

**STEP 1**

**STAFF APPROVAL NOTIFICATION**

This letter is notification that your request has been conceptually approved by Current Planning Services staff.  
**Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.**

This approval expires two (2) years from date of approval

**PROJECT INFORMATION**

LOCATION: E LEGACY BL / N PIMA RD ( Corner)  
PARCEL: 000-00-000  
Q.S.: 39-49  
CODE VIOLATION #:

APPLICANT: Paul Kaufman  
COMPANY: Sonoran Tree Service  
ADDRESS: 45315 N 277Th Av Morristown, AZ 85342  
PHONE: 928-231-3549

Request: Naos maintenance plan for mistletoe and minimal maintenance

**STIPULATIONS**

1. This Staff Approval is for encroachment into the common tract NAOS areas throughout the Ironwood Village subdivision to clear a 5 foot wide 'fire break' along the perimeter walls adjacent to the NAOS and remove existing vegetation spoil piles within the NAOS with the following guidelines:
2. An HOA representative is required to oversee all landscape maintenance work performed in the NAOS.
3. All NAOS areas disturbed by the encroachment shall be restored back to a natural state through the use of raked native soils.
  1. Removal of Mistletoe from NAOS areas shall be conducted by ISA Certified Arborist.
  2. To avoid unnecessary disturbance to the NAOS, all work shall be done by hand.

Related Cases: 410-SA-2011

SIGNATURE: Wendy Hardy  
Wendy Hardy

DATE APPROVED: 11/27/13

**STEP 2**

**FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS**

No additional reviews or permits are required. You may contact Steve Gallant at Inspection Services to request a site inspection by calling 480-312-5773.



# NAOS Maintenance Plan

## Staff Approval Submittal Requirements

Scottsdale Zoning Ordinance Section 6.1100

The function of the Natural Area Open Space (N.A.O.S.) easement is to serve as meaningful open space. N.A.O.S. shall be permanently preserved in its natural condition to be self-sustaining. Activities that constitute manicuring such as clearing, pruning and raking are prohibited and dead or dying plant material shall be left in place to provide wildlife habitat.

Scottsdale Zoning Ordinance allows for minimal maintenance of N.A.O.S. when prior city staff approval is received and in only those cases where at least one of the following can be demonstrated.

- Flash fuels within thirty (30) feet from a habitable structure.
- Vegetation that is obstructing a drainage and flood control facility.
- Invasive, non-indigenous or parasitic plant material. Only ISA Certified Arborists may be contracted to remove mistletoe from native trees.

Date: 11.19.13 Pre-Application No.: 831 - PA - 2013

Project Name: Ironwood Village Maintenance \* City Staff Contact: \_\_\_\_\_

Project Address: Area bounded by appx. Pima, Legacy, Hualapai and 94th

Zoning District: Multiple Districts Parcel Number(s): Multiple #'s Quarter Section: 39-49/39-50

Request: Permit for mistletoe control and minimal maintenance

Is there an outstanding Code Enforcement citation or Notice of Compliance? \_\_\_ Yes  No If yes, provide a copy.

Owner Contact: DENNY BATCHIK Applicant Contact: Paul Kaufman, Certified Arborist

Company: IRONWOOD VILLAGE ASSOCIATION Company: Sonoran Tree Service

Phone: 602-694-2769 Fax: \_\_\_\_\_ Phone: 928-231-3549 Fax: \_\_\_\_\_

E-mail: DENNY.BATCHIK @ FSRESIDENTIAL.COM E-mail: pkaufman@emypeople.net

Address: 9000 E PIMA CENTRAL PKWY #300 Address: 45315 N 277th Ave, Morrystown AZ 85342

SCOTTSDALE AZ 85258

### Submittal Requirements:

For consideration please submit the following:

1. Provide two (2) copies of a site plan or aerial map with the address and vicinity map of the site highlighting the locations where maintenance is being requested.
2. Provide a written proposal detailing all work to be performed including justification.
3. Photos of the area under consideration. → ENTIRE SITE, SEE AERIAL.
4. If mistletoe removal is being requested, the name of the ISA Certified Arborist must be provided.
5. Written authorization from the property owner if someone other than the property owner is making the submittal.
6. Completed Application (this form) and application fee \$ 87.00

Information shall be submitted to the One Stop Shop at 7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 for a **Staff Approval**.

### Planning & Development Services Department

7474 E. Indian School Road, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

## Ironwood Village NAOS Maintenance Plan

The area owned by the Ironwood Village HOA includes a number of tracts designated NAOS areas by the City of Scottsdale. The board of directors is interested in the health of the trees in their common areas as well as the NAOS. Part of our plan to maintain tree health includes annual mistletoe removal from trees within the NAOS.

Also, it appears that historically, when trees growing in the NAOS started to encroach into private property, the homeowners have used their own landscapers to cut the trees back – usually improperly for tree health. Often the trimmings are left in the washes creating the potential to back up water in time of flood. We propose that when notified by a homeowner about problems with encroaching trees (through a Work Order), that we would make proper pruning cuts to create a 5ft defensible space between the tree and the private property. We would remove trimmings from this work. The rest of the tree would remain in an untrimmed (wild) state as would everything else in the NAOS.

Sonoran Tree Service (and Paul Kaufman ISA Certified Arborist #WE-9017A) have an annual contract with the Ironwood Village HOA for tree maintenance. We plan to keep a permit in place with the City of Scottsdale for the potential of tree work in the NAOS areas.



Ironwood Village Homeowners Association  
C/O Rossmar and Graham  
9362 E Raintree Dr  
Scottsdale, AZ 85260

City of Scottsdale  
Development Services 'One Stop Shop'  
Native Plant Submittal

November 7, 2011

To Whom it May Concern:

Sonoran Tree Service has an annual contract with the Ironwood Village Homeowners Association for maintenance and annual pruning. Part of this work involves mistletoe control in NAOS areas, as well as minimal maintenance to trees in NAOS areas overhanging individually owned property.

Please allow them the permits to continue to perform these tasks on our property.

Thank you.

Christina Weigman, CAAM  
Community Manager for Ironwood Village  
Rossmar and Graham  
[cweigman@rossmar.com](mailto:cweigman@rossmar.com)  
480-551-4316

Scottsdale - Corporate: 9362 E. Raintree Drive, Scottsdale, AZ 85260  
Mesa - Branch: 1801 S. Extension Road, Suite 124, Mesa, AZ 85210  
Peoria - Branch: 15396 N. 83rd Avenue, Bldg. B, Suite 101, Peoria, AZ 85381  
Tucson - Branch: 2120 W. Ina Road, Suite 103-B, Tucson, AZ 85741

P (480) 551-4300 F (480) 551-6000  
P (480) 551-4300 F (480) 551-6000  
P (480) 551-4300 F (480) 551-6000  
P (520) 297-3031 F (520) 297-5315



# City of Scottsdale Cash Transmittal

## # 88739

6 00407885  
 11/15/11 PLN-1STOP  
 LORS HPDV585002  
 11/15/2011 1:42 PM  
 \$87.00

**Received From :**  
 SONORAN TREE SERVICE  
 45315 N 277TH AV  
 MORRISTOWN, AZ 85342  
 928-231-3549

**Bill To :**

<b>Reference #</b>	722-PA-2011	<b>Issued Date</b>	11/15/2011
<b>Address</b>	Ironwood Village (Entire Master Planned Area)	<b>Paid Date</b>	11/15/2011
<b>Subdivision</b>		<b>Payment Type</b>	CREDIT CARD
<b>Marketing Name</b>		<b>Cost Center</b>	
<b>MCR</b>		<b>County</b>	No
<b>APN</b>		<b>Gross Lot Area</b>	0
<b>Owner Information</b>		<b>NAOS Lot Area</b>	0
ROSSMAR & GRAHAM		<b>Net Lot Area</b>	0
9362 E RAINTREE DR		<b>Number of Units</b>	1
SCOTTSDALE, AZ 85260		<b>Density</b>	QS
480-551-4331			

Code	Description	Additional	Qty	Amount	Account Number
3166	STAFF APPROVAL (MINOR-CASE)		1	\$87.00	100-21300-44221

SIGNED BY PAUL KAUFMAN ON 11/15/2011

Total Amount

**\$87.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 88739**

