

08/04/99 16:33 6023084443 08/01/99 4:32PM; JetFax #662; Page 4
Sent by: KOLL 6023084443; 602225675 -> KOLL; Page 3
Received: 7/29/99 5:43PM, CARSON MESSINGER
07/29/99 17:23 FAX 6022: 575
JUL 26 '99 15:30 FR LEWIS & ROCA 5 602 262 5747 TO 92774507 P. 82/88
JUL 26 '99 18:08 FROM FLY TO 2625747 P. 81



"Most Livable City"
U.S. Conference of Mayors

CITY OF SCOTTSDALE

7447 E. INDIAN SCHOOL RD.
SCOTTSDALE, AZ 85251

July 19, 1999

Post-It Fax Note	7671	Date	7/26/99
To	DALE C. HANCOCK	From	7/26/99
Co./Dept.		Co.	
Phone #		Date	JUL 26 1999
Fax #	2625747	Fax #	

JUL 26 1999

Amberjack, LTD
1620 W. Fountain Head Parkway, Suite 250
Tempe, Arizona 85282

RE: Lot Split / Tie Approval 35 LS 99

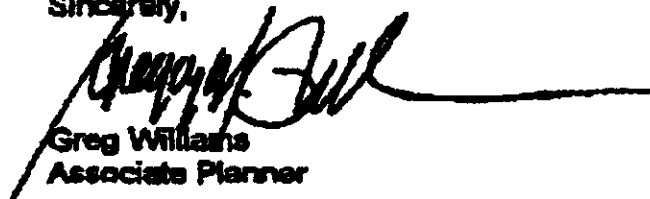
Dear Sir,

Enclosed the approved Lot Split / Lot Tie Agreement. This agreement does not constitute the creation of new lots. The approval illustrates the manner in which the lot may be split or tied so as to comply with Scottsdale's City Codes and Ordinances. Creation of the actual official recorded deed(s) is the responsibility of the applicant and usually accomplished through a title company.

Please take the forms to your Notary to affix either a seal or stamp and return the original document to us. As soon as we receive the forms, with the appropriate seal/stamp, they will be forwarded to the County for recordation.

If you have questions, or need further assistance please contact me at (480) 312-4205

Sincerely,


Greg Williams
Associate Planner

C: File



JUL 26 '99 09:50

118-DR-99

Received: 7/29/99 5:44P

6022225375 -> KOLL; pg 4

07/29/99 17:23 FAX 8022: 375

CARSON MESSINGER

2004

JUL 26 '99 15:31 FR LEWIS & ROCH 5

602 262 5747 TO 92774507

P.03/20

WHEN RECORDED, RETURN TO:

Lia Madden (_____)
 ONE STOP SHOP RECORDS
 City of Scottsdale
 7447 E. Indian School Road
 Scottsdale, AZ 85281

CITY OF SCOTTSDALE
LOT SPLIT APPROVAL

CASE	<u>36 LS 09</u>	DATE	<u>July 19, 1999</u>
QS	<u>58.45</u>	PRESENT ZONING	<u>R1-43ESL, C-2 ESL, L-1 ESL</u>

It is requested that the CITY OF SCOTTSDALE approve the division of the following legally described property into:

☐ 2 PARCELS

APPLICANT Amber Jack LTD
ADDRESS 1620 W. Fountain Head Parkway Suite 250, Tempe, Arizona 85282
PHONE NO.: (602) 921-4000
SUBJECT PROPERTY LOCATION: SEC Scottsdale and Dove Valley Roads
COUNTY ASSESSOR'S NO. OF EXISTING PROPERTY 216-51-002K, 2E, 2L, 2V
LEGAL DESCRIPTION OF EXISTING PROPERTY: SEE ATTACHED LEGAL PARENT PARCEL
LEGAL DESCRIPTIONS OF NEW PARCELS:
PARCEL #1 SEE ATTACHED LEGAL PARCEL 1
PARCEL #2 SEE ATTACHED LEGAL PARCEL 2

In order to receive a building permit, I acknowledge the following stipulation(s) will be met:

WATER:

Provide a twelve (12) inch line along the along the northern property frontage (Dove Valley Road) full frontage.

- The City requires water mains to be installed along the property line frontage to be developed, where future extension of the line is possible.
- Water system expansion shall consist of minimum twelve (12) inch diameter water lines along mile and half-mile grid streets; and eight (8) inch diameter along quarter-mile grid streets, and six (6) inches everywhere else. When lines twelve (12) inches or larger in diameter are required by the City, the City may participate in the cost of over-sizing. [See notes 1 and 2.]
- If the residence is to be supplied with domestic service and with fire flows from a storage tank or facility, the engineer must provide a report indicating that sufficient volumes exist as required by Rural Metro Corporation, and are available to meet calculated fire demands as defined by the engineer.
- Private water lines shall not be constructed in public right-of-ways. Private water lines may cross the public utility easement (PUE), but shall not run parallel within the PUE.

Note 1: All water lines shall be sized per the adopted City Master Plan and as such may require changes in required water line sizes.

08/04/99

10:34

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6023084443;

08/04/99 4:32PM; JetFax #662; Page 6/22

KOLL

Received: 7/29/98 5:44PM.

0022225575 -> KOLL; Q# 6

07/29/98 17:23 FAX 6022: 375

CARSON MESSINGER

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JUL 26 '99 15:31 FR LEWIS & ROCA 5
JUL-26-1999 10:09 FROM FROM

602 262 5747 TO 9274507
TO

P.84/20
2625747 P.03

DRAINAGE:

- The City requires sewer lines to be installed along the entire length of the property line frontage to be developed, where future extension of the line is possible.
- Where public sewer is not located within five (500) feet of the boundary of the subject site, a private sewage disposal system may be constructed. Private sewage disposal systems must comply with all laws and regulations of the State of Arizona, Maricopa County and the City of Scottsdale. Where existing sanitary sewer lines or facilities are five hundred (500) feet or less from the City, the City reserves the right to require sanitary sewer line extensions.
- Sanitary sewers shall be designed to serve the ultimate population density expected in the tributary area. The design must be in conformance with the current City-approved Wastewater Collection-Water Reclamation Master Plan; and, as such, shall take future connections into consideration. (See note 2.)

Note 2: The elements of the extension policy and program are set forth in Article V of Chapter 48 (Water, Sewer and Sewage Disposal) of the Scottsdale Revised Code and shall apply to all extensions of the City water and sewer systems. All Reimbursement Agreements must be completed within 60 days of the letter of acceptance of the water line or sewer line. After 60 days, a Reimbursement Agreement will not be allowed.

DRAINAGE:

- At the time of submittal of improvement plans to Project Review the developer shall provide a Final Drainage Report and plan which demonstrates that off-site storm water runoff will enter and exit the site as it did historically.
- All drainage channels with a capacity of 25 - 50 cfs or greater shall be dedicated to the public, with maintenance the responsibility of the owner. Easement width shall be determined by the limits of foundation for the 100-year runoff. See Scottsdale Revised Code for determination of the minimum capacity requirement.

EASEMENTS:

Provide a one hundred and fifty (150) foot Scenic Corridor Easement along the western frontage, (Scottsdale Road) full frontage.

Property within the Environmental Sensitive Land Ordinance (ESLO) boundary are subject to the Requirement of that ordinance (Section 7.500), including but not limited to the dedication of Natural Area

RIGHT OF WAY:

ALL NEW RIGHT OF WAY WILL BE DEDICATED WITH THIS DOCUMENT

Provide an additional twenty-five (25) foot right of way dedication along the western property frontage (Scottsdale Road) full property frontage.

Provide right of way along the northern property frontage (Dove Valley Road) as per the Whispering Rock Circulation Master Plan.

Until such time as full street improvements (pavement, curb, gutter, and sidewalk) are provided, maintenance of the public right-of-way will be the responsibility of the adjacent property owners.

08/04/99 16:34 6023084443 08/04/99 4:32PM; JetFax #662, Page 7/22
KOLL 6022226575 -> KOLL: Je B
Received: 7/29/99 5:46PM. CARSON MESSINGER
07/29/99 17:23 FAX 6022 575 602 262 5747 TO 92774587 P.85/29
JUL 26 '99 15:31 FR LEWIS & ROCA S 2625747 P.84
TO

The applicant understands that approval of a lot split or lot tie by the City of Scottsdale does not constitute the creation of new lots. The approval illustrates the manner in which the lot may be subdivided so as to comply with Scottsdale's City Codes and Ordinances. Creation of the actual recorded deed(s) is the responsibility of the applicant and usually accomplished through an attorney.

DATED this _____ day of _____, 19 _____

(Signature of Property Owner)

(Signature of Property Owner)

(Signature of Property Owner)

(Signature of Property Owner)

State of Arizona)
County of Maricopa)

This instrument was acknowledged before me this _____ day of _____, 19 _____

by _____

In witness whereof I hereunto set my hand and official seal.

NOTARY PUBLIC

My commission expires _____

FOR DEPARTMENT

USE ONLY

Accepted by _____
Project Coordinator

Planning Coordination Manager

T:\LOTSPUTL\BSTR.DOC (7/18/99)