

TOWN OF PARADISE VALLEY

Five Star Area C Lot Line Adjustment (LLA-19-06)

7000 E. Lincoln Drive

Town Council

Public Meeting

January 9, 2020



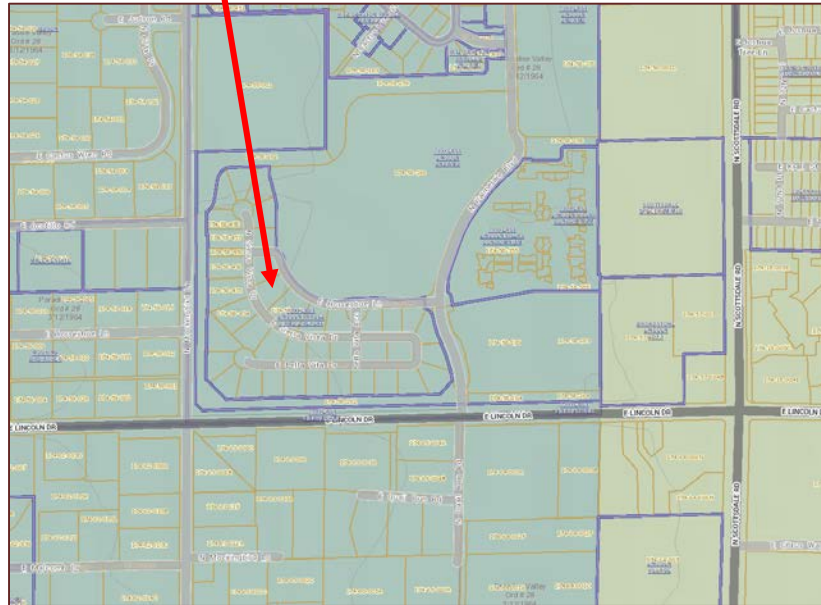
TODAY'S GOAL

- Goal:
 - Review & Take Action on Five Star Request for Area C Lot Line Adjustment
- History:
 - Council work study review on December 5, 2019
 - Non-vehicular access easement missing and must be shown on lot line adjustment plat



VICINITY MAP

Subject Property



January 9, 2020

SCOPE OF REQUEST

- Modify lot lines on Lots 35 – 37
- Property lines shifted to increase size of Lot 35
- Modified lots compliant with SUP:
 - Minimum size of 12,000 sq ft (smallest lot size – 15,786)
 - No change in setback, height, or lot coverage requirements
- Non-administrative land modification which follows final plat process:
 - Requires TC review and approval
 - Must act on lot line adjustment by January 13, 2020

- CURVE TABLE**

NO.	CHORD RAD.	DELTA	TANGENT	CHORD	CHORD-BEARING
01	174.00	20.00	57.17	174.00	N60°00'00"E
02	272.67	133.00	143.84	284.24	S32°21'19"E
03	285.02	200.00	177.37	374.13	S28°14'08"E
04	174.00	20.00	57.17	174.00	S60°00'00"E
05	244.80	175.00	189.08	260.70	S67°10'18"E
06	244.80	175.00	189.08	260.70	S67°10'18"E
07	186.67	133.00	143.84	197.48	S74°00'00"E
08	20.00	20.00	57.17	20.00	N00°00'00"E
09	18.00	60.00	200.58	18.00	S31°02'08"E
10	20.00	20.00	57.17	20.00	N00°00'00"E
11	174.00	20.00	57.17	174.00	N60°00'00"E
12	186.67	133.00	143.84	197.48	S74°00'00"E
13	174.00	20.00	57.17	174.00	N60°00'00"E

TYPICAL SHARED ACCESS EASEMENT DETAIL

TYPICAL LOT LAYOUT FOR MAIN RESIDENCE ONLY

PREVIOUS LOT AREA TABLE

LOT #	AREA-SQUARE FEET	LOT #	AREA-SQUARE FEET
LOT 1A	15,000	LOT 1B	15,000
LOT 1C	17,000	LOT 1D	16,000
LOT 1E	17,000	LOT 1F	17,000

NEW LOT AREA TABLE

LOT #	AREA-SQUARE FEET	LOT #	AREA-SQUARE FEET
LOT 1A	15,000	LOT 1B	15,000
LOT 1C	17,000	LOT 1D	16,000
LOT 1E	17,000	LOT 1F	17,000

