

TOWN OF PARADISE VALLEY  
APPLICATION FOR LOT SPLITS

PARCEL NO.: 169 - 43 - 122  
 (County Tax Assessor Number)

DATE: \_\_\_\_\_

NAME OF SUBDIVISION: Mountain Shadows Resort Estates III

If property or properties are not in a subdivision check box: ☐

If property or properties are both in and out of a subdivision check box: ☐

ADDRESS OR LOCATION OF PROPERTY: 5601 NORTH HUNTERS DRIVE  
PARADISE VALLEY, AZ 85253

OWNER: Iris J. Yellen, Trustee, U/T/A of Iris J. Yellen  
 NAME

185 DAKOTA AVENUE #150 ( ) NA  
 ADDRESS BIRMINGHAM, MI 48009 PHONE #

Iris J. Yellen / by FRED E. FLEET  
 SIGNATURE OF OWNER

*All owners of the property or properties must sign the application or submit an original signed letter acknowledging the processing of this application.*

REPRESENTATIVE: FRED E. FLEET CVL CONSULTANTS  
 NAME COMPANY

4550 N. 12TH ST PHOENIX, AZ 85014  
 ADDRESS

(602) 264-6831 (NA)  
 PHONE # FAX #

FRED E. FLEET fef\_@cvlci.com  
 SIGNATURE OF REPRESENTATIVE

If representative is the same as the owner listed on this application check box ☐ NO

*The listed representative will be the primary contact on this application. The Town will send all correspondence on this application to the listed representative, unless otherwise notated.*

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## APPLICATION FOR LOT SPLITS

(REQUIRED) PLEASE PROVIDE OR ATTACH A NARRATIVE DESCRIPTION OF THE

PROPOSAL: The purpose of this lot split is to return lot 25A of "Mountain Shadows Resort Estates" to its original configuration of 2 lots as per "Mountain Shadows Resort Estates"

### PLAN STATISTICS

NUMBER OF ORIGINAL LOT(S) OR PARCEL(S) WITH APPLICATION:

1

PROPOSED NUMBER OF LOT(S) OR PARCEL(S) WITH APPLICATION:

2

SIZE IN NET SQUARE FEET OF ORIGINAL LOT(S) OR PARCEL(S) WITH APPLICATION:

1. 0.460 AC 2. \_\_\_\_\_ 3. \_\_\_\_\_  
= 20,054

SIZE IN NET SQUARE FEET OF PROPOSED LOT(S) OR PARCEL(S) WITH APPLICATION:

1. 25B = 0.230 AC 2. 26B = 0.231 AC 3. Ø  
= 10,000 SF = 10,055 SF

ZONING: SUP

ARE ANY LOT(S) OR PARCEL(S) WITH APPLICATION DESIGNATED AS HILLSIDE:

YES \_\_\_\_\_ NO X

### CONCURRENT APPLICATIONS:

*Check if any of the following will be processed in conjunction with this application.*

GUARD GATES (excluding gates on private driveway)	YES _____	NO <u>X</u>
ROADWAY ABANDONMENT	YES _____	NO <u>X</u>
REZONING	YES _____	NO <u>X</u>

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LOT SPLIT APPLICATION INFORMATION

NOTE: ALL OWNERS/DEVELOPERS MUST HAVE COMPLETED PRE-APPLICATION PRIOR TO SUBMITTAL. AN APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED INFORMATION IS SUBMITTED IN AN APPROVED FORM. NO APPLICATION WILL BE REVIEWED UNTIL COMPLETE.

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APPLICATION FEE: SEE FEE SCHEDULE

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FOR OFFICE USE ONLY

INITIAL BELOW

\_\_\_\_\_ (REQUIRED) PRE APPLICATION CONFERENCE WITH STAFF DATE: \_\_\_\_\_

\_\_\_\_\_ APPLICATION SUBMITTED ON: \_\_\_\_\_

\_\_\_\_\_ APPLICATION FEE IN THE AMOUNT OF \$ 3515<sup>00</sup> DATE: \_\_\_\_\_

\_\_\_\_\_ RECEIPT NUMBER \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

**APPROVALS**

**ENGINEERING**

FINAL REVIEW

DATE: \_\_\_\_\_

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**COMMUNITY DEVELOPMENT DIRECTOR**

FINAL REVIEW

DATE: \_\_\_\_\_

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**COMPLETE APPLICATION REVIEWED AND APPROVED ON:** \_\_\_\_\_

\_\_\_\_\_ **PLANNING & ZONING:**

\_\_\_\_\_ PLANNING & ZONING HEARING: DATE: \_\_\_\_\_

\_\_\_\_\_ ADVERTISED FOR PUBLIC HEARING: DATE: \_\_\_\_\_

\_\_\_\_\_ POSTED FOR PUBLIC HEARING: DATE: \_\_\_\_\_

\_\_\_\_\_ **COUNCIL:**

\_\_\_\_\_ COUNCIL HEARING: DATE: \_\_\_\_\_

\_\_\_\_\_ ADVERTISED FOR PUBLIC HEARING: DATE: \_\_\_\_\_

\_\_\_\_\_ POSTED FOR PUBLIC HEARING: DATE: \_\_\_\_\_



**LOT SPLIT APPLICATION REQUIREMENTS DUE WITH SUBMISSION OF  
THE APPLICATION**

- \_\_\_\_\_ Letter from the owner authorizing agent to make the application (if applicable).
- \_\_\_\_\_ Current title report within thirty (30) days.
- \_\_\_\_\_ Filing Fee: \$2,250
- \_\_\_\_\_ Hydrology Study.
- \_\_\_\_\_ Water Service Impact Study.
- \_\_\_\_\_ Preliminary Traffic Study (if requested by the Town Engineer).
- \_\_\_\_\_ Six (6) prints of plat (24" x 36"), the scale of which shall be between 1" = 20' and 1" = 100' at time of submittal. One (1) reduced print and twenty (20) prints of plat will be required for each public hearing.
- \_\_\_\_\_ Six (6) prints of the landscape plan at time of submittal. One (1) reduced print and twenty (20) prints of landscape plan will be required for each public hearing.

**INFORMATION TO BE SHOWN ON THE PLAT**

\_\_\_\_\_ Statements as applicable as set forth in attached exhibits A-E.

A. In addition, add the following:

APPROVED BY THE TOWN COUNCIL ON \_\_\_\_\_  
19\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
TOWN CLERK

\_\_\_\_\_  
PLANNING DIRECTOR

\_\_\_\_\_  
TOWN ENGINEER

\_\_\_\_\_ Note on the plat regarding CC&R's (if applicable).

\_\_\_\_\_ Name and legal description referenced by bearing and dimension to two (2) separate section or quarter section corners, benchmark and description.

\_\_\_\_\_ Vicinity map.

No

Name, address and tax parcel number of all adjacent property owners and other properties within three hundred- (300) feet with location of existing lots if subdivided. If not subdivided, note "unsubdivided" next to name, address and tax parcel number of owner.

Y

Name, address and phone number of person responsible for preparing plat.

Y

Name, address and phone number of landowner and applicant. Owner and applicant information must be identified/labeled.

Y

North point.

Y/N

Date of preparation and revision date box.

Y

Borders of area being platted must be clearly indicated.

Y

Location, width and name of all existing and proposed street right-of-ways within, adjacent to, or extending from the site.

Y

Each lot shall note the zoning category along with the net acreage and square feet.

Y

Location and width of all existing and proposed:

- A. Public utility easements
- B. Drainage easements
- C. Major washes

Y

Name of utility providers.

N

Existing topography by contours related to USGS datum and any proposed alterations. **(Contour interval will vary with grade).**

N

Structures on adjacent properties within forty- (40) feet of the site.

N

Location of all existing buildings, structures, septic facilities, and amenities with note as to proposed disposition.

N

Minimum lot width shown per standards set forth in Section 306 of the Town of Paradise Valley Zoning Ordinance.

Y

Minimum required setback lines.

Ø

If the property is zoned as hillside, the plat shall note that the hillside designation applies.

# EXHIBIT A

STATE OF ARIZONA                    )  
  ) ss  
County of Maricopa                    )

KNOW ALL MEN BY THESE PRESENTS:

\_\_\_\_\_, as legal  
Name of owner(s) Status (i.e.: husband, wife, corporation,  
etc.)

owners of said real property, have subdivided under the name of \_\_\_\_\_,  
(name of subdivision)

a subdivision located at \_\_\_\_\_,  
(legal description)

as shown and platted hereon and hereby publish this plat and hereby declare that this plat sets forth the location and gives the dimensions of the lots and streets constituting same and that each lot and street shall be known by the number or name given each respectively on this plat, and hereby dedicate and grant to the Town of Paradise Valley the streets and rights-of-way shown on this plat and included in the above-described premises. Easements are hereby dedicated for the purposes shown.

IN WITNESS WHEREOF:

\_\_\_\_\_, as owners, have hereunto affixed their  
signature this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

(name of owner)

(name of owner)

## ACKNOWLEDGMENTS

[illegible]

Before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, the following persons appeared before me, the undersigned notary public, \_\_\_\_\_ and \_\_\_\_\_, who acknowledged (a) themselves to be \_\_\_\_\_ and \_\_\_\_\_; and acknowledged (b) themselves to be the legal owners of the property platted hereon; and acknowledged (c) that they, as legal owners, executed this instrument for the purposes herein contained.

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

My Commission expires:

Notary Public





EXHIBIT C  
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 \_\_\_\_\_, 20\_\_\_\_, and (2) this plat is correct and accurate, and (3) the monument or monuments shown herein have been located as described.

\_\_\_\_\_  
Registered Land Surveyor

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**APPROVAL:**

EXHIBIT D

Approved by the Town Council of the Town of Paradise Valley, Arizona this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Town Engineer

\_\_\_\_\_  
Planning Director

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EXHIBIT E

DRAINAGE EASEMENT RESTRICTIONS

Pursuant to A.R.S. § 9-463.01 (c), and Sections 6-4 (E) (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.

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## PUBLIC HEARING MATERIALS

You must submit the following items at least twenty-one (21) days before the scheduled hearing:

- Twenty (20) **folded** copies of your plan(s).
- Twenty (20) color aerial photographs of the site. (Aerials may be purchased from the Town if requested).
- An 8 ½"x 11" overhead of your site plan or in pdf computer format.
- An Affidavit of Mailing with all pertinent resident addresses notified.
- Other information requested by the Planning Department.

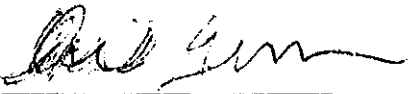
**IRIS J. YELLEN, TRUSTEE**  
**185 Oakland Avenue, Suite 150**  
**Birmingham, Michigan 48009**

**LETTER OF AUTHORIZATION**

**To Whom It May Concern:**

The undersigned is the current owner of Lots 25 and 26, Mountain Shadows Resort Estates, a Subdivision Recorded in the Office of the County Recorder of Maricopa County, Arizona, in Book 1192 of Maps, Page 4, and Affidavit of Correction in Document No. 2014-438251 (the "Property"). Please be advised that Fred E. Fleet, P.E., Senior Project Manager, Coe & Van Loo Consultants, Inc., is hereby authorized to file any and all applications required to split the Property into two separate lots.

**TRUST AGREEMENT OF IRIS J. YELLEN,  
DATED JUNE 18, 1996, AS AMENDED**

By:   
Iris J. Yellen

Its: Trustee

Dated: June 8, 2018