. jjensen@terratechllc.net 801-735-2464
CenturyLink™ (Engineer) Jesus Trevizo Jesus.Trevizo@centurylink.com 5025 N Black Canyon Hwy Phoenix, AZ 85015 Work: 602-512-2605	

**Draft Conditions of Approval
Estates on Invergordon
Preliminary Plat**

Preliminary Plat (PP-19-02)

1. The final plat and related improvements for the “Estates on Invergordon” located at 6400 E Cactus Wren Road (the “Property”) shall be in substantial compliance with the following submitted plans and documents:
 - a. Preliminary Plat for the “Estates on Invergordon,” Sheets 1-3, prepared by Land Development Group, dated December 3, 2019;
 - b. Preliminary Paving Plan for the “Estates on Invergordon,” Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
 - c. Preliminary Water & Sewer Plan for the “Estates on Invergordon,” Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
 - d. Storm Water Pollution Prevention Plan, Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
 - e. The Planting Plan for the right-of-way Sheet PP.1, prepared by Berghoff Design Group, dated December 6, 2019;
 - f. The narrative prepared by Land Development Group, dated December 5, 2019;
 - g. The Water Service Impact Study, prepared Land Development Group, dated July 26, 2019; and
 - h. The preliminary drainage report, prepared by Land Development Group, dated July 29, 2019.
2. Prior to recordation of the final plat for said subdivision, the following items shall be submitted by the owner(s) of the Property, or successors:
 - a. Submit the required final improvement plans for Town Engineer approval and provide a procedure and other forms of assurances necessary for the Town to be in a guaranteed position to complete the construction and related public site improvements as referenced in the submitted plans and documents in Condition 1 above;
 - ~~b. Town approval and inspection via a demolition permit to remove the portions of existing retaining wall that exceeds 6’ in height; and~~
 - ~~e.b.~~ If not already completed, installation and maintenance of the storm water pollution prevention plan noted in Condition 1 until the final lot improvements are completed on Lot 1 of said subdivision; ~~and-~~

**Draft Conditions of Approval
Estates on Invergordon
Preliminary Plat**

- ~~d.c.~~ Provide documentation that the private water well has been abandoned in accordance with the Arizona Department of Water Resources. Abandonment shall include the removal of above ground structures, including the two water tanks. The Town Community Development Director, or designee, shall inspect the property to verify the water tanks and related above-ground structures are removed.
3. Prior to the issuance of the first building permit for any home on Lots 1, 2, 3, or 4 of the said subdivision, the owner(s) of the Property, or successors, shall do the following:
- a. Complete the roadway, utility, and related infrastructure improvements as referenced in the submitted plans and documents in Condition 1 above along Invergordon Road and Cactus Wren Road.
 - b. At the discretion of the Town Engineer, the final lift of asphalt for Jacaranda Road may be postponed until the first Certificate of Occupancy for any of the Lots 1 to 4 of the said subdivision;
 - c. Remove all existing retaining walls and related structures on the entire site, along with the owners of the affected Lots having submitted and obtained approval from the Town the applicable demolition permit(s), grading permit(s), storm water pollution prevention plan(s), and associated permit(s). However, compliance to this condition shall be no later than one year from the date of the Town Council approval of the final plat for said subdivision; and
 - d. At the time the existing retaining walls are removed, the affected Lots shall be regraded at a minimum of 4:1 slope and existing drainage patterns shall be maintained.
- 3.4. Prior to the issuance of the first Certificate of Occupancy for Lots 1, 2, 3, or 4 of the said subdivision, the owner(s) of the Property, or successors, shall complete the landscaping improvements as referenced in the submitted plans and documents in Condition 1 above.
- 4.5. Within 60 days of approval of the final plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.

AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA)

) ss:

County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1,500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date 12/30/, 2019, and such notification has been mailed on the following date 12/31/, 2019.

[Signature]
Signature

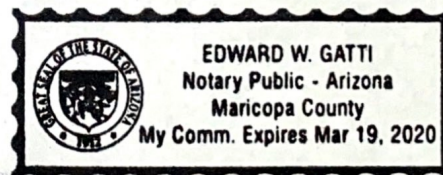
The foregoing instrument was acknowledged by me this 31st day of December, 2019, by Nickola Prodanov.
Name

[Signature]

NOTARY PUBLIC

My commission expires:

03/19/2020





January 3, 2020

Paul Michaud
Planning Manager
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253
(480) 348-3574

Dear Resident:

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a **public meeting at 6:00 p.m., on Tuesday, January 21, 2020**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

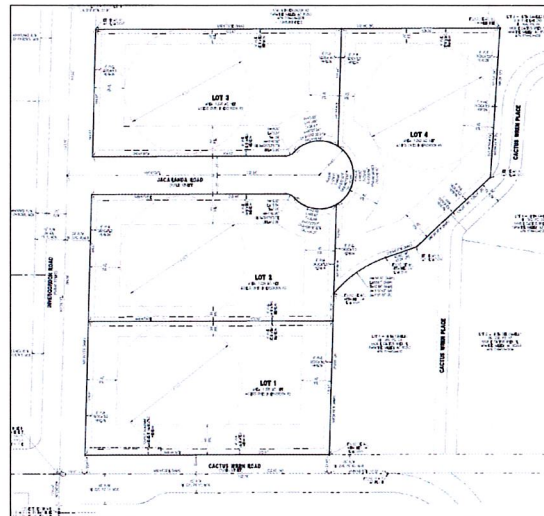
PUBLIC MEETING: Consideration of a Preliminary Plat Application

On behalf of the property owner, Mr. Bluebirds Shoulder, LLC, of the 5.7-acre property located at 6400 E Cactus Wren Road, Nick Prodanov of Land Development Group filed a preliminary plat (PP-19-02) for a 4-lot subdivision named Estates on Invergordon. The subject property is zoned R-43, for minimum one-acre single-family homesites. The four proposed lots range in size from 1.225 acres to 1.308 acres and will have a new public road.

If you have questions about this application please call the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, at (480) 348-3574.

Sincerely,

Paul Michaud
Planning Manager



Preliminary Plat Illustration

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, Paul Michaud, on this application at pmichaud@paradisevalleyaz.gov or 480-348-3574 at any time before the scheduled meeting date.

	Parcel Number	Owner	Property Address	Mailing Address
1	169-01-001	CAMPBELL NANCY TR/JON/ROSENKRANZ JANICE/ETAL	7040 N INVERGORDON RD PARADISE VALLEY 85253	7040 N INVERGORDON RD PARADISE VALLEY AZ 85253
2	169-01-003B	MUMMY MOUNTAIN EAST LLC	7050 N INVERGORDON RD PARADISE VALLEY 85253	7050 N INVERGORDON RD PARADISE VALLEY AZ 85253
3	169-01-003C	MUMMY MOUNTAIN ESTATE LLC		2375 E CAMELBACK RD UNIT 600 PHOENIX AZ 85016
4	169-01-003D	LANC PARADISE VALLEY LLP	7080 N INVERGORDON RD PARADISE VALLEY 85253	7801 N 54TH ST PARADISE VALLEY AZ 85253
5	169-01-003F	PARADISE VALLEY TOWN OF	7012 N INVERGORDON RD PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ 85253
6	169-01-003G	AROONI FAMILY TRUST	7090 N INVERGORDON RD PARADISE VALLEY 85253	13617 E SWEETWATER SCOTTSDALE AZ 85259
7	169-35-006	PHILLIPS STEVE	6146 E CACTUS WREN RD PARADISE VALLEY 85253	6146 E CACTUS WREN RD PARADISE VALLEY AZ 85253
8	169-35-007	DECEDENTS TRUST/SURVIVORS TRUST	6724 N 62ND ST PARADISE VALLEY 85253	6724 N 62ND ST PARADISE VALLEY AZ 85253
9	169-35-008	ROBERT ONG HING AND ALICE Y HING FAMILY TRUST	6145 E JOSHUA TREE LN PARADISE VALLEY 85253	6145 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
10	169-35-013	MURRAY DAVID FAMILY TR	6140 E JOSHUA TREE LN PARADISE VALLEY 85253	6140 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
11	169-35-014	A & C PROPERTIES INC	6149 E INDIAN BEND RD PARADISE VALLEY 85253	4530 E SHEA BLVD STE 100 PHOENIX AZ 85028
12	169-36-001	RWY TRUST	6344 E CACTUS WREN RD PARADISE VALLEY 85253	6344 E CACTUS WREN RD PARADISE VALLEY AZ 85253
13	169-36-002	SELBYCLIFFORD FAMILY REVOCABLE TRUST	6726 N INVERGORDON RD PARADISE VALLEY 85253	3992 CRYSTAL SPRINGS DR NE BAINBRIDGE ISLAND WA 98110-2076
14	169-36-003	RATHEE RAJ S/JYOTSNA	6744 N INVERGORDON RD PARADISE VALLEY 85253	6744 N INVERGORDON RD PARADISE VALLEY AZ 85253
15	169-36-004	NEARHOOD RICHARD	6767 N 63RD PL PARADISE VALLEY 85253	6100 E HORSESHOE RD PARADISE VALLEY AZ 85253
16	169-36-005	29 VIEWS LLC	6727 N 63RD PL PARADISE VALLEY 85253	7368 E SAN ALFREDO SCOTTSDALE AZ 85258
17	169-36-006	JKS QUALIFIED PERSONAL RESIDENCE TRUST/ETAL	6328 E CACTUS WREN RD PARADISE VALLEY 85253	6328 E CACTUS WREN PARADISE VALLEY AZ 85253
18	169-36-007	MCQUEEN MICHAEL C/LORIE J	6308 E CACTUS WREN RD PARADISE VALLEY 85253	6308 E CACTUS WREN RD PARADISE VALLEY AZ 85253
19	169-36-008	DALZELL III FAMILY LIVING TRUST	6726 N 63RD PL PARADISE VALLEY 85253	1614 E CURRY RD TEMPE AZ 85281
20	169-36-009	MEUNIER JOHN C C/DOROTHY E TR	6744 N 63RD PL PARADISE VALLEY 85253	6744 N 63RD PL PARADISE VALLEY AZ 85253
21	169-36-010	TIPSORD GREG/JEANMARIE	6308 E JOSHUA TREE LN PARADISE VALLEY 85253	6308 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
22	169-36-011	WILLIAMS NANCY K	6326 E JOSHUA TREE LN PARADISE VALLEY 85253	6326 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
23	169-36-012	ERIN C OLSCHANSKY REVOCABLE TRUST/CRAIG A OLSCHANSKY R	6344 E JOSHUA TREE LN PARADISE VALLEY 85253	5108 N 21ST ST PHOENIX AZ 85016
24	169-36-015A	BARNEY MAK GROUP LLC	7004 N INVERGORDON RD PARADISE VALLEY 85253	8432 E SHEA BLVD STE 100 SCOTTSDALE AZ 85260
25	169-36-017	REGEHR BRIAN	6302 E CACTUS WREN RD PARADISE VALLEY 85253	3131 E CLARENDON AVE STE 108 PHOENIX AZ 85016
26	169-36-018	CALVIS WYANT HOMES-9 LLC	6264 E JOSHUA TREE LN PARADISE VALLEY 85253	8755 E BELL RD SCOTTSDALE AZ 85260
27	169-36-019	ARMSTRONG JOHN S III TR	6246 E JOSHUA TREE LN PARADISE VALLEY 85253	6246 E JOSHUA TREE LN SCOTTSDALE AZ 85253
28	169-36-020	HEC III TRUST	6300 E JOSHUA TREE LN PARADISE VALLEY 85253	6300 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
29	169-36-021	VMS FAMILY TRUST	6222 E JOSHUA TREE LN PARADISE VALLEY 85253	6222 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
30	169-36-022	MARTIN DON P/CYNTHIA L	6204 E JOSHUA TREE LN PARADISE VALLEY 85253	6204 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
31	169-36-023	LINCICOME ELAINE R TR	6203 E JOSHUA TREE LN PARADISE VALLEY 85253	6203 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
32	169-36-024	STEVEN J LIPSKY AND JANET M LIPSKY REVOCABLE	6721 N 62ND ST PARADISE VALLEY 85253	6721 N 62ND ST PARADISE VALLEY AZ 85253
33	169-36-025	WILSON JOHN C & MARGUERITE B	6208 E CACTUS WREN RD PARADISE VALLEY 85253	6208 E CACTUS WREN DR SCOTTSDALE AZ 85253
34	169-36-026	CLARKE RONALD B TR	6216 E CACTUS WREN RD PARADISE VALLEY 85253	6216 E CACTUS WREN RD PARADISE VALLEY AZ 85253
35	169-36-027	YALOWITZ EDWARD/GWEN L TR	6257 E JOSHUA TREE LN PARADISE VALLEY 85253	6257 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
36	169-36-028	ROGERS LISA	6227 E JOSHUA TREE LN PARADISE VALLEY 85253	2 NAUTICAL LN TORONTO ON CANADA M8V4E7
37	169-36-029	R SCOTT GREER & MICHELLE GREER REVOCABLE TR	6207 E INDIAN BEND RD PARADISE VALLEY 85253	6207 E INDIAN BEND RD PARADISE VALLEY AZ 85253
38	169-36-030	JP1031 REV270 LLC	6221 E INDIAN BEND RD PARADISE VALLEY 85253	4140 E 14TH ST DES MOINES IA 50313
39	169-36-031	STEIN CRAIG M/TONI TR	6233 E INDIAN BEND RD PARADISE VALLEY 85253	6233 E INDIAN BEND RD PARADISE VALLEY AZ 85253
40	169-36-036	CARLANG LLC	7017 N INVERGORDON RD PARADISE VALLEY 85253	7152 E CARON DR PARADISE VALLEY AZ 85253
41	169-36-037	DANIELS JOHN F III/KIMBERLY A	7020 N INVERGORDON RD PARADISE VALLEY 85253	7020 N INVERGORDON RD PARADISE VALLEY AZ 85253
42	169-36-038	KESSLER IRVIN R/ANDERSON BARBARA J	6210 E INDIAN BEND RD PARADISE VALLEY 85253	2800 NIAGARA LANE NORTH PLYMOUTH MN 55447
43	169-37-027C	ENCORE CONSTRUCTION DEVELOPMENT LLC	6145 E CACTUS WREN RD PARADISE VALLEY 85253	6145 E CACTUS WREN PARADISE VALLEY AZ 85253
44	169-37-028	BERTE MICHAEL R/STEPHANIE	6600 N CARDINAL DR PARADISE VALLEY 85253	6600 N CARDINAL DR PARADISE VALLEY AZ 85253
45	169-38-002	JOHNSON GEORGE H/JANA S TR	6600 N INVERGORDON RD PARADISE VALLEY 85253	6600 N INVERGORDON PARADISE VALLEY AZ 85253
46	169-38-005A	SACHDEVA ASHISH/NAMITA SWARUP	6307 E CACTUS WREN RD PARADISE VALLEY 85253	6307 E CACTUS WREN RD PARADISE VALLEY AZ 85253
47	169-38-005B	ELISABETH L BOL LIVING TRUST	6612 N IRONWOOD DR PARADISE VALLEY 85253	955 GREAT ROAD 92 PRINCETON NJ 08540
48	169-38-009A	MCEOWN JAMES R & TINA J	6200 E REDWING RD PARADISE VALLEY 85253	6200 E REDWING PARADISE VALLEY AZ 85253
49	169-38-010E	SCHWARTZBERG VECIO REVOCABLE TRUST	6526 N WHITE WING RD PARADISE VALLEY 85253	6526 N WHITE WING RD PARADISE VALLEY AZ 85253
50	169-38-012	NGUYEN LINH/TRAN KIM	6501 N 63RD PL PARADISE VALLEY 85253	373 CANYON VIEW DR FARMINGTON NM 87401
51	169-38-013	BAGAL ELLIOTT/CALVETTI KIMBERLEY	6511 N 63RD PL PARADISE VALLEY 85253	6511 N 63RD PLACE PARADISE VALLEY AZ 85253
52	169-38-014	BAMFORD WILLIAM C/SARAH R	6519 N 63RD PL PARADISE VALLEY 85253	6519 N 63RD PL PARADISE VALLEY AZ 85253
53	169-38-015	LEE STEVEN S/KATRINA N	6527 N 63RD PL PARADISE VALLEY 85253	6527 N 63RD PL PARADISE VALLEY AZ 85253
54	169-38-017	ROBERT BUSHWY AND RHONDA BOND-BUSHWY TRUST	6536 N 63RD PL PARADISE VALLEY 85253	6536 N 63RD PL PARADISE VALLEY AZ 85253
55	169-38-018	SINGH FAMILY TRUST	6528 N 63RD PL PARADISE VALLEY 85253	6528 N 63RD PL PARADISE VALLEY AZ 85253
56	169-38-019	AIELLO STEVEN/LORI	6520 N 63RD PL PARADISE VALLEY 85253	6520 N 63RD PL PARADISE VALLEY AZ 85253
57	169-38-020	CALVETTI KIMBERLEY/BAGAL ELLIOT V	6512 N 63RD PL PARADISE VALLEY 85253	6511 N 63RD PL PARADISE VALLEY AZ 85253-4281
58	169-38-021	6502 N 63RD STREET LLLP	6502 N 63RD PL PARADISE VALLEY 85253	4-9659-192ND ST SURREY BC CANADA O4NAC7
59	169-38-022C	ARIZONA PUBLIC SERVICE CO	6220 E LINCOLN DR PARADISE VALLEY 85253	P O BOX 53999 MS 9565 PHOENIX AZ 85072
60	169-38-023	INVERGORDON LLC	6533 N 63RD PL PARADISE VALLEY 85253	6533 N 63RD PL PARADISE VALLEY AZ 85253
61	169-38-024	GERARD ARNOLD JOE	6621 N WHITE WING RD PARADISE VALLEY 85253	6621 N WHITE WING RD PARADISE VALLEY AZ 85253
62	169-38-025	ERICKSON RICHARD K/JULIAINE K TR	6601 N WHITE WING RD PARADISE VALLEY 85253	6601 N WHITE WING RD PARADISE VALLEY AZ 85253
63	169-38-028	JACKSON KEVIN B/MIRIAM TR	6315 E CACTUS WREN RD PARADISE VALLEY 85253	6315 E CACTUS WREN RD PARADISE VALLEY AZ 85253
64	169-38-029	SHORR STEPHEN	6335 E CACTUS WREN RD PARADISE VALLEY 85253	P O BOX 9787 SCOTTSDALE AZ 85252
65	169-38-030	WITTWER THOMAS C/JUDITH	6363 E CACTUS WREN RD PARADISE VALLEY 85253	6363 E CACTUS WREN RD PARADISE VALLEY AZ 85253
66	169-38-031	ZAVERI MINESH RAMESH/RACHANA R	6223 E CACTUS WREN RD PARADISE VALLEY 85253	6223 E CACTUS WREN RD PARADISE VLY AZ 85253-4243
67	169-38-032	NEAL JAMES R III/HEATHER	6651 N CARDINAL DR PARADISE VALLEY 85253	6651 N CARDINAL DR PARADISE VALLEY AZ 85253
68	169-38-932	ELISABETH L BOL LIVING TRUST	6612 N IRONWOOD DR PARADISE VALLEY 85253	955 GREAT ROAD 92 PRINCETON NJ 08540
69	169-38-933	MCNERNEY LIVING TRUST	6600 N IRONWOOD DR PARADISE VALLEY 85253	6600 N IRONWOOD PARADISE VALLEY AZ 85253
70	169-38-934	SENYK CRAIG D	6220 E REDWING RD PARADISE VALLEY 85253	85 ASPEN RIDGE WAY CALGARY AB CANADA T3H5M2
71	169-38-935	CLARK JONATHAN CRAWFORD/THERESA TIERNEY	6230 E REDWING RD PARADISE VALLEY 85253	6230 E REDWING RD PARADISE VALLEY AZ 85253
72	169-38-939	KAYLA M SHARP LIVING TRUST	6212 E LINCOLN DR PARADISE VALLEY 85253	8702 E DEVONSHIRE AVE SCOTTSDALE AZ 85251
73	169-38-940	JAMES A RAPPE AND KRISTINE A RAPPE REVOCABLE		2121 N TERRACE AVE MILWAUKEE WI 53202
74	169-38-941	GUSTAFSON JENNIFER M/GRANT E		6219 E REDWING ROAD PARADISE VALLEY AZ 85283
75	169-39-117	LIU XIAOMING/WANG WEI	6320 E HUNTRESS DR PARADISE VALLEY 85253	6320 E HUNTRESS DR PARADISE VALLEY AZ 85253
76	169-39-118	BASS DAVID M	6310 E HUNTRESS DR PARADISE VALLEY 85253	948 N SYCAMORE AVE LOS ANGELES CA 90038
77	169-39-119	VALENTINO JOHN J/MARY CLARE	6300 E HUNTRESS DR PARADISE VALLEY 85253	1902 NICHOLAS DR HUNTINGDON VY PA 19006-7931
78	174-51-002B	PAQUELET CHARLES A/KELLY RAE	6629 E MEADOWLARK LN PARADISE VALLEY 85253	1200 N MAYFAIR DR STE-250 MILWAUKEE WI 53226
79	174-51-002C	MLPVAZ LLC	6601 E MEADOWLARK LN PARADISE VALLEY 85253	PO BOX 782050 WICHITA KS 67278-2050
80	174-51-026	KBR FAMILY TRUST	6563 E MEADOWLARK LN PARADISE VALLEY 85253	6563 E MEADOWLARK LN PARADISE VALLEY AZ 85253
81	174-51-027	STROM FAMILY TRUST	6543 E MEADOWLARK LN PARADISE VALLEY 85253	6543 E MEADOWLARK LN PARADISE VALLEY AZ 85253
82	174-51-028	BENNETT MATTHEW ELJE	6515 E MEADOWLARK LN PARADISE VALLEY 85253	6515 E MEADOWLARK LN PARADISE VALLEY AZ 85253
83	174-51-029	KNISHINSKY AMRAM	6516 E MEADOWLARK LN PARADISE VALLEY 85253	6516 E MEADOWLARK LN SCOTTSDALE AZ 85253
84	174-51-030D	ZUCKER FAMILY TRUST	6544 E MEADOWLARK LN PARADISE VALLEY 85253	6544 E MEADOWLARK LN PARADISE VALLEY AZ 85253
85	174-52-002G	4NUGGETS LLC		2527 E BEECHNUT CT CHANDLER AZ 85249
86	174-52-002H	4NUGGETS LLC		2527 E BEECHNUT CT CHANDLER AZ 85249
87	174-52-004A	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
88	174-52-005C	AIR PLEX REVOCABLE TRUST	6440 E INDIAN BEND RD PARADISE VALLEY 85253	118 RUNWAY RD BOX 121 FRIEDENS PA 15541
89	174-52-005D	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003

90	174-52-006	PHOENIX CITY OF	6530 E MEADOWLARK LN PARADISE VALLEY 85253	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
91	174-52-007	COMSTOCK MELVIN B/AMANDA C TR	6544 E INDIAN BEND RD PARADISE VALLEY 85253	6544 E INDIAN BEND RD PARADISE VALLEY AZ 85253
92	174-52-008	FARAJI MICHAEL	7026 N 66TH ST PARADISE VALLEY 85253	PO BOX 9900 RANCHO SANTA FE CA 92067
93	174-52-010	LULU ARIZONA LLC	7150 N 64TH PL PARADISE VALLEY 85253	25030 S 190TH ST QUEEN CREEK AZ 85142
94	174-52-011	SUDJARITRUKSE SUCHART/SUDSAWAT TR	7120 N 64TH PL PARADISE VALLEY 85253	7120 N 64TH PL PARADISE VALLEY AZ 85253
95	174-52-012	KOESTER WOLFGANG J/KIM M	7121 N 64TH PL PARADISE VALLEY 85253	7121 N 64TH PL PARADISE VALLEY AZ 85253
96	174-53-001D	AIR PLEX REVOCABLE TRUST	7011 N INVERGORDON RD PARADISE VALLEY 85253	PO BOX 121 118 RUNWAY DR FRIEDENS PA 15541
97	174-53-001F	PRIMROSE VALLEY PROPERTIES LLC	6543 E INDIAN BEND RD PARADISE VALLEY 85253	6514 E CACTUS WREN RD PARADISE VALLEY AZ 85253
98	174-53-004B	AIR PLEX REVOCABLE TRUST		PO BOX 121 118 RUNWAY DR FRIEDENS PA 15541
99	174-53-005A	PRIMROSE VALLEY PROPERTIES LLC	6543 E INDIAN BEND RD PARADISE VALLEY 85253	6514 E CACTUS WREN RD PARADISE VALLEY AZ 85253
100	174-53-007K	REBECCA BOWMAN NASSIKAS TRUST	6741 N INVERGORDON RD PARADISE VALLEY 85253	PO BOX 26447 SCOTTSDALE AZ 85255
101	174-53-008K	MR BLUEBIRDS SHOULDER LLC	6400 E CACTUS WREN RD PARADISE VALLEY 85253	6061 E CABALLO DR PARADISE VALLEY AZ 85253
102	174-53-009A	MR BLUEBIRDS SHOULDER LLC	6400 E CACTUS WREN ST PARADISE VALLEY 85253	6061 E CABALLO DR PARADISE VALLEY AZ 85253
103	174-53-010A	UNDERHILL PROPERTY TRUST	6500 E CACTUS WREN RD PARADISE VALLEY 85253	PO BOX 22083 PHOENIX AZ 85028
104	174-53-010C	MR BLUEBIRDS SHOULDER LLC		6061 E CABALLO DR PARADISE VALLEY AZ 85253
105	174-53-011	MULFORD JEANNIE L	6514 E CACTUS WREN RD PARADISE VALLEY 85253	6514 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
106	174-53-012	WOITESHEK EDWARD/MCCAFFERY ALEXANDRIA	6400 E JOSHUA TREE LN PARADISE VALLEY 85253	6400 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
107	174-53-013	WNJ24K LLC	6418 E JOSHUA TREE LN PARADISE VALLEY 85253	7141 E RANCHO VISTA DR UNIT 3007 SCOTTSDALE AZ 85251-1481
108	174-53-014	KIRKE GERALD M TR	6434 E JOSHUA TREE LN PARADISE VALLEY 85253	5465 MILLS CIVIC PKWY STE 400 WEST DES MOINES IA 50266
109	174-53-015A	WARZYNSKI KENNETH C	6440 E JOSHUA TREE LN PARADISE VALLEY 85253	6440 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
110	174-53-015B	DORAN WAYNE S/KEANE DORAN MAUREEN J		6440 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
111	174-53-016	SHERRY L PETSKA REVOCABLE TRUST	6431 E JOSHUA TREE LN PARADISE VALLEY 85253	6431 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
112	174-53-017	CONGLETON MARK P/MAURI H TR	6401 E JOSHUA TREE LN PARADISE VALLEY 85253	6401 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
113	174-53-027	PARVATANENI ANILA	6430 E CACTUS WREN PL PARADISE VALLEY 85253	6929 N HAYDEN RD STE C4-613 SCOTTSDALE AZ 85250
114	174-53-030	JAMES R BRIDGEWATER SR 1999 TRUST	6735 N 65TH PL PARADISE VALLEY 85253	6735 N 65TH PL PARADISE VALLEY AZ 85253
115	174-53-031	FAZEL ABBAS/VALERIE TR	6725 N 65TH PL PARADISE VALLEY 85253	6725 N 65TH PL PARADISE VALLEY AZ 85253
116	174-53-032	CACTUS WREN PROPERTIES LLC	6720 N 65TH PL PARADISE VALLEY 85253	4932 S ELIZABETH CIRCLE ENGLEWOOD CO 80113
117	174-53-033	GARDUNO REVOCABLE TRUST	6555 E CACTUS WREN PL PARADISE VALLEY 85253	6555 E CACTUS WREN PARADISE VALLEY AZ 85253
118	174-53-034	MUMTAZ RUSHDA	6505 E CACTUS WREN PL PARADISE VALLEY 85253	6505 E CACTUS WREN PL PARADISE VALLEY AZ 85253
119	174-53-035	DUBRUL 20 YR RES TR/DUBRUL 15 YEAR RES TRUS	6445 E CACTUS WREN PL PARADISE VALLEY 85253	6445 E CACTUS WREN PL PARADISE VALLEY AZ 85253
120	174-53-036	CACTUS WREN ESTATES HOMEOWNERS ASSOC INC		5101 N CASA BLANCO DR STE 81 SCOTTSDALE AZ 85253
121	174-53-039	PAZDERKA ROBERT D	6450 E CACTUS WREN PL PARADISE VALLEY 85253	5221 N SADDLEROCK DR PHOENIX AZ 85018
122	174-53-041	PRIMROSE VALLEY PROPERTIES LLC	6600 E CACTUS WREN PL PARADISE VALLEY 85253	6514 E CACTUS WREN RD PARADISE VALLEY AZ 85253
123	174-54-005	REYNOLDS JAMES JR/SANDRA MICHELE	6673 E CACTUS WREN RD PARADISE VALLEY 85253	4923 S KIMBARK AVE CHICAGO IL 60615
124	174-54-006	STUART JON/MILDRED D	6651 E CACTUS WREN RD PARADISE VALLEY 85253	2431 EAST 61ST STREET STE 600 TULSA OK 74136
125	174-54-007	PHILIPP WALL REVOCABLE TRUST	6617 E CACTUS WREN RD PARADISE VALLEY 85253	504 W HARMONY PL CHANDLER AZ 85248
126	174-54-008	HOUSER RONALD W/ELISA K	6601 E CACTUS WREN RD PARADISE VALLEY 85253	2700 MIDWEST DR ONALASKA WI 54650
127	174-54-009	FEINER MICHAEL A/DEBRA L	6624 N 66TH PL PARADISE VALLEY 85253	7400 E CRESTLINE CIR STE 250 GREENWOOD VILLAGE CO 80111
128	174-54-010	HUNTER MASON LLC	6632 N 66TH PL PARADISE VALLEY 85253	6632 N 66TH PL PARADISE VALLEY AZ 85253
129	174-54-011	LLV MANAGEMENT LLC	6638 N 66TH PL PARADISE VALLEY 85253	6638 N 66TH PL PARADISE VALLEY AZ 85253
130	174-54-012	MCCAFFERTY LIVING TRUST	6646 N 66TH PL PARADISE VALLEY 85253	6646 N 66TH PL PARADISE VALLEY AZ 85253
131	174-54-013	PARASHER FAMILY TRUST	6650 N 66TH PL PARADISE VALLEY 85253	7121 E FOOTHILL DR PARADISE VALLEY AZ 85253
132	174-54-015A	WICK BARBARA TR	6601 E INDIAN BEND RD PARADISE VALLEY 85253	6601 E INDIAN BEND RD PARADISE VALLEY AZ 85253
133	174-54-016	PV1 IB LLC	6602 E INDIAN BEND RD PARADISE VALLEY 85253	6602 E INDIAN BEND RD PARADISE VALLEY AZ 85253
134	174-54-017	MH RESIDENTIAL PROPERTIES LLC	6644 E INDIAN BEND RD PARADISE VALLEY 85253	82 GLENMOOR PLACE CHERRY HILLS VILLAGE CO 80113
135	174-54-018	WHITTINGTON RD	6658 E INDIAN BEND RD PARADISE VALLEY 85253	7689 E PARADISE LN STE 7 SCOTTSDALE AZ 85260-1691
136	174-54-023	BARKDULL DOUGLAS W/JULIETTE IRAKILIEV	6659 E INDIAN BEND RD PARADISE VALLEY 85253	1711 S 47TH AVE PHOENIX AZ 85043
137	174-54-024	4606MO LLC	6655 N 66TH PL PARADISE VALLEY 85253	6655 N 66TH PL PARADISE VALLEY AZ 85253
138	174-54-025	WILLIAM G PETTY JR TRUST	6643 N 66TH PL PARADISE VALLEY 85253	427 DEEPWOOD CT NAPERVILLE IL 60540
139	174-54-026	FEUER FAMILY TRUST	6639 N 66TH PL PARADISE VALLEY 85253	5353 N 16TH ST SUITE 105 PHOENIX AZ 85016
140	174-54-027	CLAYTON W COADY LIVING TRUST	6635 N 66TH PL PARADISE VALLEY 85253	6909 E LINCOLN DR SCOTTSDALE AZ 85253
141	174-54-028	GARVIN SAMUEL SCOTT/DOMENICA R P TR	6629 N 66TH PL PARADISE VALLEY 85253	6629 N 66TH PL PARADISE VALLEY AZ 85253
142	174-54-029	SIEGEL MARK P/DEBRA L TR	6615 N 66TH PL PARADISE VALLEY 85253	6615 N 66TH PL PARADISE VALLEY AZ 85253
143	174-54-030	HARMON RICHARD J JR/JOLE R	6672 E CACTUS WREN RD PARADISE VALLEY 85253	4149 N HOLLAND SYLVANIA RD STE 8 TOLEDO OH 43623
144	174-54-034	SMITH BRENTON HAROLS/SHARON LEE TR	6671 E JUDSON RD PARADISE VALLEY 85253	1931 YUCCA AVE FULLERTON CA 92835
145	174-54-035	LENTINO LESLIE F TR/MICHELIN A TR	6674 E JUDSON RD PARADISE VALLEY 85253	6645 N LEROY LINCOLNWOOD IL 60712-3201
146	174-54-037	JUDSON COMMUNITY ASSOCIATION	6700 E JUDSON RD PARADISE VALLEY 85253	7500 N DOBSON RD STE 150 SCOTTSDALE AZ 85256
147	174-59-006	ROBINSON DONALD M/CATHERINE L TR	6500 N 66TH PL PARADISE VALLEY 85253	6500 N 66TH PL PARADISE VALLEY AZ 85253
148	174-59-007	BJAN FAMILY ENTERPRISES LLC	6526 N 66TH PL PARADISE VALLEY 85253	1402 E COLT RD TEMPE AZ 85284
149	174-59-017	GROLL BRUCE J	6602 E HORSESHOE LN PARADISE VALLEY 85253	6602 E HORSESHOE LN PARADISE VALLEY AZ 85253
150	174-59-018	MARVIN DAVIS REVOCABLE TRUST	6608 E HORSESHOE LN PARADISE VALLEY 85253	6608 E HORSESHOE LN PARADISE VALLEY AZ 85253
151	174-59-025B	KEYSER CATHERINE	6601 E OCOTILLO RD PARADISE VALLEY 85253	6601 E OCOTILLO RD PARADISE VALLEY AZ 85253
152	174-59-025C	AMIRREZVANI MAHMOOD/MINOO TR	6649 E OCOTILLO RD PARADISE VALLEY 85253	5101 E FANFOL DR PARADISE VALLEY AZ 85253
153	174-59-025D	CHICS LLC	6619 E OCOTILLO RD PARADISE VALLEY 85253	15029 N 74TH ST SCOTTSDALE AZ 85260
154	174-59-027	MALEK MARCEL	6649 E OCOTILLO RD PARADISE VALLEY 85253	8438 E SHEA BLVD STE 101 SCOTTSDALE AZ 85260
155	174-60-001C	SKOKIE INVESTORS LLC	6515 E CACTUS WREN RD PARADISE VALLEY 85253	825 S BARRINGTON AVE BRENTWOOD CA 90049
156	174-60-004S	POLK BRUCE HENDERSON/MELANIE P	6565 E CACTUS WREN RD PARADISE VALLEY 85253	6565 E CACTUS WREN RD PARADISE VALLEY AZ 85253
157	174-60-004T	POLK BRUCE HENDERSON/MELANIE P	6565 E CACTUS WREN PARADISE VALLEY 85253	6565 E CACTUS WREN RD PARADISE VALLEY AZ 85253
158	174-60-035	MCCARTER JOSHUA MICHAEL NICHOLAS/TRACEY ANN	6501 E CACTUS WREN RD PARADISE VALLEY 85253	257 W 17TH ST APT 6B NEW YORK NY 10011-5365
159	174-60-036	ARYNA FAMILY LLP	6721 N 65TH ST PARADISE VALLEY 85253	6721 N 65TH ST PARADISE VALLEY AZ 85253
160	174-60-037	WANDA I POLLACK SURVIVORS TRUST	6711 N 65TH ST PARADISE VALLEY 85253	14707 GRANITE WAY SARATOGA CA 95070
161	174-60-038	GOODSON RONALD/ANITA	6701 N 65TH ST PARADISE VALLEY 85253	6701 N 65TH ST PARADISE VALLEY AZ 85253
162	174-60-039	MASALKHI MUTTAA/RAGHED	6615 N 65TH ST PARADISE VALLEY 85253	6615 N 65TH ST PARADISE VALLEY AZ 85253
163	174-60-040	LEVINE ERNEST S	6601 N 65TH ST PARADISE VALLEY 85253	6601 N 65TH ST PHOENIX AZ 85253
164	174-60-041	PEREZ REYNALDO/AHN KIMBERLY	6515 N 65TH ST PARADISE VALLEY 85253	6515 N 65TH ST PARADISE VALLEY AZ 85253
165	174-60-042	TEETS HEIDI JANE TR	6501 E SIERRA VISTA DR PARADISE VALLEY 85253	6501 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
166	174-60-043	ROBERTS MICHAEL S/BEVERLY M	6467 E SIERRA VISTA DR PARADISE VALLEY 85253	6467 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
167	174-60-044	SAWHNEY SAMIR/NAZILA	6453 E SIERRA VISTA DR PARADISE VALLEY 85253	6453 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
168	174-60-045	DIBAZAR HOSSEIN A/SEYEDMADANI LEILA TR	6439 E SIERRA VISTA DR PARADISE VALLEY 85253	6439 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
169	174-60-046	WALLACE SUEMOY S	6431 E SIERRA VISTA DR PARADISE VALLEY 85253	6431 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
170	174-60-047	MIRAGLIA CHAD/JEANNE M	6500 N 64TH PL PARADISE VALLEY 85253	625 W DEER VALLEY RD STE 103-618 PHOENIX AZ 85027
171	174-60-048	MIRAGLIA CHAD/JEANNE M	6516 N 64TH PL PARADISE VALLEY 85253	625 W DEER VALLEY RD STE 103-618 PHOENIX AZ 85027
172	174-60-049	RMP RESIDENTIAL 1 LLC	6600 N 64TH PL PARADISE VALLEY 85253	6600 N 64TH PL PARADISE VALLEY AZ 85253
173	174-60-050	FRIEDSTEIN SHELTON L/GOLDA J	6616 N 64TH PL PARADISE VALLEY 85253	PO BOX 7917 ASPEN CO 81612
174	174-60-051	MATIN VAFA K/SHELLEY J	6700 N 64TH PL PARADISE VALLEY 85253	6700 N 64TH PL PARADISE VALLEY AZ 85253
175	174-60-053A	HAKIMNIA KAMRAN/MAHNAZ	6431 E CACTUS WREN RD PARADISE VALLEY 85253	PO BOX 25206 TEMPE AZ 85285
176	174-60-054	NABAVI FARHAD	6714 N 64TH PL PARADISE VALLEY 85253	P O BOX 27725 TEMPE AZ 85285
177	174-60-055	LECHTER MICHAEL A/SHARON L	6611 N 64TH PL PARADISE VALLEY 85253	6611 N 64TH PL PARADISE VALLEY AZ 85253
178	174-60-056	MARTIN FAMILY REVOCABLE LIVING TRUST	6430 E SIERRA VISTA DR PARADISE VALLEY 85253	6430 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
179	174-60-057	SELLERS FAMILY TRUST	6440 E SIERRA VISTA DR PARADISE VALLEY 85253	6440 E SIERRA VISTA DR PARADISE VALLEY AZ 85253

180	174-60-058	TORHJELM DONNA M	6454 E SIERRA VISTA DR PARADISE VALLEY 85253	4300 N MILLER RD 110-8 SCOTTSDALE AZ 85251
181	174-60-059	DOANE JAMES K	6468 E SIERRA VISTA DR PARADISE VALLEY 85253	PO BOX 55 SCOTTSDALE AZ 85252
182	174-60-060	LIPPMAN BRENT W/RITA S TR	6614 N 65TH ST PARADISE VALLEY 85253	6614 N 65TH ST PARADISE VALLEY AZ 85253
183	174-60-061	ELLEN LOUISE GLAZER 1966 B TRUST	6712 N 65TH ST PARADISE VALLEY 85253	PO BOX 5308 SIOUX FALLS SD 57117
184	174-60-062	RESTIVO JOINT REVOCABLE TRUST	6619 N 64TH PL PARADISE VALLEY 85253	6619 N 64TH PL PARADISE VALLEY AZ 85253
185	174-60-063	MCADAMS ANDREW	6601 N 65TH ST PARADISE VALLEY 85253	6601 N 65TH ST PARADISE VALLEY AZ 85253
186	174-61-006B	PARADISE VALLEY TOWN OF ARIZONA	6401 E LINCOLN DR PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ 85253
187	174-61-006C	PARADISE VALLEY TOWN OF ARIZONA	6433 E LINCOLN DR PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ 85253
188	174-61-007A	PARADISE VALLEY TOWN OF	6517 E LINCOLN DR PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ 85253
189	174-61-013D	PARADISE VALLEY TOWN OF	6511 E LINCOLN DR PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ 85253



Action Report

File #: 20-037

TO: Chair and Planning Commission

FROM: Jeremy Knapp, Community Development Director

DATE: January 21, 2020

DEPARTMENT: Community Development

AGENDA TITLE:
Continued Discussion of Upcoming Planning Commission Items for Council Retreat

BACKGROUND

The Planning Commission has been preparing a list of policy and/or code change items to give the Town Council in advance of the Town Council retreat scheduled in early 2020. The Commission discussed this topic at the October 15th, December 17th, and January 7th work sessions. The January 21st work session will be the final opportunity for the Planning Commission to discuss prior to Town Council's retreat. An edited summary of the potential items from the previous meetings include:

1. Modify the Hillside Building Committee (HBC) membership and/or Commission rotation:
 - a. Change the makeup of HBC from 2 permanent citizen members with 3 rotating Commissioners to 3 permanent citizen members and 2 rotating Commissioners.
 - b. Possibility of changing the Commission rotation schedule from a 6-month tour to a 12-month tour to help promote consistency of review.
2. Notification to hillside property owners and potential hillside buyers of the hillside regulations:
 - a. Create brochure or pamphlet highlighting the basic hillside requirements and process, providing a link to the hillside code, and identify the staff contact for hillside.
 - b. Give brochure to realtors, to homeowner associations, post it on Town's website, and add it to the Town's resident guide.
3. Apply the flatland open space criteria to hillside lots.
4. Require a sticker be affixed to any temporary signage indicated the appropriate permits have been issued.
5. Exterior lighting changes after Town approval:
 - a. Concern that applicants replace code compliant light fixtures with non-compliant fixtures after receiving final inspection.
 - b. Request more night-time inspections by the code compliance officer.

6. Planning Commission rules and procedures update:
 - a. Complete the updated rules and procedures for the Commission.
7. Noticing Requirements:
 - a. Concern that the 1,500' noticing radius may be excessive and should be dependent on the type of request.
 - b. Consider a different noticing radius for out of town residents.
 - c. Examine other types or methods of noticing and provide earlier noticing to increase communication with residents and citizen involvement (i.e. earlier signage on site, increase the size of the signage for visibility, earlier mailing).
8. Posting of construction signs:
 - a. Concern that construction signs are not being posted. Request more enforcement to verify that construction signs are posted on the job sites.



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 20-036

Approval of December 17, 2019 Planning Commission Minutes



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes

Planning Commission

Tuesday, December 17, 2019

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Wainwright called the meeting to order at 6:00 p.m.

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Planning Manager Paul Michaud
Senior Planner George Burton

2. ROLL CALL

Chairman Wainwright left the meeting after Item 19-444 at 6:35 p.m.

Present 6 - Commissioner Jonathan Wainwright
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Orme Lewis

Absent 1 - Commissioner Daran Wastchak

3. EXECUTIVE SESSION

None

4. PUBLIC HEARINGS

- A.** 19-444 Consideration of a Minor Special Use Permit Amendment
Minimum parking requirements and construction of an outdoor tank enclosure
7125 E Lincoln Drive - Lincoln Plaza Medical Center (SUP-19-05)
- A motion was made by Commissioner Campbell, seconded by Commissioner Covington, to deem the requested amendment for minimum parking requirements and construction of an outdoor tank enclosure at Lincoln Plaza Medical Center as a minor amendment to the Special Use Permit zoning per the criteria listed in Section 1102.7.B of the Zoning Ordinance. The motion carried by the following vote:**

Aye: 6 - Commissioner Wainwright, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos and Commissioner Lewis

Absent: 1 - Commissioner Wastchak

Paul Michaud, Planning Manager, introduced the item sharing the site location, request, and existing conditions among other things. He then reviewed parking for the site including its history and the proposed parking for 150 spaces. He also presented information on the tank and tank enclosure for the site. He continued to review the request providing an overview of the criteria for a minor amendment, noticing, public comments, and updated stipulations.

It was noted that they would have to change the stipulation on the bollards since they have to be yellow.

Commissioner Georgelos clarified that the applicant is complying with the minimum standard of 123 parking spaces and opting to have even more parking spaces. She then asked if they plan to maintain that number of parking spaces.

Mr. Michaud responded he believed so, but they could lose some parking spaces with the addition of more accessible parking or changes in access along Lincoln Drive.

Commissioner Georgelos pointed out the challenge of approving a site plan with 150 spaces but a request to only require 123.

Commissioner Campbell asked for further clarification on the tank enclosure.

Mr. Michaud clarified the tank enclosure plan and where the bollards would be located. It was noted that the striped area was to indicate no parking within 10 feet of the enclosure.

Wendy Riddell explained that she was representing the adjacent property AJ Shopping center. She indicated that their previous concern was with the location of the oxygen tank, but now that it has been relocated 50 feet from their property they are in full support of the application.

Bob Hunt, resident and patient, stated he is also in support of the project and the new medical facility which he feels will benefit himself and other Town residents.

Jerry Bisgrove, resident and patient, commented he supported the project and Paradise Valley will be very privileged to have a facility like this.

Carrie Bordinko, wellness center tenant, indicated she was there to answer questions about the wellness center.

A motion was made by Commissioner Campbell, seconded by Commissioner Anton, to approve the Minor Special Use Permit Amendment for minimum parking requirements and construction of an outdoor tank enclosure at Lincoln Plaza Medical Center located at 7125 E Lincoln Drive, subject to the stipulations in the action report with three edits that the bollards be painted yellow as required by code, to edit Stipulation 2.a changing "nearest" to "furthest from", and that the area around the enclosure be striped for no parking.

There are also three scrivener errors noted as follows: Stipulation 2, the date of the overall site plan is December 11, 2019; Stipulation 3, the date of the narrative is November 21, 2019; and Stipulation 5, the existing reduced parking spaces total 33 and 16 are angled parking spaces.

The revised stipulations are as follows:

1. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Minor Amendment SUP 19-05.
2. All improvements associated with SUP-19-05 shall amend any prior approved plans, or portions thereof, and such improvements shall be in substantial compliance with the following:
 - a. The overall site plan, showing the tank location south of the buildings, Sheet A-001, prepared by Vertical Design Studios, sealed by registered architect, Justin J. Gregonis, on December 11, 2019, with the tank enclosure to be located a minimum of 50 feet from any property line and located south of the building furthest from Lincoln Drive;
 - b. The tank enclosure detail plan, Sheet A-002, prepared by Vertical Design Studios, sealed by registered architect, Justin J. Gregonis, on December 11, 2019, that includes the tank and equipment not extending above the 10' tall enclosure, installation of bollards fully around the tank, painting the enclosure to match the building, painting the bollards yellow, and striping the area around the enclosure for no parking;
 - c. The narrative correspondence prepared by Vertical Design Studios, from Lori A. Knudson, Project Architect, dated November 21, 2019;
 - d. The parking study prepared by CivTech, sealed by registered professional engineer, Dawn D. Cartier, on November 11, 2019;
 - e. Sheet E-100, Electrical Site Plan, the details for the exterior light at the tank enclosure, prepared by Vertical Design Studios, sealed by registered professional engineer, Hamid Farhadi, on November 20, 2019, revising the location of the tank enclosure to 50' from the property line; and
 - f. Sheet A-003, Site Details – Parking, for the accessible ADA guardrail, prepared by Vertical Design Studios, sealed by registered architect, Justin J. Gregonis, on November 13, 2019; and
3. Operation of the hyperbaric oxygen treatment center shall fully comply with all current health and safety provisions required by Federal, State of Arizona, and Town of Paradise Valley, AZ, regulations. These are generally described in the narrative correspondence prepared by Vertical Design Studios, from Lori A.

Knudson, Project Architect, dated November 21, 2019 and the correspondence from Robert Lee, Building Official, dated November 1, 2019 and November 20, 2019. Additional provisions include the following:

- a. With the exception of an emergency; the refueling deliveries, maintenance, and repairs to the hyperbaric oxygen treatment equipment system shall be performed during daylight hours between sunrise and sunset;
- b. Emergency shall mean a sudden or unforeseen situation that requires immediate work to prevent or mitigate injury or damage to persons or property. An emergency exists only for the time necessary to remedy the immediate risk of harm;
- c. The Owner and tenant for the hyperbaric oxygen treatment center shall regularly provide the Town of Paradise Valley Police Department and Town of Paradise Valley Community Development Department a 24-hour contact with the person's name, phone number, and email, in case of emergencies; along with access to the site for safety inspections upon request. The emergency contact name and phone number shall be posted on the exterior of the tank enclosure in a visible location;
- d. In the event of an emergency, the Owner and/or tenant may make the necessary repairs. The Town of Paradise Valley Police Department shall be notified immediately of the emergency. The Town of Paradise Valley Community Development Department shall be notified by the next business day to determine any appropriate building permit(s) and inspections; and
- e. The exterior light for the tank enclosure shall be mounted below the height of the enclosure, not to exceed a mounting height of 10' to the top of the fixture, not exceed 3,000 Kelvins, and not exceed 3,500 lumens. Unless for an emergency or maintenance, the light shall be turned off between sunset and sunrise.

4. The minimum number of parking spaces on the Property shall be 123 based on the existing allowable medical and dental clinic office, pharmacy, and urgent care uses. New tenant uses that may require amendment to the Special Use Permit zoning of the Property, pursuant to Article XI, Special Uses and Additional Use Regulations, of the Town Zoning Ordinance, may require a different minimum parking requirement based on Town review. Such review may include re-evaluation of parking, traffic, and circulation. Analysis may include items such as trip generation data from registered professionals, among other analysis.

5. The parking space and aisle dimensions shall be as illustrated on the approved overall site plan attached hereto. The minimum parking space size shall be 180 square feet as defined in Article II, Definitions, of the Town Zoning Ordinance. This minimum parking space area may include up to a 2'0" overhang into an adjoining landscape/hardscape area. This overhang shall, in perpetuity, be kept and maintained clear of plant or other material that may restrict the parking of a vehicle. 33 of the parking spaces, specifically the 16 angled parking spaces in the rear yard and the 17 parking spaces along the south property line, are allowable as shown on the overall site plan.

6. The Owner shall provide to the Town of Paradise Valley Community Development Director, or designee, an as-built landscape plan and as-built overall site plan after all improvements are made to and/or adjoining the Property. These improvements, include, and may not be limited to, the tank enclosure with this Minor Special Use Permit application, SUP-19-05, the installation of sidewalk adjoining the Property along Lincoln Drive, and the coordination between the Owner and the Town of Paradise Valley regarding access driveway improvements along Lincoln Drive. Submittal of said as-built

plans shall be completed no later than 30 calendar days from the completion of said improvements or from the written request by the Town of Paradise Valley Community Development Director, or designee.

7. The property owner and Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney within 10 calendar days of the approval of this amendment to the Special Use Permit.

8. The Owner may submit plans for the relocation of the existing trash enclosure for Town Manager, or designee, approval, provided that the trash enclosure relocation plans meet the following criteria:

- a. Have a location south of the front building, and in a location that mitigates noise and odor from the adjoining resort uses;
- b. Have a height, as measured from finished grade, not to exceed 8 feet;
- c. Have a fully screened enclosure such that the trash bins are not visible and include an opaque gate;
- d. Have a paint color for the enclosure and gate that matches the building color palette; and
- e. Have a minimum setback of at least 3 feet from any property line.
- f. Cannot be built until after applicable Town building permit(s) have been applied for and issued.

9. Due to the loss of covered parking with the location of the tank enclosure, the Owner may submit revised covered parking plans and the applicable Town building plans for Town Manager, or designee, review and approval, provided that the revised covered parking meet the following criteria:

- a. Have a location south of the front building;
- b. The total covered parking spaces on the site shall not exceed 24 covered spaces;
- c. Have a setback of a minimum of 3 feet from the property line;
- d. Have a height, as measured from finished grade, not to exceed 10 feet;
- e. Have a parking canopy painted to match the building color palette; and
- f. Have hooded and shielded lighting: not exceed 3,000 Kelvins per fixture; not to exceed 2,500 lumens per fixture; mounted 8 feet or less; and subject to verification that the installed lighting does not exceed 0.5 foot-candles at the property line.

The motion carried by the following vote:

Aye: 6 - Commissioner Wainwright, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos and Commissioner Lewis

Absent: 1 - Commissioner Wastchak

5. STUDY SESSION ITEMS

- A. 20-005 Discussion of a Minor Special Use Permit Amendment (SUP 19-06)
Five Star Area C - Basement Lightwells, Modified Chimney Heights, and
Modified Fence Wall Heights - 7000 E Lincoln Drive

George Burton, Senior Planner, presented an overview of the request. He

reviewed information on the lightwells for the basement and provided renderings of them. He clarified that staff recommends limiting the amount of encroachment allowed in all the setback areas. He noted that currently there is only a limit to a five-foot encroachment with a maximum of 275 square feet in the front and no limits on the side and back yards.

Commissioner Campbell indicated he was fine allowing for more flexibility on the side and back yards but is uncomfortable with no limits.

Commissioner Georgelos expressed concern that no limits could be a safety issue. She then asked that the applicant return with more clear amounts of what size the lightwells will be on the side and rear yards.

Commissioner Campbell indicated he would like to see more detail on the size of the front lightwells as well, since it would allow for the lightwell to be 55 linear feet.

The applicant indicated that since there are different designs they would like some flexibility with the lightwells.

Commissioner Lewis asked about lighting on the building. Mr. Burton replied that any exterior lighting needs to be hooded and shielded, but he has not seen a lighting plan yet.

Commissioner Lewis inquired about the plant palette for the properties. Mr. Burton stated he would have to get back to them on that information.

Commissioner Georgelos stated her concern about the lightwells from a safety perspective.

Commissioner Lewis asked how they would maintain a 12-foot deep lightwell.

The applicant explained that the lightwells are fully accessible from the lower level and that there is drainage in them as well. It was also noted that the inside of the lightwell is maintained by the homeowner and anything on grade level is maintained by the homeowner association.

Commissioner Anton recommended that they put a limit on the plant height for things in the wells, so they do not exceed the front yard elevation.

The applicant noted that they meet building code for the railings for the lightwells.

Commissioner Campbell indicated he liked the minimal railing and that he

was comfortable with going with building code for safety standards.

Commissioner Lewis asked if they planned to have any grates over the light wells.

The applicant pointed out that if they had grates they would not need railings.

Mr. Burton pointed out that Stipulation 45.c will need to be modified to allow for the clear glass lightwell railing to range from 36 inches and 42 inches. They also discussed requiring a landscaping buffer in front of the glass lightwell railing.

Commissioner Anton suggested the glass be included in the front yard maintenance.

There was discussion on who should be responsible for maintenance of the glass railing.

Mr. Burton reviewed the request for a variance on the chimneys and chimney screens. He clarified that the proposed variance was only for the interior lots and that the exterior lots would be capped at the existing height limit.

Commissioner Campbell pointed out that they might not see the additional height from the perimeter streets.

The applicant noted they provided a video of what it would visually look like. He added that he liked the way the chimney was incorporated into the architecture. He added that he did not believe they anticipated chimneys when they created the Special Use Permit for this since 24 feet barely allows for standard 10-foot ceilings on a two-story home.

A video rendering of the development provided by the applicant was shown.

Commissioner Georgelos asked the applicant to provide mockups of the view of the community from different areas at the next meeting.

Mr. Burton reviewed the request for modified fence, which was a combination wall with three feet of retaining wall and an additional six feet of fence on top.

Commissioner Campbell asked what plans they had for landscaping near the fences to soften the height.

The applicant responded that from the perimeter they would only see six feet of wall. Further clarification was made on where six-foot and nine-foot walls were visible.

Mr. Burton reviewed the requirements for a minor amendment and noted they had not received any public comments on the Item.

No Reportable Action

B. 19-458

Discussion of a 4-Lot Preliminary Plat - Estates on Invergordon (PP-19-02) 6400 E Cactus Wren Rd (APN: 174-53-008K)

Mr. Michaud provided a background and summary of the request which included drainage, fire safety, and landscaping among other things.

Mr. Michaud addressed the necessary right-of-way easements for access, improvements to several roads including Invergordon Road, Jacaranda Road, and Cactus Wren Road. He noted they had received one public comment from a neighbor who was concerned with access on Invergordon Road.

Mr. Michaud reviewed the draft conditions numbered one through five suggested by staff. He then pointed out some potential discussion points for their meeting, as well as the next steps in the process.

Commissioner Campbell asked about the proposed driveway access was on the lots along Invergordon Road.

Mr. Michaud responded that they could have a driveway off of both Cactus Wren Road and Jacaranda Road. He noted that it was more typical to keep driveways on the lower traffic road.

Commissioner Campbell stated he felt it would be inconsequential to allow for three more homes to be serviced by Invergordon Road.

Commissioner Anton asked what size the existing water tanks were.

Mr. Michaud explained they stand at five feet tall.

Discussion was made on the location of the existing water well. It was determined that they were either completely on Lot 4 or straddling Lots 2 and 4, which would make it difficult to sort out who would maintain them. It was also noted that the well was not highly functional since it did not provide a significant amount of water.

Commissioner Anton suggested creating a condition that required the well either be removed or visually hidden from off the property.

Commissioner Campbell agreed with the idea of removing the well and tanks.

Mr. Michaud asked when they would like to tie in the removal of the well and tanks.

Commissioner Georgelos suggested having it done prior to the recording of the plat.

Mr. Michaud stated he would add that to the conditions.

No Reportable Action

C. 20-006

Continued Discussion of Upcoming Planning Commission Items for Council Retreat

Mr. Michaud shared the list of items they currently have and asked for additional suggestions.

Commissioner Campbell noted that there is a discrepancy on building heights between hillside and flat lots. He explained why that has created a problem and added that he would like to discuss extending the rotation lengths for hillside to be longer than six-months.

Commissioner Anton expressed that he would like to see a better method of informing people of the additional regulations for hillside homes prior to purchasing a property. Some suggestions were made on how to address the issue through the homeowner association, closing documents, mailouts, and more.

Commissioner Anton recommended discussing a better method of posting permits.

Commissioner Lewis pointed that it can be difficult to enforce lighting violations when they are looking at the lights during the day.

Mr. Burton indicated that some night inspections are done.

Commissioner Georgelos suggested having a follow-up on compliance after six months or a year.

Mr. Michaud noted that would be hard to do without a permit to trespass on

the property.

No Reportable Action

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. 19-457 Approval of November 19, 2019 Planning Commission Minutes

A motion was made by Commissioner Lewis, seconded by Commissioner Anton, to approve the November 19, 2019 Planning Commission minutes. The motion carried by the following vote:

Aye: 5 - Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos and Commissioner Lewis

Absent: 2 - Commissioner Wainwright and Commissioner Wastchak

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud reviewed the upcoming items.

11. ADJOURNMENT

A motion was made by Commissioner Lewis at 8:47 p.m., seconded by Commissioner Campbell, to adjourn the meeting. The motion carried by the following vote:

Aye: 5 - Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos and Commissioner Lewis

Absent: 2 - Commissioner Wainwright and Commissioner Wastchak

Paradise Valley Planning Commission

By: _____
Jeremy Knapp, Secretary