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June 23, 2021

**SENT BY ELECTRONIC MAIL**

Larry Kirch  
Development Services Director  
City of Apache Junction  
300 E. Superstition Blvd.  
Apache Junction, AZ 85119  
[lkirch@apachejunctionaz.gov](mailto:lkirch@apachejunctionaz.gov)

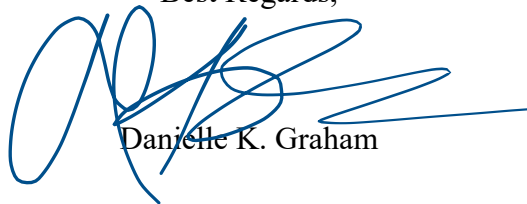
**Re: Petition for Private Access Way**

Dear. Mr. Kirch,

I represent Hassle Free House Buyers, LLC. This letter is to petition the Apache Junction City Council to approve a private access way concerning real property owned by my client and located at 1111 N. Silver Dr., Apache Junction, AZ 85120. The private access way is being requested in order to obtain a lot split for which an application was submitted on or about April 8, 2021, through the My Government Online portal.

If I can provide any additional information, including copies of the survey, deeds and maps submitted through the portal, please let me know.

Best Regards,



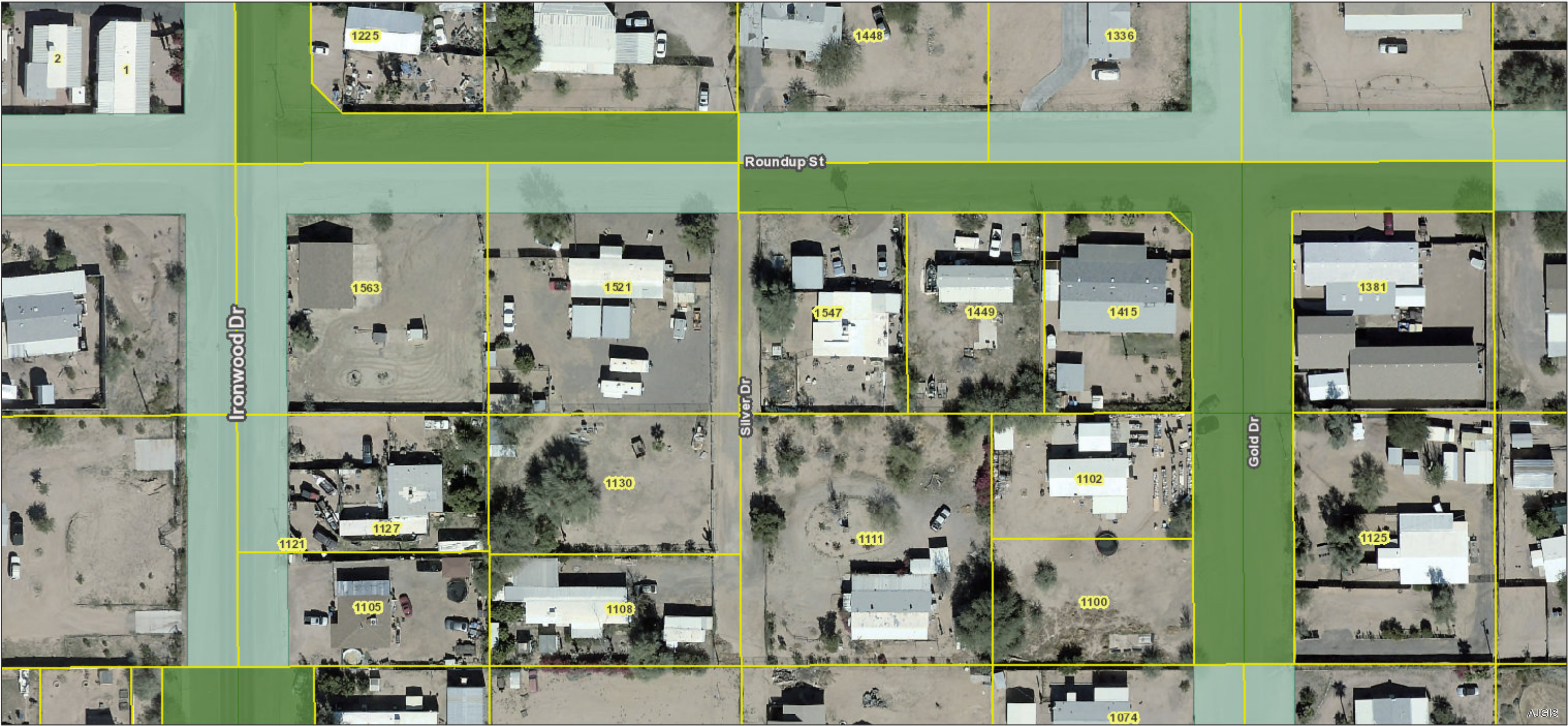
Danielle K. Graham

cc:  
Nicholas Leftwich  
[nleftwich@apachejunctionaz.gov](mailto:nleftwich@apachejunctionaz.gov)



GIS Map

DISCLAIMER: This map was produced without benefit of a field survey and is not the intended use. The use of this map is for informational purposes only and the City of Apache Junction makes no warranty, expressed or implied, regarding the reliability of the information provided.



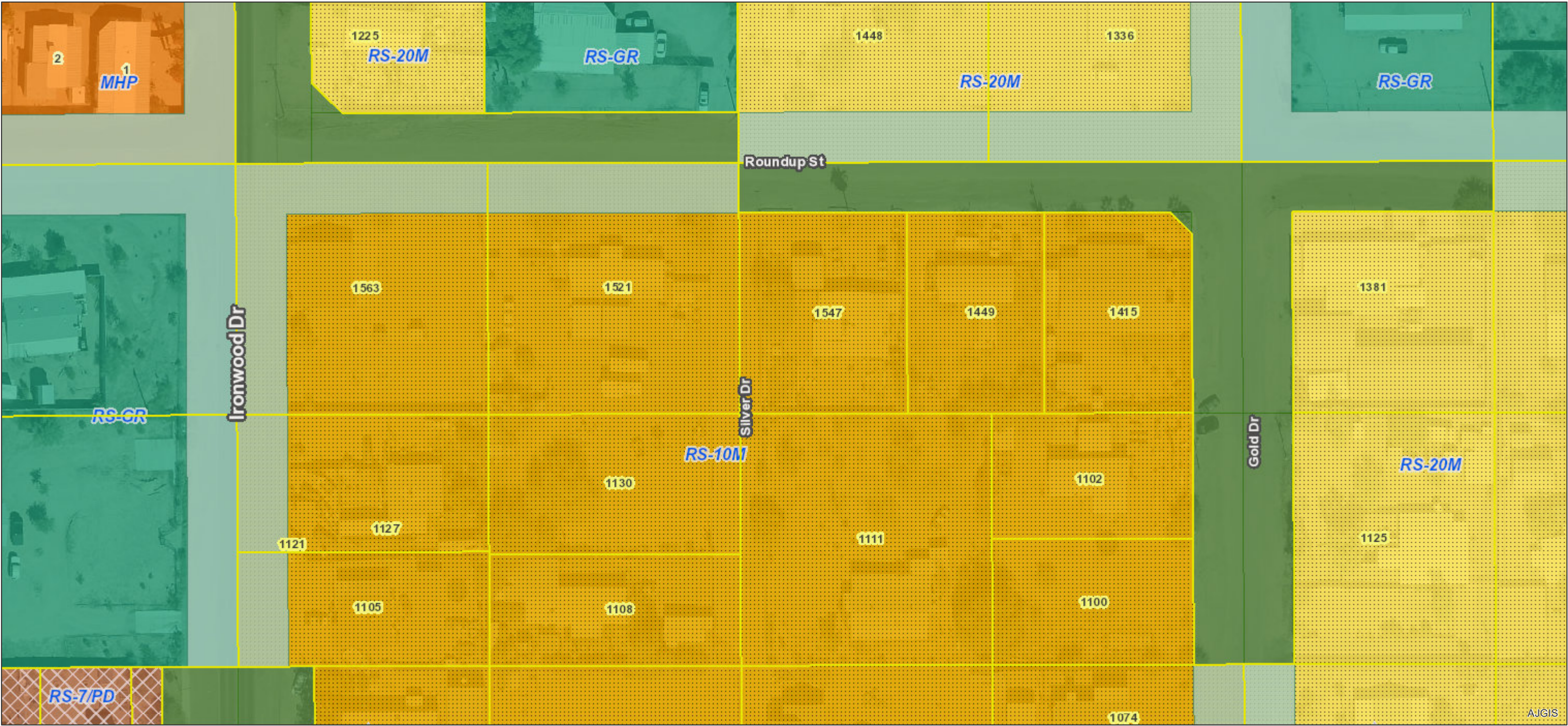
**LEGEND**

<b>Street Names</b>	<b>Parcels</b>	<b>Right-of-way</b>	<b>Easements</b>	<b>Other</b>
<b>Municipal Boundary</b>	CITY OF APACHE JUNCTION	Dedicated Right-of-way	Public Easement	SR24 Right-of-way
Apache Junction	PINAL COUNTY	Vacated Right-of-way	Utility Easement	State Land Sold
Pinal County	Addresses	Federal Patent Easement	Unknown	
County Boundary		Extinguished Federal Patent Easement	State Land Annexation	

City of Apache Junction

October 6, 2021





**LEGEND**

Street Names

**Municipal Boundary**

Apache Junction

Pinal County

County Boundary

**Parcels**

CITY OF APACHE JUNCTION

PINAL COUNTY

Addresses

**Right-of-way**

Dedicated Right-of-way

Vacated Right-of-way

Federal Patent Easement

Extinguished Federal Patent Easement

Public Easement

Utility Easement

Unknown

City of Apache Junction

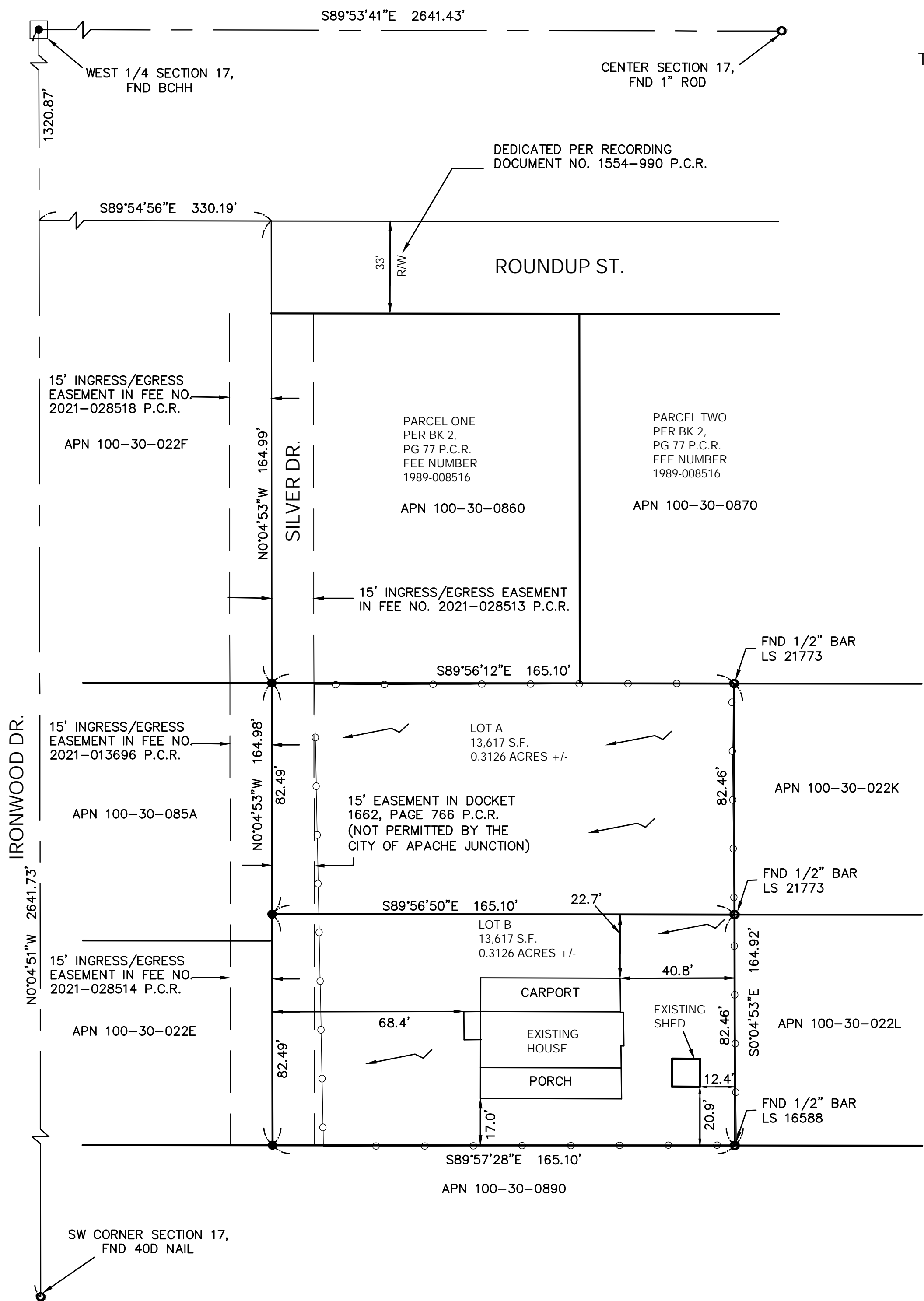
October 6, 2021

0 0.01 0.02 mi



APACHE JUNCTION LAND  
SPLIT MAP P-21-33-LSM

LOCATED IN A PORTION  
THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 8 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA  
(APN 100-30-022C)



LEGEND	
○	FOUND 1/2" BAR AS NOTED
⊙	BRASS CAP FLUSH-BCF
◻	BRASS CAP IN HAND HOLE-BCHH
●	SET 1/2" REBAR OR NAIL WITH TAG
FND	FOUND
(C)	CALCULATED
(M)	MEASURED
(R)	RECORDED
P.C.R.	PINAL COUNTY RECORDS
PG	PAGE
BK	BOOK
NO.	NUMBER
R/W	RIGHT OF WAY
↖	DRAINAGE FLOW
○-○	CHAIN LINK FENCE
---	PROPERTY
---	CENTERLINE
---	EASEMENT

NOTE: NOT ALL SYMBOLS WILL APPEAR IN DRAWING

CERTIFICATION OF APPROVAL:

THIS IS TO CERTIFY THAT THIS MAP COMPLIES WITH  
THE REQUIREMENTS OF THE CITY OF APACHE JUNCTION;  
AND THAT THIS LAND SPLIT MAP IS HEREBY APPROVED  
ON THIS

\_\_\_\_ DAY OF \_\_\_\_\_ 2021

BY: \_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE SURVEY AND THE MAP OF THE DIVISION OF LAND DESCRIBED  
HEREIN WAS ACCURATELY DONE UNDER MY DIRECTION AND THAT ALL LOTS ARE STAKED OR  
WILL BE STAKED AND ALL MONUMENTS ARE SET OR WILL BE SET WITHIN 90 DAYS AFTER  
RECORDATION

SIGNATURE Jeffrey M. Flahart  
34711  
REGISTRATION NO.

8/11/21  
DATE

JOB NO. 814-20			APACHE JUNCTION LAND SPLIT MAP P-21-33-LSM			
			DRAWN: JMF	DATE: 8/11/21	CHECKED: JMF	SHEET: 1 OF 2

1747 N. Acacia  
Mesa, Arizona 85213  
(602) 376-8630

## § 1-7-6 PRIVATE STREET STANDARDS.

(A) Private streets shall be a minimum of 28 feet in unobstructed width of paved surface (back of curb to back of curb, if curbs are installed) with a 20-foot by 20-foot cutoff at intersections or a minimum turning radius of 20 feet. Narrower private streets may be permitted subject to City Council, review and approval.

(B) A private street may be permitted where its use is logically consistent with a desire for neighborhood identification and control of access and where special design concepts may be involved, such as within planned development areas, manufactured home developments, subdivisions or with CUPs.

(C) Private streets shall be subject to Planning and Zoning Commission recommendation, City Council approval and the following requirements:

(1) Paving shall be installed according to City Engineering Guidelines for public residential streets, or in accordance with subdivision regulations, if applicable. Curbs, gutters, sidewalks and streetlights may be required by the Council. Alternative paving surfaces may be permitted by the Development Services Engineer;

(2) Other requirements may be imposed by the Council for vehicular and pedestrian safety, utilities and emergency vehicle access;

(3) Private streets shall not be allowed if, in the opinion of the City Council, a public street would better serve the public health, safety and welfare, or the location of the private access way presents a potential hazard to vehicular or pedestrian traffic at the intersection of the private street with a public street; and

(4) City approvals shall be required for private streets. The design engineer shall be responsible that their design meets the geometrical and structural street design requirements and policies in accordance with general engineering standards. Testing and inspection for conformance of construction to minimum requirements of approved plans shall be the responsibility of the developer, who shall provide the city with proof that the requirements have been satisfied prior to project acceptance.

(5) The maintenance of private streets is a continuing obligation of the property owners and/or homeowner's association. Streets shall be kept in a clean, safe and well maintained condition. More, specifically, the property owner and/or homeowner's association shall restore the street to its original approved condition if parking surface areas become deteriorated and/or emit dust particles into the air, as determined by the Development Services Engineer.

**TABLE 7-1: PARKING STALL AND AISLE DIMENSIONS**

<i>Angle of Parking</i>	<i>Stall Width</i>	<i>Curb Length Per Stall</i>	<i>Stall Depth</i>	<i>One-Way Aisle Width</i>	<i>Two-Way Aisle Width</i>
Parallel	9'0"	22'0"	9'0"	12°	20°
30°	9'0"	18'0"	17'4"	11°	20°
40°	9'0"	14'0"	19'2"	12°	22°
45°	9'0"	12'9"	19'10"	13°	24°
50°	9'0"	11'9"	20'5"	15°	24°
60°	9'0"	10'5"	21'0"	18°	24°
70°	9'0"	9'8"	21'0"	19°	24°
90°	9'0"	9'0"	18'0"	24°	24°

