

**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 OFFICIAL USE ONLY                        |             |
| THE APPLICATION IS SUBMITTED WITH STATE DATE |             |
| APPLICATION SUBMITTED ON                     |             |
| APPLICATION 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.**

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**APPLICATION FEE: SEE FEE SCHEDULE**

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**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) <b>x</b> | <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

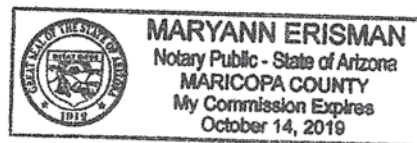
The foregoing instrument was acknowledged before me this 14 day of February, 2019 by Brad Fienke, Eng. Mgr, who acknowledged him/herself to be the Engineering Mgr of EPCOR a corporation, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein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



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 |

