Marked Agendas
Approved Minutes
Approved Reports

The August 15, 2013 Development Review Board Meeting Agenda and Minutes can be found at

http://www.scottsdaleaz.gov/boards/DRB

DEVELOPMENT REVIEW BOARD REPORT

Meeting Date:	August 15, 2013	Item No. 6
General Plan Element:	*Character and Design*	
General Plan Goal:	*Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*	

ACTION

Scottsdale Bible Church
12-PP-2013

Request to consider the following:

1. Approval of a request to combine an existing tract, Tract "A," of the existing Casa Buena subdivision final plat, with the plat for Scottsdale Bible Church.

Related Policies, References:
4-UP-1975, 20-DR-1975, 33-DR-1977, MCR 192-22, 65-DR-1982, 82-DR-1984, 65-DR-1982#2, 82-DR-1984#2, 48-SA-2006, 84-SA-2006, 286-SA-2008, 11-PP-2013, and 16-DR-2013

OWNER

Scottsdale Bible Church
480-824-7200

APPLICANT CONTACT

Art Velasco
Visioneering Studios, Inc.
949-417-5878

LOCATION

7601 E. Shea Boulevard

BACKGROUND

Zoning

The Scottsdale Bible Church site is zoned Single-Family Residential District (R1-35). The R1-35 zoning district allows single-family residential uses, municipal uses, churches and places of worship, and a private or charter schools with the approval of a Conditional Use Permit (CUP).

Action Taken _____

The Casa Buena Tract "A" site is zoned Single-Family Residential District, Planned Residential District (R1-18/PRD). The R1-18/PRD zoning district allows single-family residential uses, municipal uses, churches and places of worship, and a private or charter schools with the approval of a Conditional Use Permit (CUP).

General Plan

The General Plan identifies this site within the Suburban Neighborhoods Land Use designation. This category includes medium to small-lot single-family neighborhoods or subdivisions. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. The General Plan also states that these uses can be transitional uses between less intense areas such as offices or retail centers.

Character Area Plan

The site is located within the West Cactus Character Area. The West Cactus Character Area has not been adopted by the City Council, but has been classified as character area since 2000. Within this character area, it can be expected to find mostly single-family homes with some larger multi-family developments. The West Cactus Character Area contains within its boundaries the retail and commercial "Activity Area" located at the intersection of E. Shea Boulevard and N. Scottsdale Road.

Context

Located at the southwest corner of E. Shea Boulevard and N. Miller Road, the surrounding developments are predominantly residential uses.

Adjacent Uses and Zoning

- North — Single-Family Residential District, Planned Residential District, zoned R1-7/PRD, Briarwood North subdivision.
- South — Single-Family Residential District, Planned Residential District, zoned R1-7/PRD, Estates at Gainey Ranch subdivision.
- East — Single-Family Residential District, Planned Residential District, zoned R1-18/PRD, Jason Manor subdivision.
- West — Single-Family Residential District, Planned Residential District, zoned R1-18/PRD; Casa Buena II subdivision.

Key Items for Consideration

- Tract "A" is not required for the Casa Buena subdivision plat to meet its development standard requirements.
- Case 12-PP-2013 is in conjunction with a Development Review Board case and a request for a preliminary plat (16-DR-2013 and 11-PP-2013).

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is to combine the existing Scottsdale Bible Church campus parcel with a tract currently part of the Casa Buena subdivision final plat. This request is in conjunction with a preliminary plat and a Development Review Board case, cases 11-PP-2013 and 16-DR-2013. The

preliminary plat case, 11-PP-2013, is a request to exclude the existing Tract "A" parcel from the existing Casa Buena subdivision plat. The Development Review Board case, 16-DR-2013, is a request to modify the existing Scottsdale Bible Church Master Plan (Refer to Attachment #7).

Development Information

- Existing Use: Church (Scottsdale Bible Church Parcel)
- Existing Use: Landscaping (Casa Buena Tract "A" Parcel)
- Proposed Use: Church
- Parcel Size: 755,809 square feet / 17.3 acres
- Proposed Parcel Size: 786,151 square feet / 18.04 acres
- Parking Required: 1,091 spaces
- Parking Provided: 1,340 spaces
- Open Space Required: 193,949 square feet / 4.45 acres
- Open Space Provided: 197,220 square feet / 4.52 acres

IMPACT ANALYSIS

Land Use

The Scottsdale Bible Church preliminary plat request proposes merging the existing Casa Buena Tract "A" into the Scottsdale Bible Church boundary. This would allow the church site to construct improvements within this area. The improvements would enhance the existing landscaping, and would allow the construction of parking and an emergency vehicle connection to N. Miller Road (Refer to Attachment #7).

Tract "A" was dedicated for landscaping purposes. Staff has concluded that the existing Casa Buena tract, Tract "A," is not required for the Casa Buena subdivision plat to fulfill its ordinance requirements (Refer to Attachment #5). Therefore, the exclusion of Tract "A" from the Casa Buena plat will not negatively impact the Casa Buena community in regards to meeting Ordinance requirements. The request will also not affect the existing utilities or street system.

If the proposed Casa Buena/Scottsdale Bible Church subdivision plats were not approved, the outcome would only affect the setback of the proposed "Chapel" building, and the location of the proposed improvements located on the landscape tract parcel. The existing Scottsdale Bible Church site will still meet the R1-35 floor area ratio and parking standard requirements.

Traffic

With the proposed Master Plan changes, the overall building square footage on the site is only slightly increasing; therefore, it is not anticipated that there will be a corresponding significant increase in traffic generated by the site. As with most churches, the majority of site generated traffic occurs during off-peak periods; primarily occurring on the weekends and weekday evenings. Currently, during church services, the northbound Miller Road approach at E. Shea Boulevard is

operated as a dual left turn lane to assist in moving traffic. The church utilizes off-duty police officers to help direct traffic

Policy Implications

This preliminary plat will be consistent in density, street alignment, and open space previously that were approved in the preliminary plat. All stipulations and ordinance requirements have been addressed.

Community Involvement

Staff has received inquiries of concern from some residents within the adjacent area. The concerns range from anticipated site parking issues, to a concern of second-story windows being located on the buildings along the eastern boundary, "Building "A." The resident concerned with the second-story windows was reassured that there would be no windows located along the eastern façade of Building "A" (Refer to Attachment #7).

Staff informed the resident concerned with the anticipated parking issues that the applicant was providing more parking spaces than required by the parking ordinance. The resident still felt that there was not sufficient parking within the site to fulfill the needs of the church. Staff shared the resident's concern with the owner/applicant; and the applicant stated that they would reduce the number of services and provide more time between services to allow the parking lot to empty out before the attendants of the subsequent services arrived to the church site.

Transportation staff has also had correspondence with the president of the adjacent Casa Buena Homeowners' Association. The president was present at the Development Review Board Non-action Item hearing that took place on May 5, 2013. The president of the HOA expressed some concerns about some traffic operation issues at the N. Miller Road and E. Shea Boulevard intersection, and about the management of traffic leaving the church parking lots. Staff will be reviewing his concerns and attempting to address them. Some of the issues go beyond the City's jurisdiction and will require the HOA to work directly with the church. The correspondence between the Transportation staff and the HOA President has been provided with this report (Refer to Attachment #9)

Community Impact

The addition of Tract "A" to the Scottsdale Bible Church parcel will not negatively impact the Casa Buena community, or surrounding communities. The request will also not affect the surrounding areas existing utilities or street system.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Scottsdale Bible Church preliminary plat request as per the attached stipulations, finding that the provisions of the General Plan's Suburban Neighborhoods policies and goals, and the Development Review Criteria, have been met.

RESPONSIBLE DEPARTMENTS

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACTS

Jesus Murillo Senior Planner 480-312-7849 E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY

Jesus Murillo, Report Author — Date: 8/8/2013

Steve Venker, Development Review Board Coordinator — Date: 8/8/13

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

ATTACHMENTS

1. Stipulations
   Exhibit A to Attachment 1 Casa Buena Preliminary Plat
2. Applicant's Narrative
3. Context Aerial
3A. Aerial Close-Up
4. Zoning Map
5. Current Casa Buena Final Plat
6. Proposed Scottsdale Bible Church Preliminary Plat
7. Proposed Scottsdale Bible Church Master Plan
8. Proposed Scottsdale Bible Church Landscape Plan
9. Citizen Involvement
10. City Notification Map

Stipulations for Case:
120th St. & Jomax Rd.
Case: 12-PP-2008#2

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
   a. The Preliminary Plat submitted by Wood/Patel, with a city staff date of 5/31/2013.
   b. The Amended Development Standards submitted by LVA Urban Design Studios, with a city staff date of 12/20/2013.
   c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by LVA Urban Design Studios, with a city staff date of 5/31/2013.
   d. The conceptual landscape plan submitted by LVA Urban Design Studios, with a city staff date of 5/31/2013.
   e. Case Drainage Report for 120th Street and Jomax Road; submitted by Wood/Patel, accepted on 6/17/2013.
   f. Case Grading and Drainage Plan for 120th Street and Jomax Road; submitted by Wood/Patel, accepted on 6/17/2013.
   g. Water System Basis of Design Report for 120th Street and Jomax Road; submitted by Wood/Patel, accepted on 12/27/2012.
   h. Wastewater System Basis of Design Report for 120th Street and Jomax Road; submitted by Wood/Patel, accepted on 12/27/2012.
   i. Development Review Board approval shall be for two (2) years from approval hearing date, with a possible one (1) year extension.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable abandonment case for the 120th Street and Jomax Road subject site was: 16-AB-2008#2. Approval for this preliminary plat is contingent on the approval of case 16-AB-2008#2.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

Ordinance

B. This project shall comply with Environmentally Sensitive Land Ordinance.

DRB Stipulations

2. With the final plat, the minimum of 18.76 acres Natural Area Open Space (NAOS) area shall be dedicated for this project.
3. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
4. Add the following note the final construction envelope exhibit: Modification to the building envelope exhibit shall require the approval of the Development Review Board.
5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
6. Lots 8, 9, 10, and 12 will have a rear yard along their eastern property boundary, which is abuts the McDowell Sonoran Preserve.

STREETS AND RELATED DEDICATIONS:

Ordinance

C. The owner shall dedicate to the city on the final plat the following right-of-way:

Street Name	Street Type	Dedications	Notes
East Jomax Road	Local Collector	Dedicate 35 feet for the required half-street width and dedicate a cul-de-sac radius of 40.5 feet for the temporary turnaround.	*None.*
East Redbird Road	Local Residential	Dedicate 20 feet for the required half-street width, and dedicate cul-de-sac radii of 40.5 feet inside/50 feet outside for the southerly half of the cul-de-sac at the street terminus.	*None.*
Internal Streets	Private Local Residential	Dedicate a 40-foot-wide tract for the full street and dedicate cul-de-sac radii of 40.5 feet inside/50 feet outside.	*None.*

EASEMENTS DEDICATIONS:

Ordinance

D. The owner shall dedicate to the city on the final plat, a sight distance easement over the sight distance triangles, in conformance Section 5.3 of the DSPM.

E. The owner shall dedicate to the city on the final plat, all drainage easements needed over the site, in conformance with Section 4-1.400 of the DSPM.

DRB Stipulations

7. The owner shall dedicate to the city on the final plat, a minimum 15-feet-wide public non-vehicle access easement, to accommodate a multi-use trail along East Jomax Road, as shown on the submitted preliminary plat, with the city staff date of March 19, 2009. The alignment of the trail shall be subject to approval by the city's Transportation General Manager, or designee, prior to dedication.

8. The owner shall dedicate to the city on the final plat a turnaround easement on Lots 1, 5, 6, 8, and 12 that will allow turning maneuvers for fire trucks.

9. Per Solid Waste Department requirements, the owner shall provide a note on the final plat indicating that all refuse and recycling containers, brush, and bulk waste for all lots within this subdivision shall be rolled to the street curb line for refuse pickup in accordance with refuse collection policies.

IMPROVEMENT PLANS REQUIREMENTS

WALLS AND FENCES:

Ordinance

F. Walls within an Intersection & Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform with Section 5.3 of the DSPM.

DRB Stipulations

10. Walls within an Intersection & Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform with Section 5.3 of the DSPM.

NATURAL AREA OPEN SPACE (NAOS):

Ordinance

G. Add the following note the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."

DRB Stipulations

11. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.

LANDSCAPE DESIGN:

DRB Stipulations

12. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
13. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
14. Salvaged vegetation shall be incorporated into the landscape design.
15. Provide the following note: Area within a sight distance triangle shall be clear of landscape improvements, signs, or other visibility obstructions with a height greater than two (2) feet. Trees within a sight distance triangle shall have a canopy that begins at seven (7) feet above finish grade, upon installation. All heights are measured from nearest street line.

EXTERIOR LIGHTING:

DRB Stipulations

16. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting and landscape lighting.

DRAINAGE AND FLOOD CONTROL:

Ordinance

H. This project shall comply with Chapter 37 Floodplain and Stormwater Regulations of the revised code for the City of Scottsdale, Arizona.

DRB Stipulations

17. Submit a final drainage report that demonstrates consistency with the DSPM and the preliminary case drainage report accepted in concept by the Director, or designee, of the Community & Economic Development-Stormwater Manager.
18. Construct all drainage improvements, such as culverts, valley gutters, street improvements, etc., to safely convey stormwater runoff from channels and overland flow for E. Jomax Road and the private internal streets, in accordance with the City of Scottsdale stormwater ordinance and the Design Standards and Policy Manual.
19. The final drainage report shall explicitly detail, with text and graphics, the proposed drainage improvement for Jomax Road, including culverts, cut off walls, and erosion protection from stormwater runoff in channels affecting E. Jomax Road. The report shall also detail all of the required temporary and permanent easements to fully construct Jomax Road and all the associated drainage improvements for Jomax Road.
20. Provide street and drainage improvements to E. Jomax Road as necessary to provide 100-year access to the subdivision as defined by the City of Scottsdale stormwater ordinance and Design Standards and Policy Manual.
21. The adjacent property owner's written approval will be needed for the proposed drainage improvements and corresponding drainage easement along E. Jomax Road.

22. If the adjacent property owner's written approval cannot be obtained, then the site will be redesigned, and re-platted as necessary.

23. Stormwater storage facilities will be physically separated from the adjacent lots to prevent encroachment. An above ground physical barrier type fence shall be constructed, as necessary, to delineate the top of bank on the detention basins.

STREETS AND RELATED IMPROVEMENTS:

Ordinance

I. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
East Jomax Road	Local Collector	Extend the existing street improvement from the current terminus west of the property to the subdivision entrance, and construct a 26-foot-wide full street improvement that terminates with a 40.5-foot radius temporary turnaround adjacent to the property frontage.	See notes 1 and 2.
East Redbird Road	Local Residential	None required.	None.
Internal Streets	Private Local Residential	Construct a 24-foot-wide full-street improvement with a 40.5-foot inside/50-foot outside radius cul-de-sac.	None.

1. With the final plans submittal, the owner shall extend East Jomax Road from the existing street improvement constructed with the Cantabrica subdivision located to the west to the proposed development, and the extension shall match the existing street improvement. The owner shall design and construct the pavement transition from the existing street improvement located along the southerly right-of-way to the northerly right-of-way adjacent to the proposed development.

2. With the final plans submittal, the owner shall design and construct the temporary turnaround to allow for the future street extension with the development of the adjacent parcel to the south owned by the State Land Department, and the owner shall submit documentation from the State Land Department staff verifying review and concurrence with the temporary turnaround construction.

BRIDGES/WASH CROSSINGS AND HEAD WALLS:

DRB Stipulations

24. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

PATH, TRAILS AND RELATED IMPROVEMENTS:

DRB Stipulations

25. Prior to the issuance of an encroachment permit, the owner shall submit improvement plans to construct a minimum 8-feet-wide multi-use trail along the north side of the East Jomax Road frontage, as shown on the preliminary plat, with the city staff date of March 19, 2009. The multi-use trail shall be designed in conformance with the Design Standards & Policies Manual. The owner shall provide signage for all paths per the DSPM. The location and design of the signs and markers shall be shown on the improvement plans.

WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

26. Prior to the issuance of an encroachment permit, the owner shall satisfy the requirements of a recorded reimbursement agreement requiring participation in the construction costs for a regional sewer lift station, associated force main, and related appurtenances.
27. With the final plans submittal, the owner shall design and construct both a dry gravity sewer system and interim individual onsite wastewater disposal systems for the proposed lots in order to provide service until such time that future offsite improvements by other parties connect the dry sewer system to the regional lift station.
28. With the final plans submittal, the owner shall design and construct a twelve (12) inch Zone 12 water line extension through the property from the East Redbird Road to the East Jomax Road rights-of-way, in accordance with all applicable requirements.
29. To receive reimbursement for the costs to extend the twelve (12) inch Zone 12 water line, the owner shall submit to the City a written request for a participation agreement, and the request shall be submitted within sixty (60) days from the date of the City's acceptance of the water line construction.

Summary Of Development Standards

Subdivision Name	120th Street & Jomax			
Zoning	R1-130 ESL			
	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	**130 SF**	**25%**	**97,500**	**25%**
Min. Lot Width	**200 Ft**	**25%**	**150 Ft**	**25%**
Standard Lot				
Flag Lot				
Maximum Building Height	**24 Ft**			
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	**60 Ft**	**25%**	**45 Ft**	**25%**
Front (to face of garage)	**60 Ft**	**25%**	**45 Ft**	**25%**
Front (corner lot, side street)	**60 Ft**	**25%**	**45 Ft**	**25%**
Front (corner lot, adjacent to key lot, side street)				
Front (double frontage)	**60 Ft**	**25%**	**45 Ft**	**25%**
Side Yard				
Minimum	**30 Ft**	**25%**	**23 Ft**	**25%**
Minimum aggregate				
Rear Yard				
Standard Depth	**60 Ft**	**25%**	**45 Ft**	**25%**
Min. Depth (% of difference which can be occupied)				
Patio*				
Distance Between Buildings (Min)				
Accessory & Main	**10 Ft**			
Main Buildings/Adjacent Lots	**60 Ft**			
Maximum Wall Height				
Front	**8 Ft**			
Side	**8 Ft**			
Rear	**8 Ft**			
Corner side not next to key lot				
Corral fence height (on prop line)				
Notes & Exceptions:				

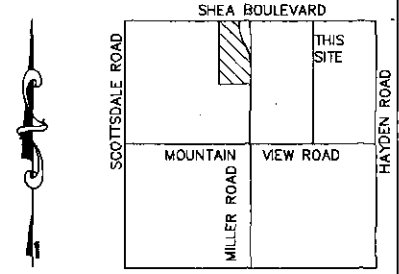
About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment	At time of application submittal
	Plan Review	▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation	At time of construction document submittal
	Building Permit	▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs	After construction document approval and before site construction begins
Residential	Application	▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment	At time of application submittal
	Plan Review	▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews	At time of construction document submittal
	Building Permit	▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs	After construction document approval and before site construction begins

REPLAT OF THE CASA BUENA
BOOK 192 OF MAPS, PAGE 22, M.C.R

A SUBDIVISION OF THE E1/2, NE1/4, NW1/4, AND THE E1/2, SE1/4, NW1/4,
SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SEC. 26 T3N., R4E.
VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA }
S.S.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT CASA BUENA HOMEOWNERS ASSOCIATION., AN ARIZONA NON-PROFIT CORPORATION, DOES HEREBY PUBLISH THIS REPLAT AS THE REPLAT OF THE "TRACTS AT CASA BUENA". OWNER DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET AND TRACT, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME AND/OR LETTER GIVEN TO EACH RESPECTIVELY. OWNER HEREBY DEDICATES TRACTS "B", AND "C" ARE TO BE KNOWN AS RECREATION AREAS FOR THE USE AND ENJOYMENT OF THE CASA BUENA HOMEOWNERS ASSOCIATION FOR PURPOSES AS DESCRIBED IN THE "TRACT TABLE" ON THIS SHEET.

OWNER WARRANTS AND REPRESENTS TO THE CITY OF SCOTTSDALE TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSONS, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

CASA BUENA HOMEOWNERS ASSOCIATION., AN ARIZONA NON-PROFIT CORPORATION

BY: _____
CASA BUENA HOMEOWNERS PRESIDENT

ACKNOWLEDGMENTS

STATE OF ARIZONA }
S.S.
COUNTY OF MARICOPA }

ON THIS THE ____DAY OF _____, 2013, BEFORE ME PERSONALLY APPREARED AND THAT HE/HER), AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY SIGNING HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

RATIFICATION

BY THIS RATIFICATION _____ DULY ELECTED PRESIDENT OF THE "CASA BUENA HOMEOWNERS ASSOCIATION" AN ARIZONA NON-PROFIT MUTUAL BENEFIT CORPORATION ACKNOWLEDGED THE APPROVAL OF THIS RE-PLAT.

NAME: _____

TITLE: _____ DATE: _____

ACKNOWLEDGMENT FOR RATIFICATION

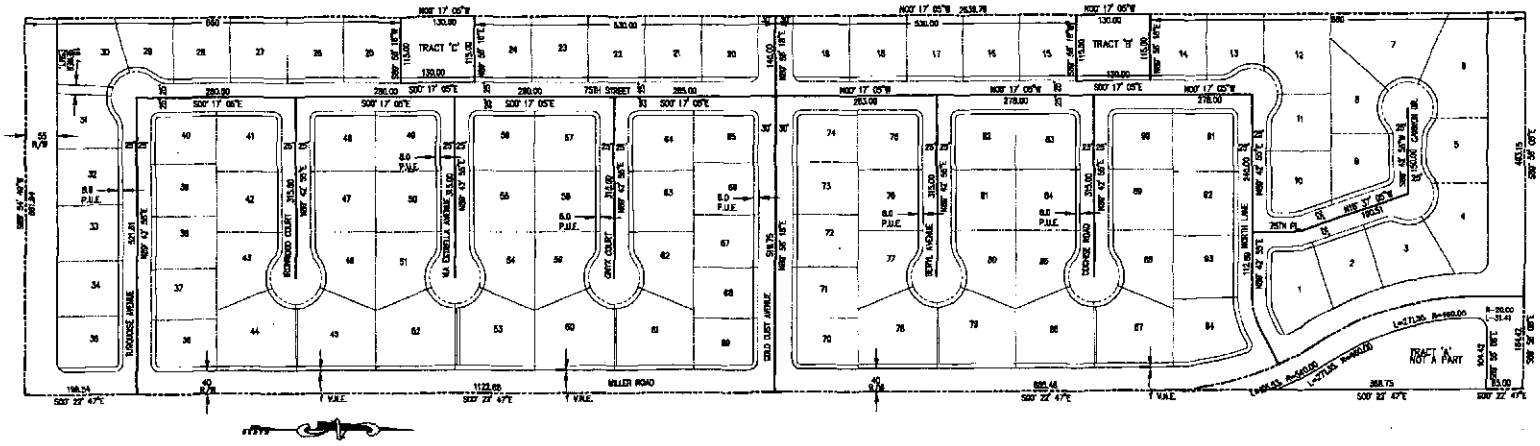
STATE OF ARIZONA }
S.S.
COUNTY OF MARICOPA }

ON THIS THE ____DAY OF _____, 2013, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPREARED _____ PRESIDENT OF THE "CASA BUENA HOMEOWNERS ASSOCIATION" AN ARIZONA NON-PROFIT MUTUAL BENEFIT CORPORATION AND ACKNOWLEDGED THAT HE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



LEGEND

SUBDIVISION LINE _____
MONUMENT LINE _____
PROPERTY LINE _____
1-FT. VEHICULAR NON-ACCESS EASEMENT _____
PUBLIC UTILITY EASEMENT _____
TRACT BOUNDARY _____

COUNTY RECORDER

0 100 200 300
SCALE: 1" = 100'

TRACT TABLE:

TRACT	AREA (SQ. FT.)	USE
A	-30,382	"NOT A PART"
B	14,950	RECREATION AREAS FOR THE USE AND ENJOYMENT OF THE CASA BUENA H.O.A.
C	14,950	RECREATION AREAS FOR THE USE AND ENJOYMENT OF THE CASA BUENA H.O.A.
TOTAL	29,900	

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND REPLAT OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY 2013, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MIKE F. JENNINGS R.L.S. #32786

EXPIRES 9-30-13

DATE	REVISIONS	BY
6/12/13	CITY OF SCOTTSDALE 2ND REVIEW COMMENTS	MJ

EXTREME LAND SURVEYING, INC.
16620 NORTH 54TH STREET - SCOTTSDALE, ARIZONA 85254
PHONE: 602.674.6171 - FAX: 602.482.0299
E-MAIL - MIKEJENNINGS@COX.NET

DSN: M.J.
CKD: M.J.
DATE: 2/28/13
SCALE: HORIZ: 1"=100' VERT: N.A.

REPLAT OF THE CASA BUENA
BOOK 192 OF MAPS, PAGE 22, M.C.R

JOB # 3738
SHEET 1 of 1

EXHIBIT A TO ATTACHMENT 1 CASA BUENA PRELIMINARY PLAT

Scottsdale Bible Church
Preliminary Plat – Project Narrative
11-PP-2013 & 12-PP-2013

I. Project Overview

This request for Preliminary Plat approval is submitted concurrently with the Design Review Board ("DRB") application for the following described Project:

Scottsdale Bible Church ("SBC") is requesting DRB approval for their existing campus on a 19.91 acre parcel at the southeast corner of Shea Boulevard and Miller Road at 7601 E. Shea Boulevard. The original master plan of the church was approved in 1982. Since then, renovations to the campus include: the addition of a new Children's Ministry Building, some interior and exterior updates to the Adult Classrooms, façade improvements to the Youth Ministry Building, a renovation to the Worship Center book area and prayer garden, and improvements to the south parking lot.

Within this proposed master plan, the new work will include modernization of existing buildings, greater functional efficiency, visually stunning spaces, improved pedestrian safety and flow, and the creation of more cohesive and unique identities for each ministry space. The church proposes to further develop and refine features of site work, landscaping, and baptismal pool. Changes that are more significant include the demolition of two buildings and a pedestrian bridge, the construction of three new buildings, in addition interior and exterior remodeling of four other buildings.

Scottsdale has natural watercourses and aqueducts, which flood the harsh environment of the desert with nourishment. SBC has embraced this idea of bringing life to the desert community and for the past 50 years, has enriched the lives of people through worship, ministries, and outreach programs. By enhancing its aging campus, the church is bringing new energy and activity into the community and, at the same time, beautifying the environment within which it resides.

II. Context/Zoning History

The mix of land uses in the neighboring vicinities predominantly includes single-family residential subdivisions and multi-family development within master planned communities.

There are also established commercial retail and office developments along main vehicular thoroughfares of Scottsdale Road and Hayden Road.

Because some existing buildings will be demolished and/or redesigned with the proposal of three new structures, the total building footprint will remain under the allowable floor-to-area ratio of the site. The projected buildings have an A-3 occupancy Church use, while zoning remains RI-35. Building heights conform to previously approved Conditional Use Permit regulations given corresponding setbacks. The proposed project development, tenant improvements and refinements are within the local zoning regulations and previous master plan approvals, while the proposed architectural styles and building massing maintain compatibility to the surrounding areas.

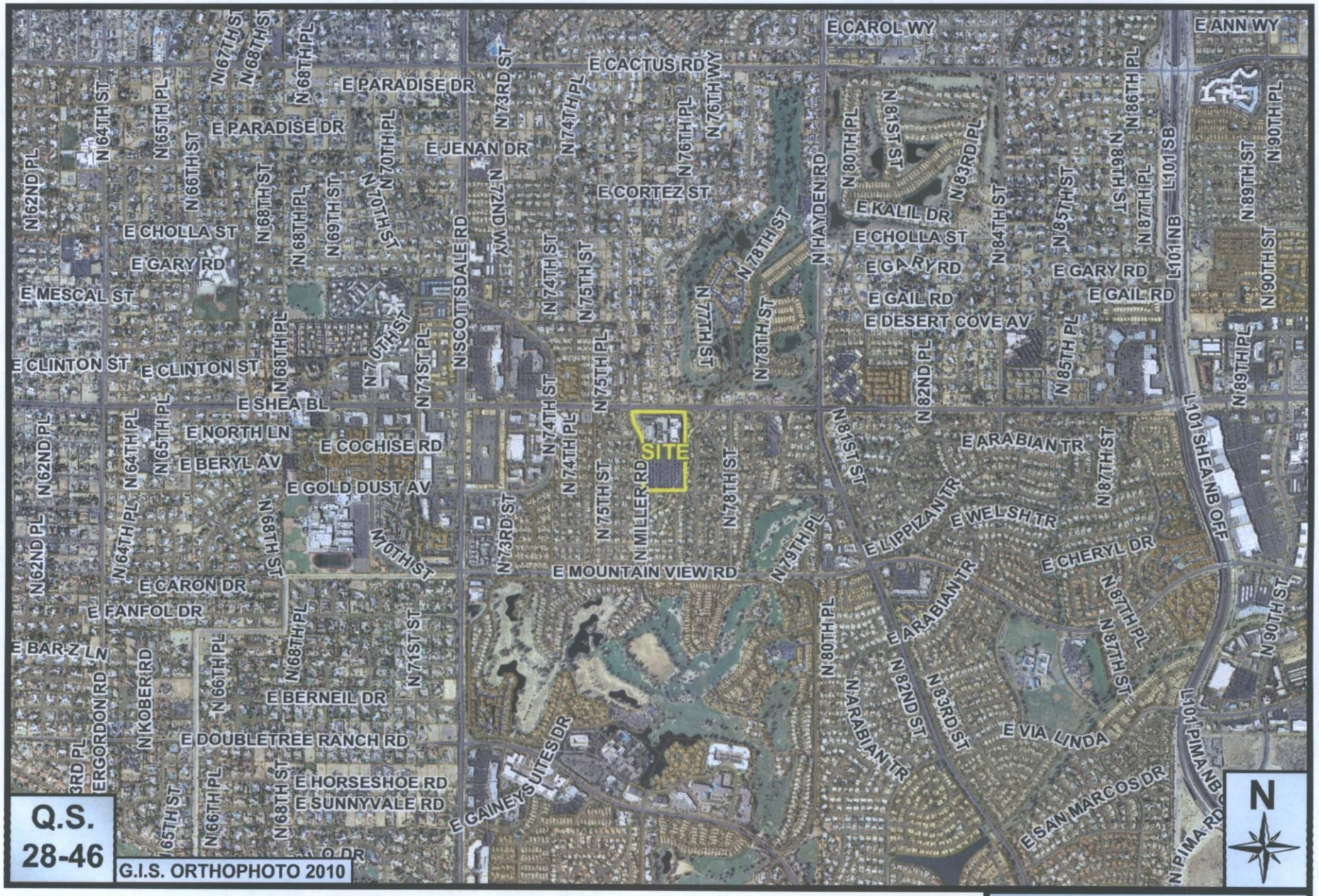
III. Platting Requirements

As part of this Project, Tract 'A' of the Casa Buena subdivision will be acquired and incorporated into the site development. Based on discussions with City of Scottsdale staff, this will required two separate plats. The first plat will be a "one-lot" plat combining Tract 'A' with the Scottsdale Bible Church property. This is a re-plat of "Lot 1 Scottsdale Bible Church" (Book 929, Page 41, MCR). The second plat is a re-plat of Casa Buena to reflect the removal of Tract 'A' from the subdivision. The Casa Buena re-plat will require ratification by the subdivision Homeowner's Association (HOA).

Casa Buena is an existing residential single family home subdivision west of Scottsdale Bible Church. The subdivision was originally platted in 1977 (Book 192, Page 22, MCR). Tract 'A' is described on the plat as a "private landscape area". It was likely created as a means to align Miller Road with the existing street north of Shea Boulevard. The subdivision to the north, "Golomb Estates" (Book 124, page 11, MCR), was platted in 1969 prior to Casa Buena. The tract is not intended or required to meet any landscape or open space requirements.

Similarly, the tract does not contain any drainage or storm water storage facilities. Additional storm water storage will be provided with this Project to account for the development of the tract area as part of the Scottsdale Bible Church campus.

As previously mentioned, this Preliminary Plat application/submittal is being made concurrently with the Project DRB submittal. Please reference the DRB application documents for additional information.



Scottsdale Bible Church

12-PP-2013

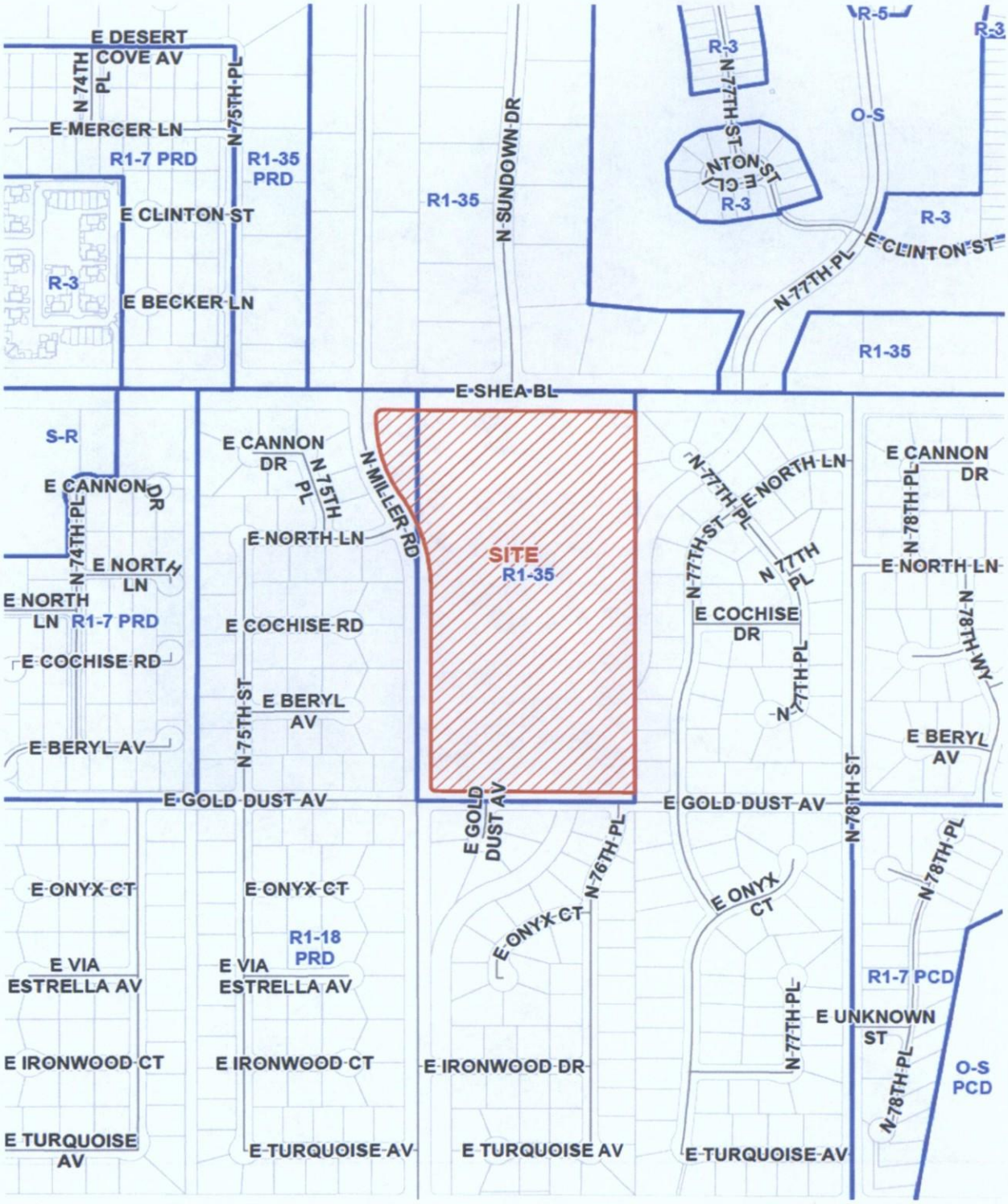
ATTACHMENT #3



Scottsdale Bible Church

12-PP-2013

ATTACHMENT #3A



Zoning Map

ATTACHMENT #4

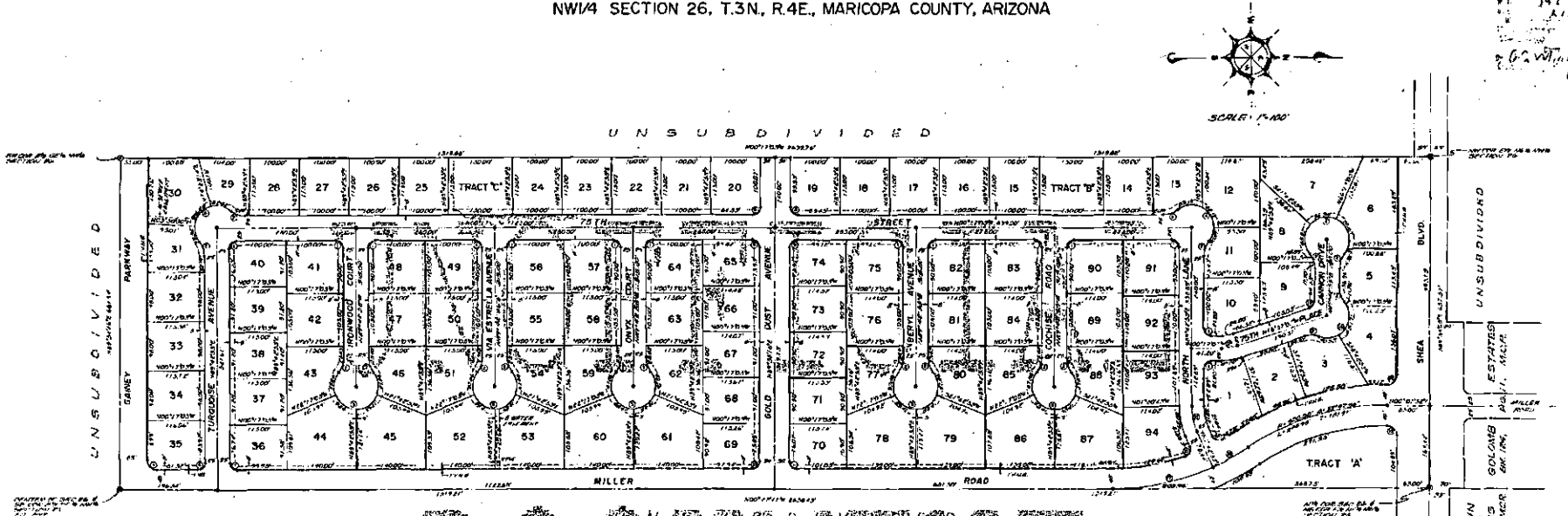
12-PP-2013

192-22

192-22
242239

CASA BUENA

A SUBDIVISION OF THE E1/2 NE1/4 NW1/4 AND THE E1/2 SE1/4 NW1/4 SECTION 26, T.3N., R.4E., MARICOPA COUNTY, ARIZONA



DOCUMENT

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT WOOD BROS HOMES, INC. A DELAWARE CORPORATION, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF CASA BUENA, THE E½ NE¼ NW¼ SECTION 26, AND THE E½ SE¼ NW¼ SECTION 26, T.3N, R.4E, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT OF SAID FOR THE USE OF SAID CASE BUENA AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND THE DIMENSIONS OF THE LOTS, TRACTS, AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THIS BRIEF DESCRIPTION PERPETUITY. STREET 75TH LN IS TO BE KNOWN AS A PRIVATE LANDSCAPE AREA. TRACTS "B" & "C" ARE TO BE KNOWN AS RECREATION AREAS FOR USES INCLUSION OF AN EASEMENT OVER THE CASA BUENA HOMEOWNERS ASSOCIATION. NOTHING HEREIN WRITTEN OR SET FORTH SHALL BE CONSTRUED TO MEAN OR CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY LANDSCAPE OR RECREATION AREAS, EASEMENTS AND DEDICATION FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF: WOOD BROS. HOMES, INC. A DELAWARE CORPORATION AS OWNER HAVE HEREUNTO CAUSED THEIR NAME TO BE SIGNED AND THEIR CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF ROBERT S. HALVORSON, ITS VICE-PRESIDENT, BEING DULY AUTHORIZED SO TO DO.

BY: Robert S. Halvorson
VICE - PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS 10 DAY OF Oct. 1977 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT S. HALVORSON AND ACKNOWLEDGED HIMSELF TO BE VICE-PRESIDENT OF WOOD BROS. HOMES, INC. AND THAT HE BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Frances Schell
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 7, 1980

APPROVALS

I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND THE REQUIREMENTS OF THE ORDINANCE HAVE BEEN MET.

EXECUTIVE SECRETARY

I HEREBY CERTIFY THAT THIS PLAT SUBSTANTIALLY CONFORMS TO THE APPROVED PRELIMINARY PLAT.

DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA, THIS 1 DAY OF August 1977.

BY: [illegible] ATTEST: [illegible]

CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PROPERTIES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 1977; THAT THE SURVEY IS TRUE AND CORRECTLY AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED CIVIL ENGINEER — DATE 5-27-77

LEGEND

CORNER OF THIS SUBDIVISION SET ½" I.R. UNLESS OTHERWISE NOTED

1' VEHICULAR NON-ACCESS EASEMENT

P.U.E. PUBLIC UTILITIES EASEMENT

P.U.E. PUBLIC UTILITIES EASEMENT UNLESS OTHERWISE INDICATED

NOTE: CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.

CURVE DATA					
NO	ANGLE	DELTA	LENGTH	TANGENT
1	18.07°	18°04'00"	89.96	45.40
2	45.00°	90°00'33"	78.54	50.00
3	45.00°	90°00'33"	78.54	50.00
4	45.00°	90°00'00"	78.54	50.00
5	20.00°	90°00'00"	31.42	20.00
6	15.00°	89°58'27"	23.56	15.00
7	15.00°	90°01'33"	23.57	15.00
8	15.00°	91°18'29"	23.89	15.50
9	15.00°	47°40'47"	12.48	6.63
10	15.00°	89°44'04"	23.49	14.97
11	15.00°	90°15'56"	23.63	15.03
12	100.00°	18°00'00"	31.42	15.85
13	15.00°	71°40'00"	18.76	10.84
14	45.00°	144°20'00"	113.40	165.94
15	175.00°	90°00'00"	274.93	175.00
16	15.00°	90°00'00"	23.56	15.00
17	287.00°	19°44'16"	205.41	103.85
18	200.00°	97°04'46"	339.75	244.07
19	20.00°	90°00'00"	31.42	20.00

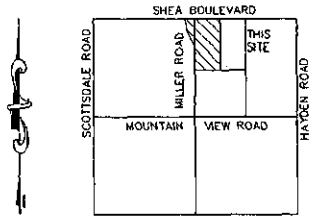


CASA BUENA 192-22

ATTACHMENT #5

PRELIMINARY PLAT FOR
" SCOTTSDALE BIBLE CHURCH"

A PORTION OF THE NORTH HALF OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



SEC. 26 T3N., R4E.
VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 33 FEET THEREOF.

TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST;
THENCE SOUTH 00° 22' 04" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHEA BOULEVARD;
THENCE CONTINUING SOUTH 00° 22' 04" EAST, A DISTANCE OF 368.70 TO A POINT ON A CURVE FROM WHENCE THE RADIUS BEARS SOUTH 67° 28' 29" WEST, A DISTANCE OF 540.00 FEET;
THENCE ALONG SAID CURVE CONCAVE TO THE NORTHWEST THROUGH A CENTRAL ANGLE OF 11° 16' 41", AN ARC DISTANCE OF 106.35 FEET TO A POINT OF A REVERSE CURVE FROM WHENCE THE CENTER BEARS NORTH 04° 15' 48" EAST, A DISTANCE OF 460.00 FEET;
THENCE ALONG SAID CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 33° 47' 58" AN ARC DISTANCE OF 271.36 FEET TO A POINT ON A COMPOUND CURVE FROM WHENCE THE CENTER BEARS SOUTH 89° 49' 18" EAST, A DISTANCE OF 30.00 FEET;
THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 31.42 FEET TO A POINT ON A TANGENT;
THENCE SOUTH 89° 34' 42" EAST, A DISTANCE OF 104.86 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26
THE LINE WHICH BEARS NORTH 89° 55' 47" WEST.

FLOOD ZONE

THIS PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAP(FIRM) ZONE X, CONSUMRTY NUMBER 045012 MAP NUMBER AND SUFFIX 04013C1685G PANEL NUMBER 1685 EFFECTIVE DATE OF FIRM SEPTEMBER 30, 2005.

AREA TABLE

THIS PARCEL CONTAINS 803,586.73 SQ. FT. OR 18.447 ACRES.

PARCEL SITE ADDRESS

OWNERS: 7801 EAST SHEA BOULEVARD, LLC
SITE ADDRESS: 7601 EAST SHEA BOULEVARD
SCOTTSDALE, ARIZONA 85258

PERTINENT DOCUMENTS

WARRANTY DEED (2007-1274783)

FINAL PLAT OF CASA BUENA BOOK 192 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDS.

CITY OF SCOTTSDALE GIS AND QUARTER SECTION MAP 28-45 AND 28-46.

TITLE REPORT FOR TRACT "A" CASA BUENA 192-32 M.C.R. BY STEWART TITLE GUARANTY COMPANY ON OCTOBER 23, 2012 AT 5 P.M. ORDER NO. 12120942.

TITLE REPORT FOR LOT 1, SCOTTSDALE BIBLE CHURCH 923-41 M.C.R. BY STEWART TITLE GUARANTY COMPANY ON DECEMBER 26, 2012 AT 5 P.M. ORDER NO. 13120009.

LOT 1, SCOTTSDALE BIBLE CHURCH LOT ASSEMBLAGE RECORDED IN BOOK 929 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS

DEDICATION STATEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: SCOTTSDALE BIBLE CHURCH, AN ARIZONA NON-PROFIT CORPORATION, HAS ASSEMBLED UNDER THE NAME OF SCOTTSDALE BIBLE CHURCH, A PORTION OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND DECLARES THAT SAID SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS, AND EASEMENTS CONSTITUTING SAME, AND THAT THE LOT, AND STREET SHALL BE KNOWN BY THE NUMBER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

SCOTTSDALE BIBLE CHURCH, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE AN ARIZONA MUNICIPAL CORPORATION:

1. THE PUBLIC STREETS IN FEE AS SHOWN HEREON, MAINTENANCE OF THE PUBLIC STREETS SHALL BE THE ADJACENT PROPERTY OWNERS RESPONSIBILITY UNTIL SUCH TIME THE STREETS ARE IMPROVED TO THE CITY OF SCOTTSDALE STANDARDS AND ACCEPTED BY THE CITY OF SCOTTSDALE.

2. A PERPETUAL NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENT(V.N.A.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THIS EASEMENT IS TO PROHIBIT VEHICULAR ACCESS.

3. A PERPETUAL NON-EXCLUSIVE WATER LINE EASEMENT(W.L.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND WATER PIPES, ABOVE GROUND APPURTENANCES, AND FOR CONSTRUCTION, OPERATION, USE MAINTENANCE, REPAIR, MODIFICATION, AND REPLACEMENT FROM TIME TO TIME OF PIPES AND MANHOLES, VALVES, AND FACILITIES RELATED THERETO.

OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IS IS THE SOLE OWNER OF THE PROPERTY ON THIS PLAT, AND THAT EVERY LIENDER, EASEMENT HOLDER, OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT, AS EVIDENCED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDERS OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE PERSON(S) EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST, OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS ____DAY OF _____, 2013

GRANTOR: _____

FOR: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____DAY OF _____ 2013
BY _____
THE _____ OF SCOTTSDALE BIBLE CHURCH, AN ARIZONA NON-PROFIT CORPORATION, FOR AND BEHALF THEREOF.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____DAY OF _____ 2013
BY _____
THE _____ OF SCOTTSDALE BIBLE CHURCH, AN ARIZONA NON-PROFIT CORPORATION, FOR AND BEHALF THEREOF.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES:

LEGEND

FOUND 1/2" REBAR, CAPPED (PROPERTY CORNER)	
BOUNDARY LINE	
EASEMENT LINE	
CENTERLINE	
A.P.N.	ASSESSORS PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT OF WAY
BK.	BOOK
PG.	PAGE
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN A HAND HOLE

50 25 0 50 100 150
SCALE IN FEET
SCALE : 1" = 50'

CERTIFICATION

I, MIKE F. JENNINGS REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, HEREBY CERTIFY THAT THE FINAL PLAT OF SCOTTSDALE BIBLE CHURCH PATIED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2013; THAT THE PLAT IS TRUE AND COMPLETE AS SHOWN HEREON; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE ACCURATELY AND CORRECTLY SHOWN AND ARE SUFFICENT TO ENABLE ETHE SURVEY TO BE RETRACED.

Mike F. Jennings

MIKE F. JENNINGS R.L.S.
AZ. REG. # 32780

REGISTERED LAND SURVEYOR
32780
MIKE F. JENNINGS
EXPIRES 9-30-13

EXPIRES 9-30-13

DATE	REVISION	BY

EXTREME LAND SURVEYING, INC.
10620 NORTH 54TH STREET · SCOTTSDALE, ARIZONA 85254
PHONE 602.574.0171 · FAX 602.482.0299
E-MAIL · MJK.JENNINGS@COX.NET

DSN: M.J.
DWG: M.J.
DATE: 2/14/13
SCALE: HORIZ. 1"=50' VERT. N.A.

PRELIMINARY PLAT FOR
" SCOTTSDALE BIBLE CHURCH"
A PORTION OF THE NORTH HALF OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

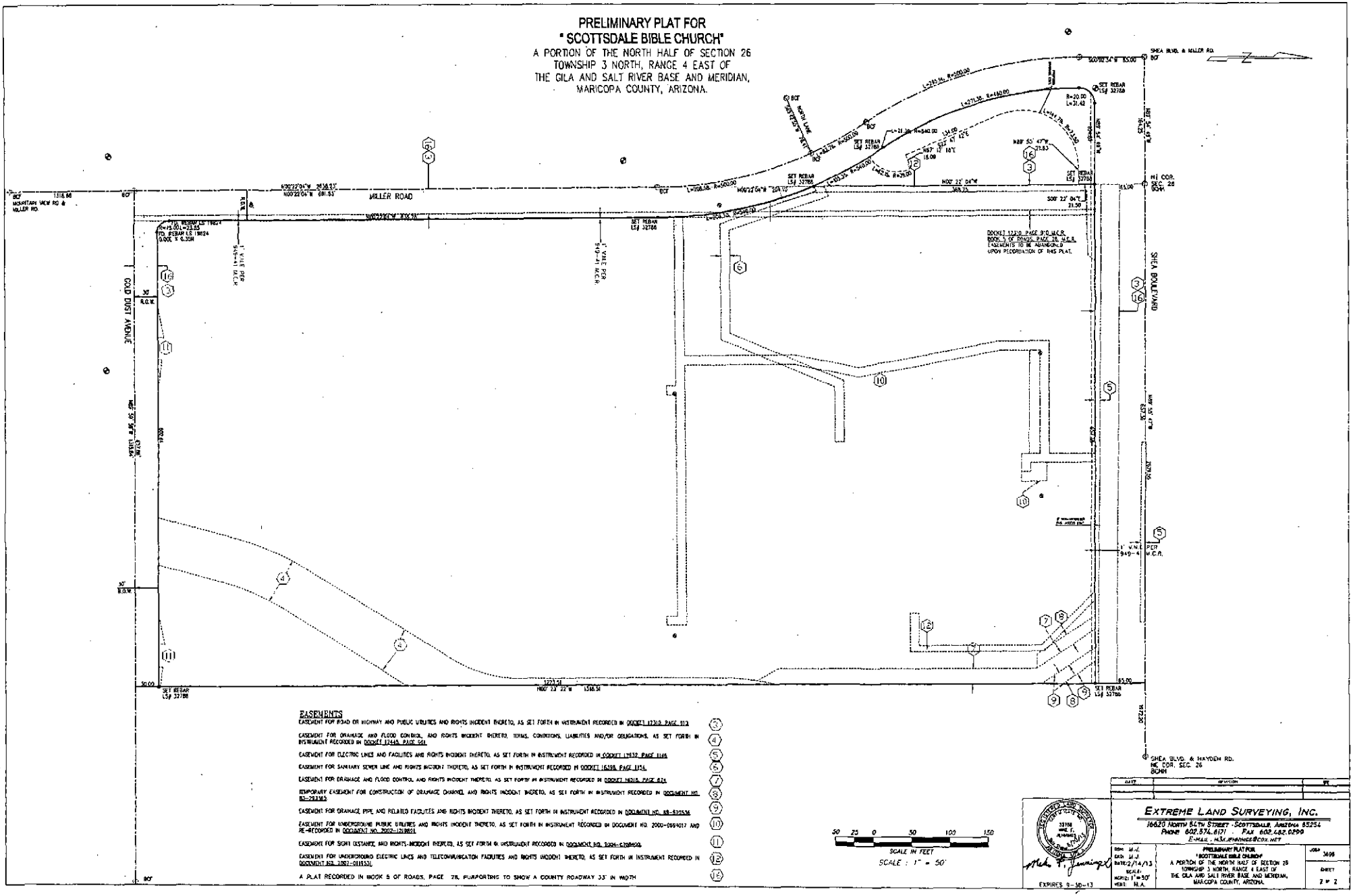
JOB # 3696
SHEET 1 of 2

ATTACHMENT #6

12-PP-2013
6/25/2013

PRELIMINARY PLAT FOR
" SCOTTSDALE BIBLE CHURCH"

A PORTION OF THE NORTH HALF OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



EASEMENTS

EASEMENT FOR ROAD OR HIGHWAY AND PUBLIC UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 12310, PAGE 910 (3)

EASEMENT FOR DRAINAGE AND FLOOD CONTROL, AND RIGHTS INCIDENT THERETO, TERMS, CONDITIONS, LIABILITIES AND/OR OBLIGATIONS, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 12445, PAGE 561 (4)

EASEMENT FOR ELECTRIC LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 12632, PAGE 1148 (5)

EASEMENT FOR SANITARY SEWER LINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 16398, PAGE 1176 (6)

EASEMENT FOR DRAINAGE AND FLOOD CONTROL AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 16516, PAGE 824 (7)

TEMPORARY EASEMENT FOR CONSTRUCTION OF DRAINAGE CHANNEL AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 83-293163 (8)

EASEMENT FOR DRAINAGE PIPE AND RELATED FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 88-572536 (9)

EASEMENT FOR UNDERGROUND PUBLIC UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2000-0894017 AND RE-RECORDED IN DOCUMENT NO. 2002-1219801 (10)

EASEMENT FOR SIGHT DISTANCE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2004-0788468 (11)

EASEMENT FOR UNDERGROUND ELECTRIC LINES AND TELECOMMUNICATION FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2007-0119531 (12)

A PLAT RECORDED IN BOOK 5 OF ROADS, PAGE 28, PURPORTING TO SHOW A COUNTY ROADWAY 33' IN WIDTH (15)

EXPIRES 9-30-13

EXTREME LAND SURVEYING, INC.
16620 NORTH 56TH STREET - SCOTTSDALE, ARIZONA 85254
PHONE 602.574.6171 - FAX 602.482.0299
E-MAIL - MJENNINGS@COX.NET

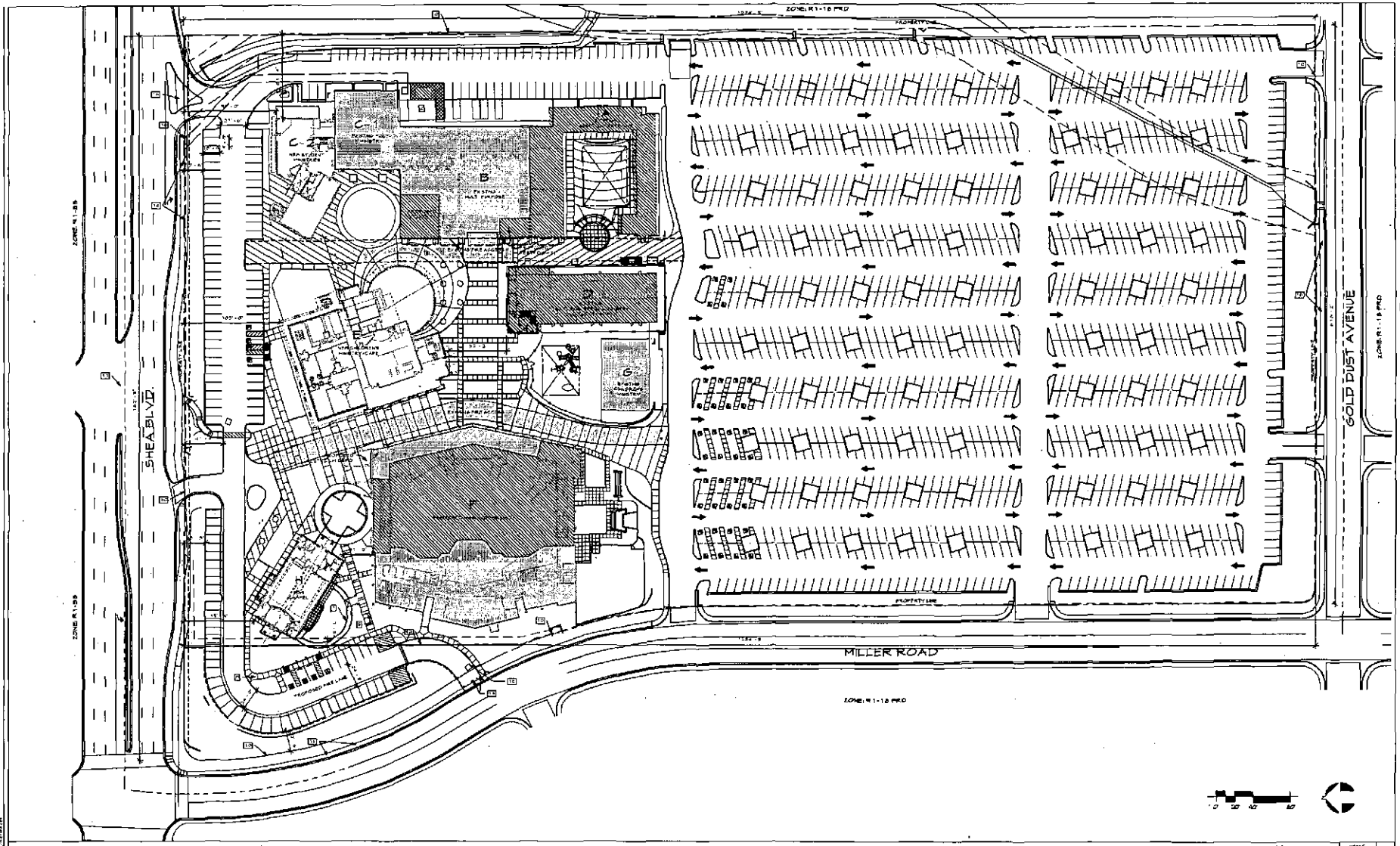
DSN: M.J. DWN: M.J. DATE: 2/14/13 SCALE: HORIZ: 1"=50' VERT: N.A.

PRELIMINARY PLAT FOR "SCOTTSDALE BIBLE CHURCH" A PORTION OF THE NORTH HALF OF SECTION 26 TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

JOB # 3498

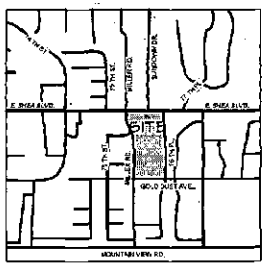
SHEET 2 OF 2

12-PP-2013
6/25/2013



SITE PLAN SCALE 1

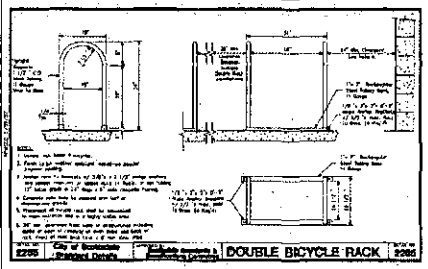
VICINITY MAP



PROJECT DATA

ADDRESS: 7601 EAST SHEA BLVD AND N MILLER RD SCOTTSDALE CA 85260
ZONING: R1-35 AND R1-18
SITE NET AREA: 819,199.20 SF (18.71 ACRES)
OCCUPANCY: A-3, B
CONSTRUCTION TYPE: IIB
APN: 175-47-006A AND 175-45-100
12 BUILDINGS APPROVED IN 1983;
6 EXISTING BUILDINGS, 3 NEW BUILDINGS

SITE DETAILS



BUILDING LEGEND

BLDG A - EXISTING ADULT CLASSROOMS
BLDG B - EXISTING MULTI-PURPOSE
BLDG C-1 - EXISTING YOUTH MINISTRIES
BLDG C-2 - PROPOSED STUDENT MINISTRIES
BLDG D - PROPOSED ADMINISTRATION
BLDG D - PROPOSED SPECIAL NEEDS
BLDG E - PROPOSED CHILDRENS MINISTRY/CAFE
BLDG F - PROPOSED WORSHIP EXPANSION
BLDG G - EXISTING PRE-SCHOOL MINISTRIES
BLDG H - PROPOSED CHAPEL

SITE WORK LEGEND

EXISTING TO REMAIN
PROPOSED/EXISTING TENANT IMPROVEMENT
PROPOSED NEW

ACCESSIBLE ROUTES OF TRAVEL LEGEND

ACCESSIBLE PATH OF TRAVEL - ON SITE
ACCESSIBLE PATH OF TRAVEL - PUBLIC PATH
ACCESSIBLE RAMP
ENT DISCHARGE
DRAINAGE EASEMENT
SOLANDSCAPE EASEMENT
BUILDING SETBACK
SANITARY SEWER EASEMENT
PUBLIC UTILITY EASEMENT
GRIFFIN ACCESS EASEMENT
SCOPE OF WORK
EXISTING PRE ACCESS
EXTENT OF PHASING SCOPES

KEYED NOTES

01 WATER FEATURE
02 UTILITY YARD
03 FIRE ACCESS ROAD
04 EXISTING CURB AND GUTTER
05 NEW WALKWAY
06 BUILDING SETBACK
07 OVERHEAD CANOPY
08 PLANTER PER LANDSCAPE DESIGN
09 VEHICLE / PEDESTRIAN WARNING STRIPING
10 ABRAMED PROPERTY LINE
11 AGA PATH OF TRAVEL
12 CURB RAMP
13 PLAY AREA
14 SHADE STRUCTURE
15 BOF BIOWASH BASIN REPARATE PERMIT
16 EXISTING SIDEWALK
17 WASTE OF WAY CENTERLINE
18 PROPOSED EVERGREEN FIRE ACCESS
19 BOLLARDS AND KNOX BOX

VISIONEERING STUDIOS
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7601 EAST SHEA BLVD., SCOTTSDALE, AZ 85260

SECOND REPLY DRB COMMENTS

DATE 07-24-2013

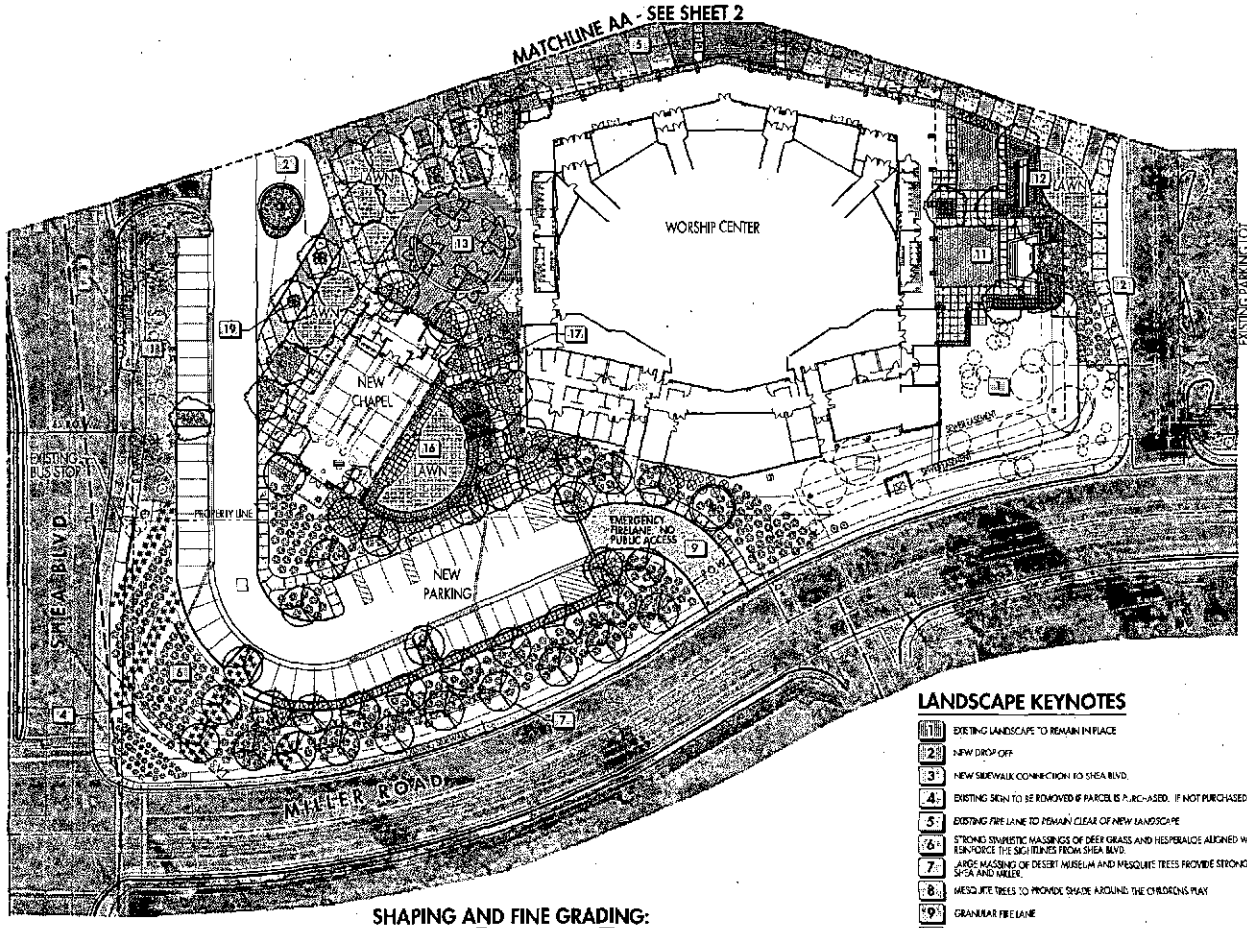
PROJECT CODE 000-801

SCOTTSDALE BIBLE CHURCH

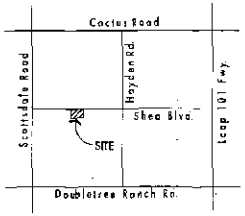
SITE PLAN

Sheet No. S 1.1

ATTACHMENT #7



VICINITY MAP



SCOTTSDALE Bible Church
unite • build • send

SHAPING AND FINE GRADING:

ALL AREAS DISTURBED BY CONSTRUCTION WILL BE FINE GRADED AND SHAPED TO A CHARACTER TO BLEND WITH ADJACENT LANDFORMS AND PROPOSED SITE IMPROVEMENTS. ENGINEERED PLANS SHALL INCORPORATE OVERALL PROPOSED SHAPING CONSIDERATIONS. LANDSCAPE ARCHITECT TO WALK THE SITE WITH CONTRACTOR AND VERIFY SHAPING CONSIDERATIONS TO MANIPULATE PRIOR TO BEGINNING LANDSCAPE INSTALLATION. ALL NEW LANDSCAPE AREAS SHALL BE TOP DRESSED WITH DECOMPOSED GRANITE TO MATCH OR BLEND WITH THE EXISTING.

IRRIGATION MASTER PLAN:

ALL LANDSCAPE IMPROVEMENTS SHALL BE WATERED BY AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM. MAINTAINED BY THE OWNER UNLESS NOTED OTHERWISE. LAYOUT AND EQUIPMENT SHALL BE CONSISTENT WITH COMMERCIALLY OPERATED SYSTEMS. TREES AND SHRUBS WILL BE SEPARATELY VALVED.

WATER INTENSIVE LANDSCAPE CALCULATION

TOTAL LOT AREA = 17.57 ACRES OR 765,379 S.F.

ALLOWED WATER INTENSIVE LANDSCAPE:

25% OF TOTAL LOT AREA (.25 x 765,379)	=	191,343 S.F.
TOTAL ALLOWED	=	191,343 S.F.
TOTAL PROVIDED	=	17,600 S.F.
TOTAL LANDSCAPE PROVIDED	=	42,600 S.F.

LANDSCAPE KEYNOTES

1. EXISTING LANDSCAPE TO REMAIN IN PLACE
2. NEW DROP OFF
3. NEW SIDEWALK CONNECTION TO SHEA BLVD.
4. EXISTING SIGN TO BE REMOVED IF PARCEL IS PURCHASED. IF NOT PURCHASED, SIGN WILL REMAIN IN PLACE.
5. EXISTING FIRE LANE TO REMAIN CLEAR OF NEW LANDSCAPE
6. STRONG SYMPATHETIC MASSINGS OF DEER GRASS AND HESPERALOE ALIGNED WITH THE CHAPEL TO REINFORCE THE SIGHTLINES FROM SHEA BLVD.
7. LARGE MASSING OF DESERT MUSEUM AND MESQUITE TREES PROVIDE STRONG IDENTITY AS VIEWED FROM SHEA AND MILLER.
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12. WATER FEATURE AT PRIMARY ENTRY TO WELCOME GUESTS AND MEMBERS
13. CIRCULAR GATHERING GARDEN CENTERED ON CHAPEL WITH SITE RELOCATED DATE PALMS SEATWALLS AND DECORATIVE PAVING.
14. EXISTING CIRCULAR LAWN TO REMAIN IN PLACE. FOUR NEW 16' DATE PALMS TO PROVIDE SHADE AND SCALE TO SURROUNDING ARCHITECTURE
15. COURTYARD WITH OAK TREES AND FORMALIZED PLANTING UNDER EXISTING SHADE CANOPY
16. WHITE PLANT MATERIAL THEMED WEDDING GARDEN WITH LAWN, ENTRY TRELLIS, AND FORMAL PLANTINGS
17. FORMALIZED OLIVE TREE ALLEE LEADING TO THE WEDDING GARDEN AND CHAPEL AXIAL GARDEN
18. CENTRAL PALM GATHERING PLAZA WITH 16' HIGH DATE PALMS, ACCENT UPLIGHTING AND DECORATIVE PAVEMENT
19. CIRCULAR TREE PLANTER AT DROP-OFF/PICK-UP
20. EXISTING PLAYGROUND TO REMAIN
21. NEW PLAYGROUND LOCATION WITH RELOCATED PLAY EQUIPMENT FROM EXISTING ON SITE

PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	QTY
	ARGENTINE MESQUITE / PROSOPIS ARIA THORNLESS SUPREME WESTERN TEE, TALL UPRIGHT VASE SHAPE	24"BOX	1.5"CAL	7'-9"	35
	ARGENTINE MESQUITE / PROSOPIS ARIA THORNLESS SUPREME WESTERN TREE, TALL UPRIGHT VASE SHAPE	36"BOX	2.5"CAL	10'-12'	7
	DATE PALM / PHOENIX DACTYLIFERA 'MEDJOOL' NEW DIAMOND CUT, MATCHED	16'			24
	DATE PALM / PHOENIX DACTYLIFERA RELOCATED FROM ON-SITE	VARIES			4
	DESERT MUSEUM PALO VERDE / PARKINSONIA X 'DESERT MUSEUM'	24"BOX	1.5"CAL	10'-12'	47
	HONG KONG ORCHID TREE / BAUHINIA X BLAKEANA	36"BOX	2"CAL	12'-15'	4
	MESQUITE / SITE SALVAGE SITE SALVAGE	VARIES			1
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA MATCHED, STANDARD	24"BOX	1.25"CAL	7'-9"	6
	SWAN HILL OLIVE / OLEA EUROPAEA 'SWAN HILL' TM TALL UPRIGHT MULTI TRUNK	36"BOX	3"CAL	10'-12'	8
	VARIES / SITE SALVAGE SITE SALVAGE	VARIES			5

SHRUBS	COMMON NAME / BOTANICAL NAME	CONT	QTY
	ANGELITA DAISY / HYMENOXYS ACAULIS	1 GAL	67
	DEER GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	1 GAL	620
	DWARF YAUPON / ILEX VOMITORIA 'NANA'	5 GAL	370
	FOREVER BY / MORAEA BICOLOR	5 GAL	139
	GERMANDER / TEUCRIUM CHAMAEDRYS	5 GAL	89
	GREEN CLOUD TEXAS RANGER / LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	5 GAL	156
	LITTLE OLLIE OLIVE / OLEA EUROPAEA 'LITTLE OLLIE' TM	5 GAL	500
	MEDITERRANEAN FAN PALM / CHAMAEROPS HUMILIS	15 GAL	61
	NEW GOLD LANTANA / LANTANA X 'NEW GOLD' PLANT IN MASSING AS SHOWN, 2' FROM HARDSCAPE	1 GAL	80
	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL	122
	VARIEGATED HOOP ORANGE / MYRSIPORUM ROBBA 'VARIEGATA'	5 GAL	149
	WHITE IVEY / LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	5 GAL	92

ACCENTS	COMMON NAME / BOTANICAL NAME	CONT	QTY
	BARREL CACTUS / ECHINOCACTUS GRUSONII SITE SALVAGE	VARIES	2
	OCOTILLO / FOUQUIERIA SPLENDENS SITE SALVAGE	VARIES	1
	SAGUARO / CARNEGIEA GIGANTEA SITE SALVAGE	VARIES	2

VINE/ESPALIER	COMMON NAME / BOTANICAL NAME	CONT	QTY
	LADY BANK'S ROSE / ROSA BANKSIAE 'ALBA PLENA'	15 GAL	7

EXPIRES 09.30.14

NORTH
28 JUNE 2013

0' 30' 60' 80'

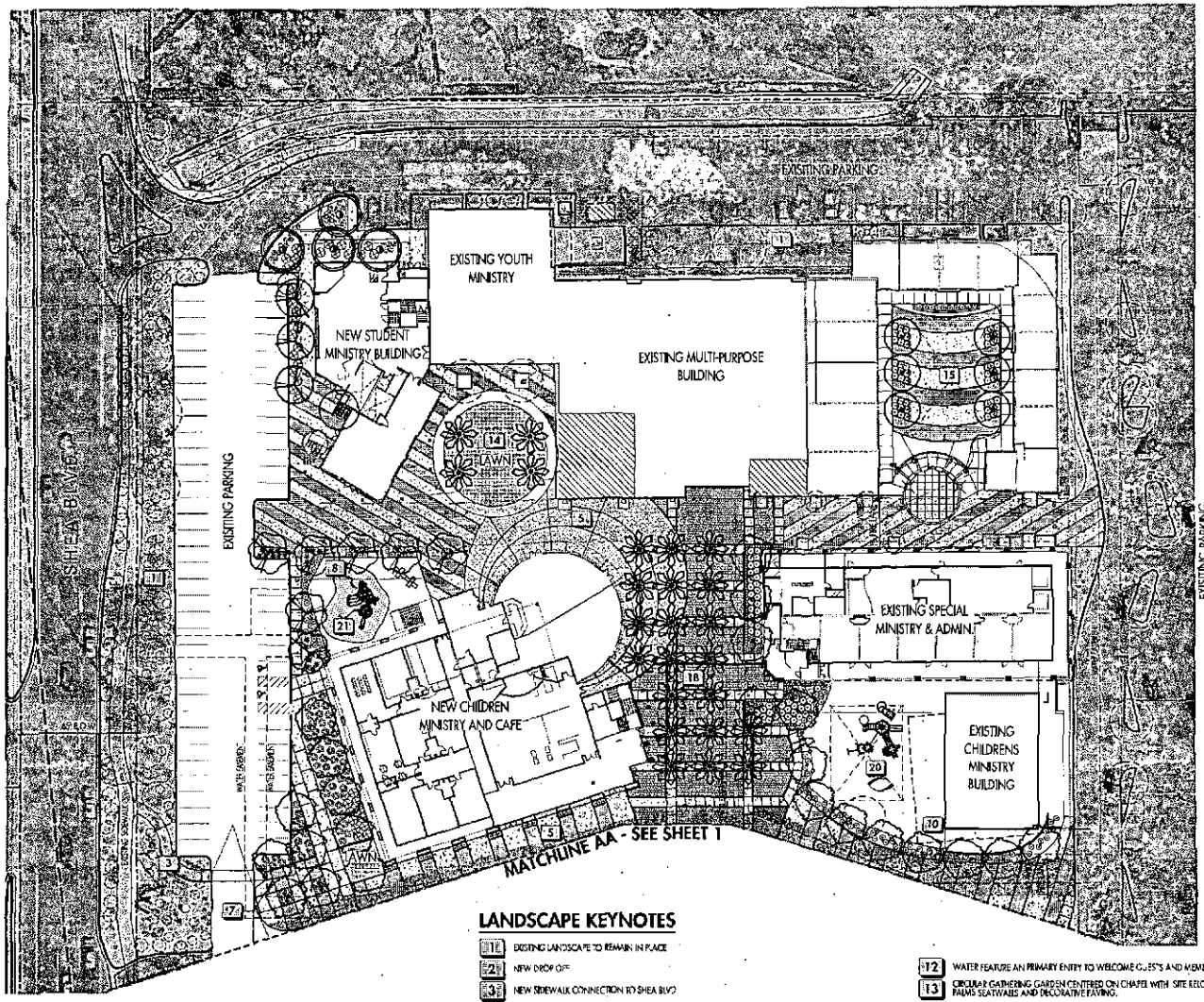
VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

25 - CONCEPTUAL LANDSCAPE PLAN

SHEET 1 OF 7

619-PA-2012

ATTACHMENT #8



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PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	QTY
	ARGENTINE MESQUITE / PROSOPIS ALBA THORNLESS SUPPLIER: WESTERN TREE, TALL UPRIGHT VASE SHAPE	24"BOX	1.5"CAL	7'-9"	35
	ARGENTINE MESQUITE / PROSOPIS ALBA THORNLESS SUPPLIER: WESTERN TREE, TALL UPRIGHT VASE SHAPE	36"BOX	2.5"CAL	13'-15'	7
	DATE PALM / PHOENIX DACTYLIFERA 'MEDJOOL' NEW DIAMOND CUT, MATCHED	16'			24
	DATE PALM / PHOENIX DACTYLIFERA RELOCATED FROM ON-SITE	VARIES			4
	DESERT MUSEUM PALO VERDE / 'PARKINSONIA X 'DESERT MUSEUM'	24"BOX	1.5"CAL	10'-12'	47
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	MESQUITE / SITE SALVAGE SITE SALVAGE	VARIES			1
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	VARIES / SITE SALVAGE SITE SALVAGE	VARIES			5

SHRUBS	COMMON NAME / BOTANICAL NAME	CONT	QTY
	ANGELITA DAISY / HYMENOXYS ACAULIS	1 GAL	57
	DEER GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	1 GAL	420
	DWARF YAUPON / ILEX VOMITORIA 'NANA'	5 GAL	370
	FORTNIGHT LILY / DIETES BICOLOR	5 GAL	139
	GERMANDER / TEUCRIUM CHAMAEDRYS	5 GAL	89
	GREEN CLOUD TEXAS RANGER / LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	5 GAL	156
	LITTLE OLIE OLIVE / OLEA EUROPAEA 'LITTLE OLIE' TM	5 GAL	500
	MEDITERRANEAN FAN PALM / CHAMAEROPS HUMILIS	15 GAL	6
	NEW GOLD LANTANA / LANTANA X 'NEW GOLD' PLANT IN MASSING AS SHOWN, 2' FROM HARDSCAPE	1 GAL	80
	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL	122
	VARIEGATED MOCK ORANGE / PITTOSPORUM TOBIRA 'VARIEGATA'	5 GAL	149
	WAX LEAF LIGUSTRUM / LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	5 GAL	52

ACCENTS	COMMON NAME / BOTANICAL NAME	CONT	QTY
	BARREL CACTUS / ECHINOCACTUS GRUSONII SITE SALVAGE	VARIES	2
	OCOTILLO / FOUQUIERIA SPLENDENS SITE SALVAGE	VARIES	1
	SAGUARO / CARNEGIEA GIGANTEA SITE SALVAGE	VARIES	2

VINE/ESPALIER	COMMON NAME / BOTANICAL NAME	CONT	QTY
	LADY BANK'S ROSE / ROSA BANKSIAE 'ALBA PLENA'	15 GAL	7

SCOTTSDALE Bible Church
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25 - CONCEPTUAL LANDSCAPE PLAN

SHEET 2 OF 7

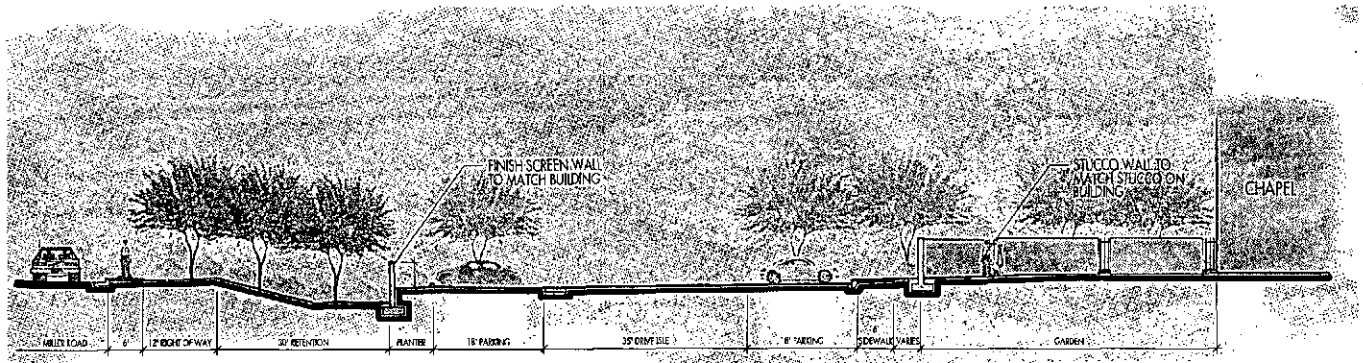
EXPIRES 09.30.14

NORTH
28 JUNE 2013

0' 30' 60' 90'

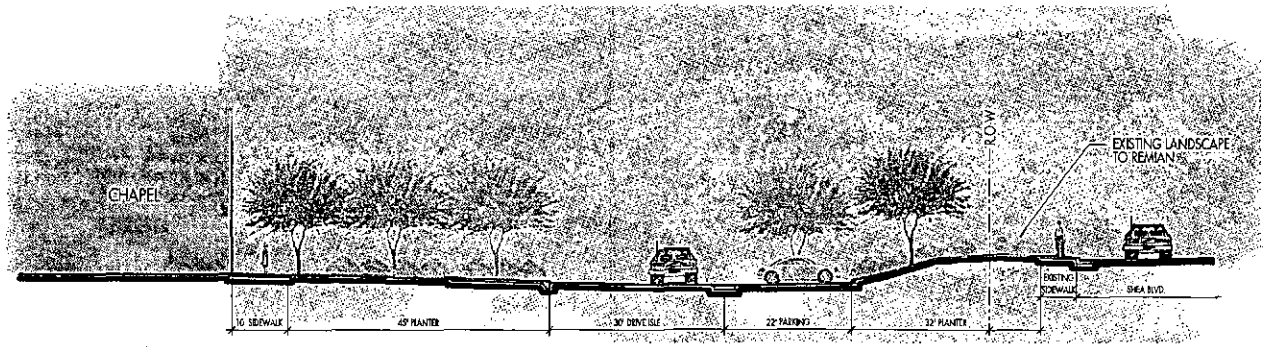
VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

619-PA-2012



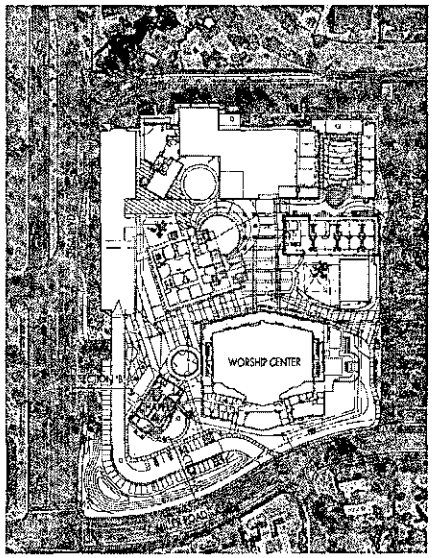
SECTION 'A'

SCALE : 1" = 10'-0"



SECTION 'B'

SCALE : 1" = 10'-0"



KEY MAP

SCOTTSDALE Bible Church
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21, 25, 26, LANDSCAPE SECTIONS @ PARKING BY CHAPEL

SHEET 7 OF 7

11 ARPIL 2013

VOLLMER & ASSOCIATES

619-PA-2012

Murillo, Jesus

From: Kercher, Phillip
Sent: Friday, July 26, 2013 11:19 AM
To: Murillo, Jesus
Subject: FW: Casa Buena HOA - Shea and Miller - with corrections highlighted

---

From: David Black [mailto:dblack27@earthlink.net]
Sent: Friday, July 12, 2013 3:26 PM
To: Kercher, Phillip
Cc: Williams, George
Subject: RE: Casa Buena HOA - Shea and Miller - with corrections highlighted

Phil,

Thanks for the response & insights. I will digest this over the weekend; however, my first thought is to recommend that any observations be done after mid-August. The traffic & congestion in the summer months is much different than in the fall or after the schools start. I know our church at the corner of Mtn View & Hayden, reduces the number of services from 5 to 3 during the summer months and you can still find a parking spot!

Have a good weekend

David

-----Original Message-----
From: "Kercher, Phillip"
Sent: Jul 12, 2013 3:17 PM
To: 'David Black'
Cc: "Williams, George"
Subject: RE: Casa Buena HOA - Shea and Miller - with corrections highlighted

David:

We are going to try to do some observations on a Sunday morning sometime over the next few weeks. I can give you some preliminary responses prior to our field review:

- A restricted U-Turn for westbound traffic at the Shea/Miller intersection. There have been many instances of near collisions with cars making a u-turn to proceed east so that they can access SBC's parking lots from the north and cars making right turns from Miller onto Shea. This is not unique to the peak Sunday hours and I'm surprised there haven't been serious accidents resulting from this but I hope we don't need to have one to prove the need for such restriction.

We would be reluctant to prohibit U-turns unless there is a demonstrated safety issue (which we will check). Unfortunately the church access does rely on some amount of U-turns. We can install some signage to remind drivers that the right turn on red must yield to U-turns on Shea Boulevard. This has been our standard practice for intersections with a higher than usual number of U-turns.

ATTACHMENT #9

- We think a right turn lane from Miller onto Shea would be helpful in moving traffic more quickly & safely through the intersection. We first suggested to SBC in the development of their site plans but they balked at the suggestion citing costs and taking up too much space of the Tract A land they are trying to acquire from our HOA. When mentioned at the DRB, there seemed to be a sense that this was doable and some of SBC's concerns could be mitigated. From talking to SBC officials, my sense this is related more to costs that the space issues.

We're not sure that a three lane approach is warranted (left, thru, and right) since we assume that there is very little traffic going north across Shea. If your HOA is still negotiating with the church and they agree to construct it, we would likely support it. We were limited in what we could require of the church as this was not a rezoning case. Adding the turn lane would likely require moving the traffic signal pole on the southeast corner, and that would add to the costs.

- Relocate the bus stop to be further east on Shea. When buses stop, there is no real applicable turn-in as a few feet to east, there is a turn-in to one of SBC's parking lots. It creates an unnecessary back up of traffic at that intersection. When there's a bus stopped, someone making a U-Turn, eastbound traffic backed up and a car turning right onto Shea, it gets really interesting

I forwarded your concern to our Transit staff. They said that they would note the request for future consideration, but they do not have funds to relocate the stop at this time.

- Stricter enforcement and/or better signage related to the northbound lane on Miller.
  - There are two lanes - a dedicated left turn lane and a north-south lane
  - Depending upon the hour & day, the left turns are permitted from the north-south lane. I understand that this was done to move traffic quickly through the intersection on Sundays but people don't observe the hours posted and people try to use a small portion of the lane to make right turns. Both of these practices create dangerous situations.

We will do some observations and review the signage to see if modifications are warranted.

I don't know if it's the Traffic Division or some other city group that requires traffic control, i.e. off-duty COS police to manage the intersections. On Sundays, there are two officers doing this. One is positioned on Shea to assist traffic out of SBCs eastern-most parking egress and the second is on Miller Road to assist in the ingress & egress from the northern-most access to SBC's parking lots. That works fine for the SBC traffic but creates havoc for our homeowners who are trying to get out from North Lane during these peak hours. Relocating the officer to be at the Miller & North Lane intersection and using cones or temporary bollards at the parking entrance could satisfy both need.

These officers are contracted by the church. It would probably be the most effective if you suggested this change to the church. If you would like us discuss it with the church let us know. We will try to observe this activity.

One additional item, I am aware of several rezoning requests on the north side of Shea across from SBC. I realize these requests are independent of SBC's expansion but hope that the City will take a collective look for potential problems at this intersection and not "box" themselves into a solution for SBC only to have created more problems if or when the other rezoning requests may be approved.

The most recent General Plan amendment/rezoning case on the north side of Shea Boulevard was withdrawn. Your concern is noted.

Phil

From: David Black [mailto:dblack27@earthlink.net]
Sent: Friday, July 12, 2013 8:14 AM
To: Kercher, Phillip
Subject: Fw: Casa Buena HOA - Shea and Miller - with corrections highlighted

Phillip,
Have you had a chance to review this and do you have any questions regarding our concerns?

Thanks
David

-----Forwarded Message-----
From: David Black
Sent: Jun 26, 2013 9:10 PM
To: City of Scottsdale - Phillip Kercher
Subject: Fw: Casa Buena HOA - Shea and Miller - with corrections highlighted

-----Forwarded Message-----
From: David Black
Sent: Jun 26, 2013 2:36 PM
To: "Kercher,Phillip"
Subject: Casa Buena HOA - Shea and Miller

Phillip,

Thank you for following up on our concerns expressed at the Development Review Board regarding congestion at the Shea & Miller intersection.

Admittedly the concerns I will be citing are in place today and are not caused by the expansion plans of SBC. Our HOA, however, feels strongly that these situations will be exacerbated with the expanded campus and increased traffic. The City may consider the congestion impacts to be minimal as they occur in off-peak hours such as Sundays. I can also assure you that is not the case as there are activities almost every day of the week at the church and with their expanded facilities, I would assume there will be more opportunities for activities during the peak hours..

The issues that we would appreciate the City considering include

- A restricted U-Turn for westbound traffic at the Shea/Miller intersection. There have been many instances of near collisions with cars making a u-turn to proceed east so that they can access SBC's parking lots from the north and cars making right turns from Miller onto Shea. This is not unique to the peak Sunday hours and I'm surprised there haven't been serious accidents resulting from this but I hope we don't need to have one to prove the need for such restriction.
- We think a right turn lane from Miller onto Shea would be helpful in moving traffic more quickly & safely throught the intersection. We first suggested to SBC in the development of their site plans but they balked at the suggestion citing costs and taking up too much space of the Tract A land they are trying to acquire from our HOA. When mentioned at the DRB, there seemed to be a sense that this was doable and some of SBC's concerns could be mitigated. From talking to SBC officials, my sense this is related more to costs that the space issues.
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One additional item, I am aware of several rezoning requests on the north side of Shea across from SBC. I realize these requests are independent of SBC's expansion but hope that the City will take a collective look for potential problems at this intersection and not "box" themselves into a solution for SBC only to have created more problems if or when the other rezoning requests may be approved.

Thank you for your consideration of these issues. If necessary, I or one of our Board members would be available to attend any City sessions that may address the congestion & our concerns.

David Black
President, Casa Buena Homeowners Association

-----Original Message-----
From: "Kercher, Phillip"
Sent: Jun 21, 2013 12:05 PM
To: "'dblack27@earthlink.net'"
Subject: Shea and Miller

David:

If you could elaborate on your concerns for Miller next to Scottsdale Bible we will respond. I attached an PowerPoint slide with an aerial of the area if that helps. Thanks.

Phillip Kercher
Traffic Engineering
City of Scottsdale
480-312-7645

Murillo, Jesus

From: professor_b@juno.com
Sent: Monday, July 01, 2013 9:21 AM
To: Murillo, Jesus
Subject: RE: 16-DR-2013, 11-PP-2013 12-PP-2013

Good Morning Jesus,

Actually, there are two questions:

1) is there adequate parking?
Let me just tell you that the volume of cars on an average Sunday morning is enormous. We do not even think of leaving our home during that time. In fact the Police block off the right lane of east bound Shea to use it exclusively for Church traffic. The traffic light at Miller and Shea is modified for Sunday church traffic.

It is unwise to even try to drive on either Miller Rd or 78th St on Sunday morning. If we need to go somewhere, we try to go at quiet moments and we then head south to Mountain View.

Some people may park on the streets for convenience, but the lot does fill up. As it is now, there are not enough parking spaces. Attenuating the number would not be a good idea. Adding another venue while reducing the amount of parking sounds like a disaster in the making.

2) Can the people parking on the streets be prevented?
IF there was enough parking for everyone on their lot, then this problem could be addressed. The church needs to be made aware that this is not fair for the people living around there and that they need to address this problem. They could start with a sermon saying that a good and moral religious person should be considerate of their neighbors and the church's neighbors as well.

If that was not adequate, they could then have some staff put notes on the windows of the cars parked on the streets. I have noticed that this problem is exceptionally bad along Goldust Rd.

But the bottom line is that there must be enough parking spaces on the property.

I hope that I have been helpful in giving you my observations. I understand that you are not here on Sunday mornings to observe.

Please call upon me if I can be of any further help.

brad

From: "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>
To: "'professor_b@juno.com'" <professor_b@juno.com>
Subject: RE: 16-DR-2013, 11-PP-2013 12-PP-2013
Date: Sat, 29 Jun 2013 01:38:34 +0000

Hello Brad,

Thank you for your comments, and I will be sure to include them in the final report to the Development Review Board. I will also notify you when the case is scheduled to be heard by the Development Review Board in case you would like to comment to the board about your concerns.

I have reviewed the site plan for the proposed modifications, and according to the ordinance, the site has adequate parking for the uses and square-footages that they are proposing. I am wondering, in your opinion, if this parking behavior is more that the church-goers are not using the provided parking within the site (because it is easier to "park up in the neighborhood"); then there not being adequate parking. I remember thinking this on a site visit. Staff was going to add comments in regards to this issue, and I hope to get your thoughts. I understand that someone may feel that this is not a curable behavior, but I would like to have an understanding of what you may think that the issue is.

I look forward to your response.

Sincerely,

Jesus

-----Original Message-----
From: professor_b@juno.com [mailto:professor_b@juno.com]
Sent: Wednesday, June 26, 2013 2:41 PM
To: Murillo, Jesus
Subject: 16-DR-2013, 11-PP-2013 12-PP-2013

Hi

I am a neighbor to Scottsdale Bible Church. They have been good neighbors for the years that I have lived here. I received the notification that they are going to be doing work and expansion on their property.

If you were to come by on a Sunday morning, not even a holiday, you will see that they do not have adequate parking for all of their attendees. I am glad that so many people want to be involved in such an activity. It is, however, unfortunate how they park up the neighborhood.

The new buildings will accommodate even more people. There needs to be adequate parking. And any construction that they do should not diminish the amount of parking spaces that they currently have.

They may want to consider having parking under their buildings, as does the medical building on the southeast corner of Scottsdale and Shea. There are many designs for this kind of structure.

For an interesting point, the Getty Museum in Los Angeles has seven floors of parking under the museum. When land is in short supply, people get creative.

Having once lived (in another state) next to a facility where parking was a problem and imposed upon my freedoms, I am sensitive to this type of situation.

thank you for considering my thoughts.

brad

Murillo, Jesus

From: Anne Wurth <sevilla1995@yahoo.com>
Sent: Sunday, May 05, 2013 9:45 AM
To: Murillo, Jesus
Subject: Re: DRB meeting Thursday

Woo hoo! Thanks for the info.

From: "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>
To: 'Anne Wurth' <sevilla1995@yahoo.com>
Sent: Thursday, May 2, 2013 11:01 AM
Subject: RE: DRB meeting Thursday

Hello Ms. Wurth,

I did hear from them and they stated that they will not be adding a second floor to that structure, and will only be remodeling this building.

Have a safe and enjoyable trip.

Jesus

From: Anne Wurth [mailto:sevilla1995@yahoo.com]
Sent: Wednesday, May 01, 2013 9:31 PM
To: Murillo, Jesus
Subject: DRB meeting Thursday

Hi Mr. Murillo.

Have you heard back about whether Bldg A will be two stories or what the elevation will look like?

Because I am out of town, and only checking email once/day, I have drafted the following still not sure of the aforementioned but was hoping you could pass it along to the DRB? Thanks in advance for your help and for your time in reviewing the documents with me. You were so helpful and your time was much appreciated!

Anne Wurth

Greetings, Members of the Design Review Board.

First, thank you for all you do to keep Scottsdale beautiful. We are so grateful to live here and appreciate the work you do (not just in this particular case but in all). We are writing in response to a communication we received from the city about some possible changes to the Scottsdale Bible Church, which is located directly behind our home. While at this time we are unclear about the details of the proposed changes, we wanted to voice our concerns in case they are relevant. They are probably not a surprise: we are concerned about how these changes will affect the view from our backyard--namely the height of the building(s), the elevation, and any change to the current lighting. Building A (the building in the south-easternmost corner) is directly behind our home (10410 N. 77th Street) and is viewed from all of our west-facing windows (kitchen, family room, dining room, master bedroom) as well as our entire backyard. As such, it is so, so important to us that this building not be any larger or higher and that it be nice-looking.

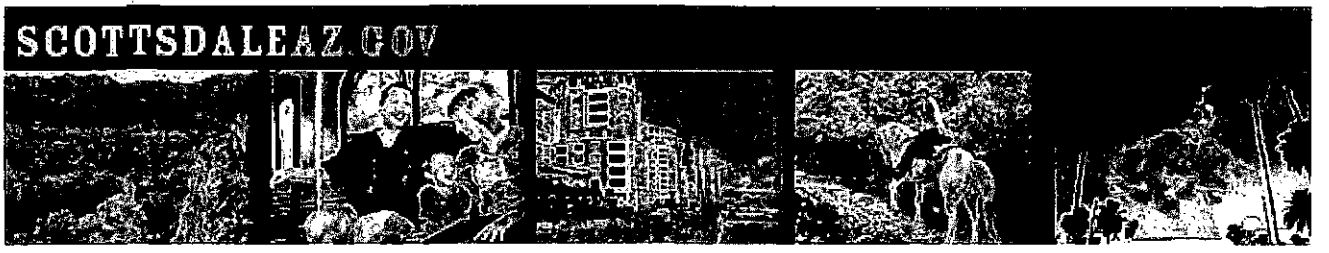
Thanks in advance for your time and consideration of this matter. We are hopeful the applicants' improvements can be a win-win for the neighborhood as well as the Church and we look forward to attending the applicant's next meeting before you.

Sincerely,

Anne and Greg Wurth

Murillo, Jesus

From: dblack27@earthlink.net
Sent: Tuesday, April 30, 2013 10:15 PM
To: Murillo, Jesus
Subject: Case 16-DR-2013



I am president of the Casa Buena HOA and plan on attending the May 2nd meeting of the DRB. During the comment period by the DRB & staff, if needed, would I have an opportunity to ask questions or address the Board?

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CITY OF SCOTTSDALE
ARIZONA

SCANNED
Initial
Date 7-10-14

May 15, 2014

Geoff Chevlin/ Art Velasco
Visioneering Studios Inc
2050 Main St Ste 400
Irvine, CA 92614

Re: 619-PA-2012
12-PP-2013
Scottsdale Bible Church

Dear Geoff Chevlin/ Art Velasco,

This is to advise you that the case referenced above was approved at the May 13, 2014 City Council meeting.
If you have any questions, please contact me at 480-312-7849.

Sincerely,

Jesus Murillo
Senior Planner

Item 14

CITY COUNCIL REPORT

Meeting Date: May 13, 2014
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Scottsdale Bible Church
12-PP-2013

1. Approval of a final plat for the Scottsdale Bible Church site (to include the existing Tract "A" from the adjacent Casa Buena subdivision plat) with Single-Family Residential District (R1-35) located at 7601 E. Shea Boulevard.

Key Items for Consideration

- Tract "A" is not required for the Casa Buena subdivision plat to meet its development standard requirements.
- This plat is in conjunction with a Development Review Board case (case 16-DR-2013) and a request for a replat of the Casa Buena subdivision (11-PP-2013).

Related Policies, References:
4-UP-1975, 20-DR-1975, 33-DR-1977, MCR 192-22, 65-DR-1982, 82-DR-1984, 65-DR-1982#2, 82-DR-1984#2, 48-SA-2006, 84-SA-2006, 286-SA-2008, 11-PP-2013, and 16-DR-2013

OWNER

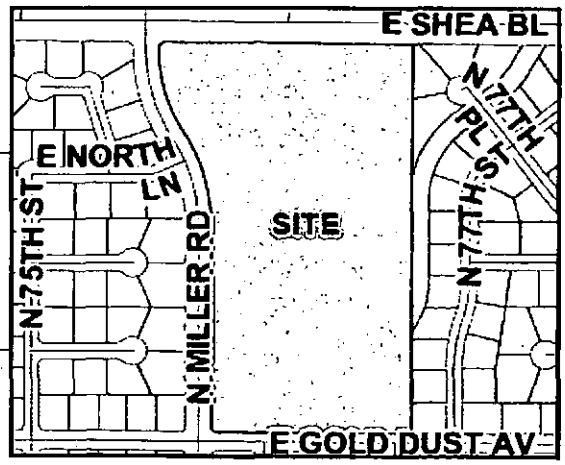
Scottsdale Bible Church
480-824-7200

APPLICANT CONTACT

Art Velasco
Visioneering Studios, Inc.
949-417-5878

LOCATION

7601 E. Shea Boulevard



Action Taken _____

BACKGROUND

Zoning

The Scottsdale Bible Church site is zoned Single-Family Residential District (R1-35). The R1-35 zoning district allows single-family residential uses, municipal uses, churches and places of worship.

The Casa Buena Tract "A" site is zoned Single-Family Residential District, Planned Residential District (R1-18/PRD). The R1-18/PRD zoning district allows single-family residential uses, municipal uses, churches and places of worship.

General Plan

The General Plan identifies this site within the Suburban Neighborhoods Land Use designation. This category includes medium to small-lot single-family neighborhoods or subdivisions. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. The General Plan also states that these uses can be transitional uses between less intense areas such as offices or retail centers.

Character Area Plan

The site is located within the West Cactus Character Area. The West Cactus Character Area has not been adopted by the City Council, but has been classified as character area since 2000. Within this character area, it can be expected to find mostly single-family homes with some larger multi-family developments. The West Cactus Character Area contains within its boundaries the retail and commercial "Activity Area" located at the intersection of E. Shea Boulevard and N. Scottsdale Road.

Context

Located at the southwest corner of E. Shea Boulevard and N. Miller Road, the surrounding developments are predominantly residential uses.

Adjacent Uses and Zoning

- North — Single-Family Residential District, Planned Residential District, zoned R1-7/PRD, Briarwood North subdivision.
- South — Single-Family Residential District, Planned Residential District, zoned R1-7/PRD, Estates at Gainey Ranch subdivision.
- East — Single-Family Residential District, Planned Residential District, zoned R1-18/PRD, Jason Manor subdivision.
- West — Single-Family Residential District, Planned Residential District, zoned R1-18/PRD; Casa Buena II subdivision.

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is to combine the existing Scottsdale Bible Church campus parcel with a tract currently part of the Casa Buena subdivision final plat. This request is in conjunction with a Casa Buena subdivision replat and a Development Review Board case, cases 11-PP-2013 and 16-DR-2013. The Development Review Board case (16-DR-2013) modified the existing Scottsdale Bible

Church Master Plan.

Development Information

- Existing Use: Church (Scottsdale Bible Church Parcel)
- Existing Use: Landscaping (Casa Buena Tract "A" Parcel)
- Proposed Use: Church
- Parcel Size: 755,809 square feet / 17.3 acres
- Proposed Parcel Size: 786,151 square feet / 18.04 acres
- Parking Required: 1,091 spaces
- Parking Provided: 1,340 spaces
- Open Space Required: 193,949 square feet / 4.45 acres
- Open Space Provided: 197,220 square feet / 4.52 acres

IMPACT ANALYSIS

Land Use

The Scottsdale Bible Church final plat request proposes merging the existing Casa Buena Tract "A" into the Scottsdale Bible Church boundary. This allows the church site to construct improvements within this area. The improvements enhance the existing landscaping, and allow the construction of parking and an emergency vehicle connection to N. Miller Road.

Tract "A" was dedicated for landscaping purposes. The existing Casa Buena Tract "A" is not required for the Casa Buena subdivision plat to fulfill its ordinance requirements. The request will also not affect the existing utilities or street system.

If the proposed Casa Buena/Scottsdale Bible Church subdivision plats were not approved, the outcome would only affect the setback of the proposed "Chapel" building, and the location of the proposed improvements located on the landscape tract parcel. The existing Scottsdale Bible Church site will still meet the R1-35 floor area ratio and parking standard requirements.

Traffic

With the proposed Master Plan changes, the overall building square footage on the site is only slightly increasing; therefore, it is not anticipated that there will be a corresponding significant increase in traffic generated by the site.

Community Involvement

Community input occurred with the Development Review Board hearing, with concerns expressed about traffic and building design. No concerns have been expressed with the plat.

Community Impact

The addition of Tract "A" to the Scottsdale Bible Church parcel will not negatively impact the Casa

Buena community, or surrounding communities. The request will also not affect the surrounding areas existing utilities or street system.

Policy Implications

This plat is consistent in density, street alignment, and open space previously that were approved. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded with Maricopa County.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board heard this case on August 15, 2013 and approved this case with a unanimous vote of 5-0.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Approve the a final plat for the Scottsdale Bible Church site (to include the existing Tract "A" from the adjacent Casa Buena subdivision plat) with Single-Family Residential District (R1-35) located at 7601 E. Shea Boulevard.

RESPONSIBLE DEPARTMENT(S)

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACTS (S)

Jesus Murillo
Senior Planner
480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY

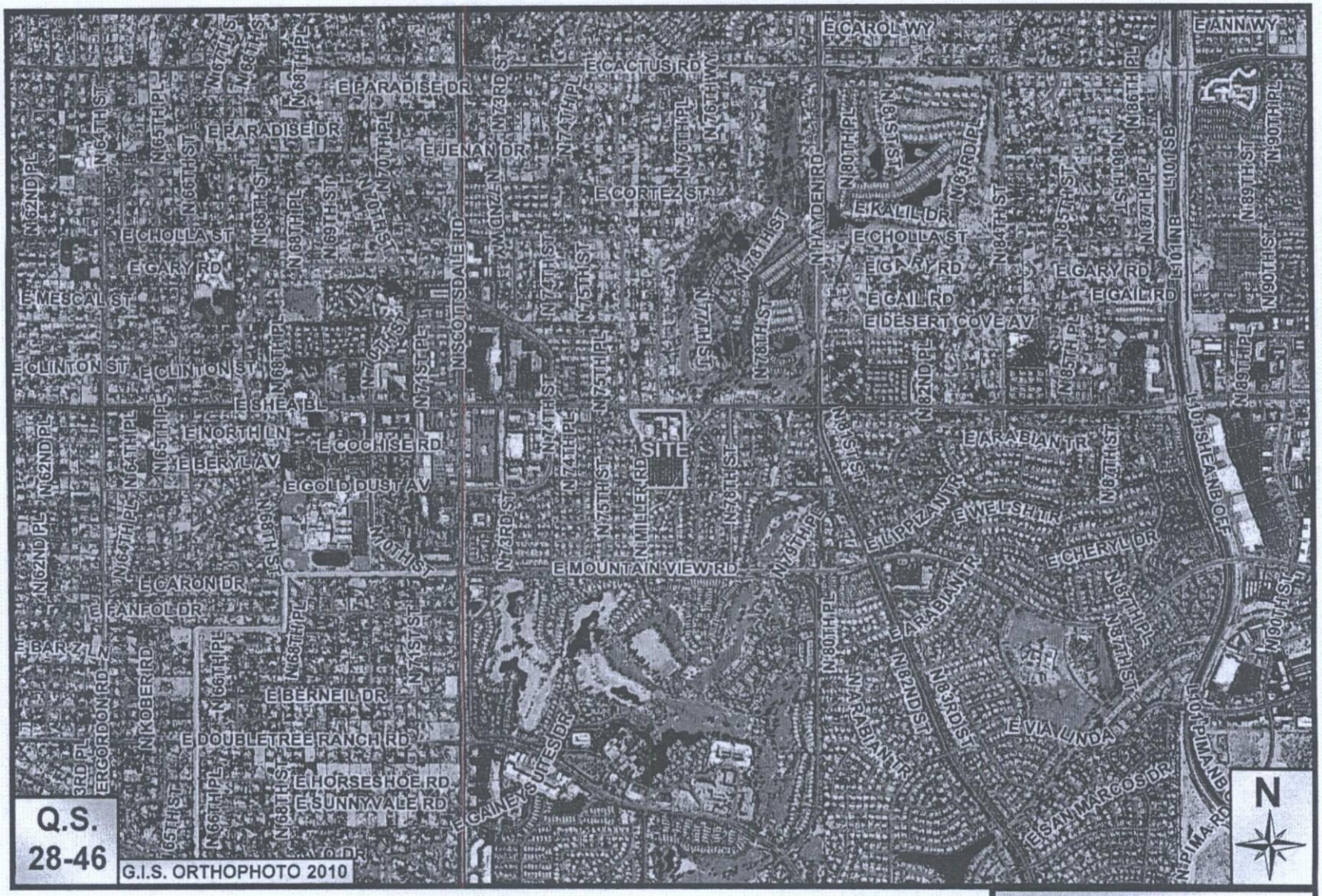
Jesus Murillo, Report Author — Date: 4/29/2014

Tim Curtis, AICP, Current Planning Director — Date: 4/29/2014
480-312-4210, tcurtis@scottsdaleaz.gov

Randy Grant, Administrator — Date: 4/28/14
Planning, Neighborhood and Transportation
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

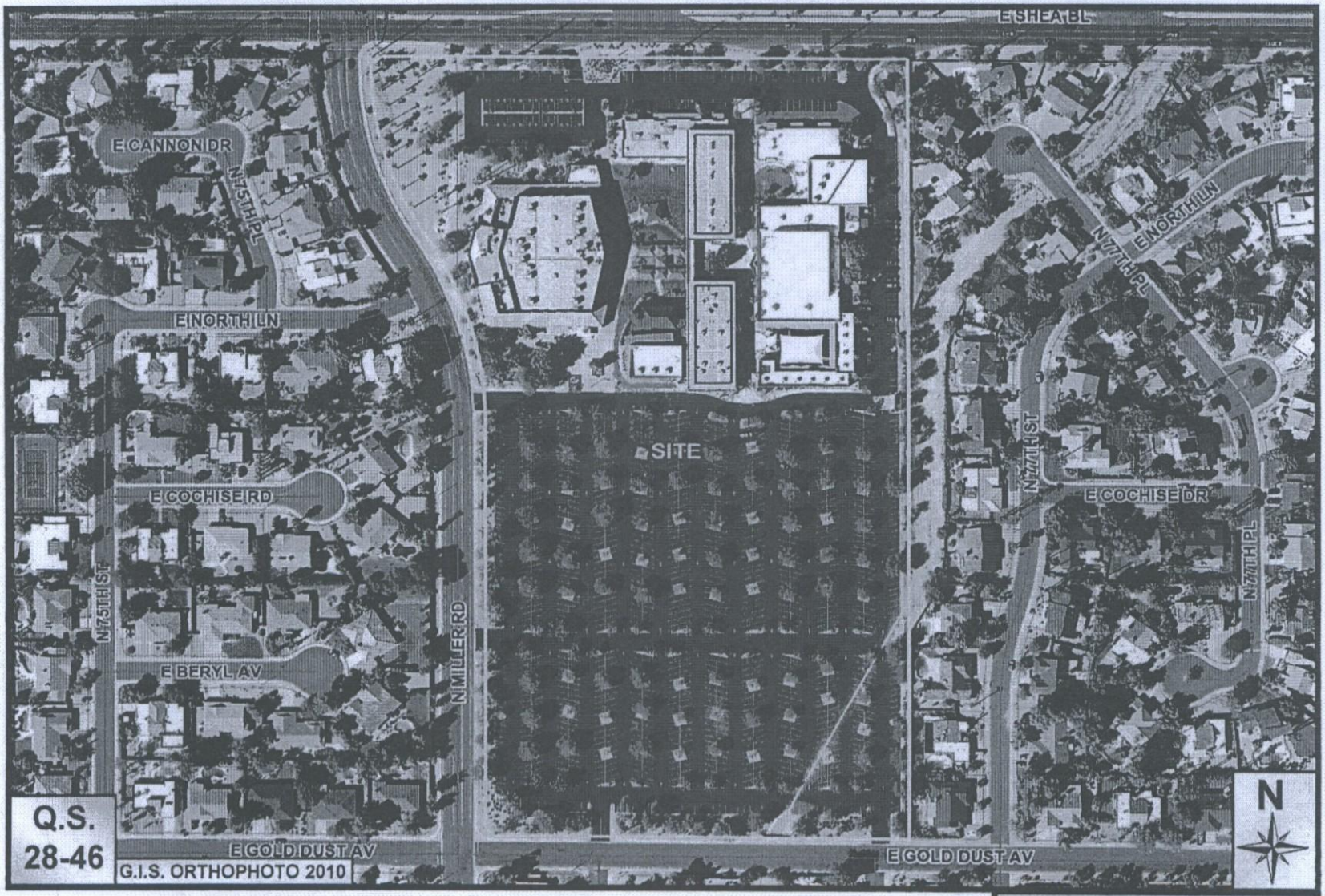
1. Context Aerial
2. Close-Up Aerial
3. Zoning Map
4. Final Plat
5. Casa Buena Subdivision replat



Scottsdale Bible Church

12-PP-2013

ATTACHMENT #1

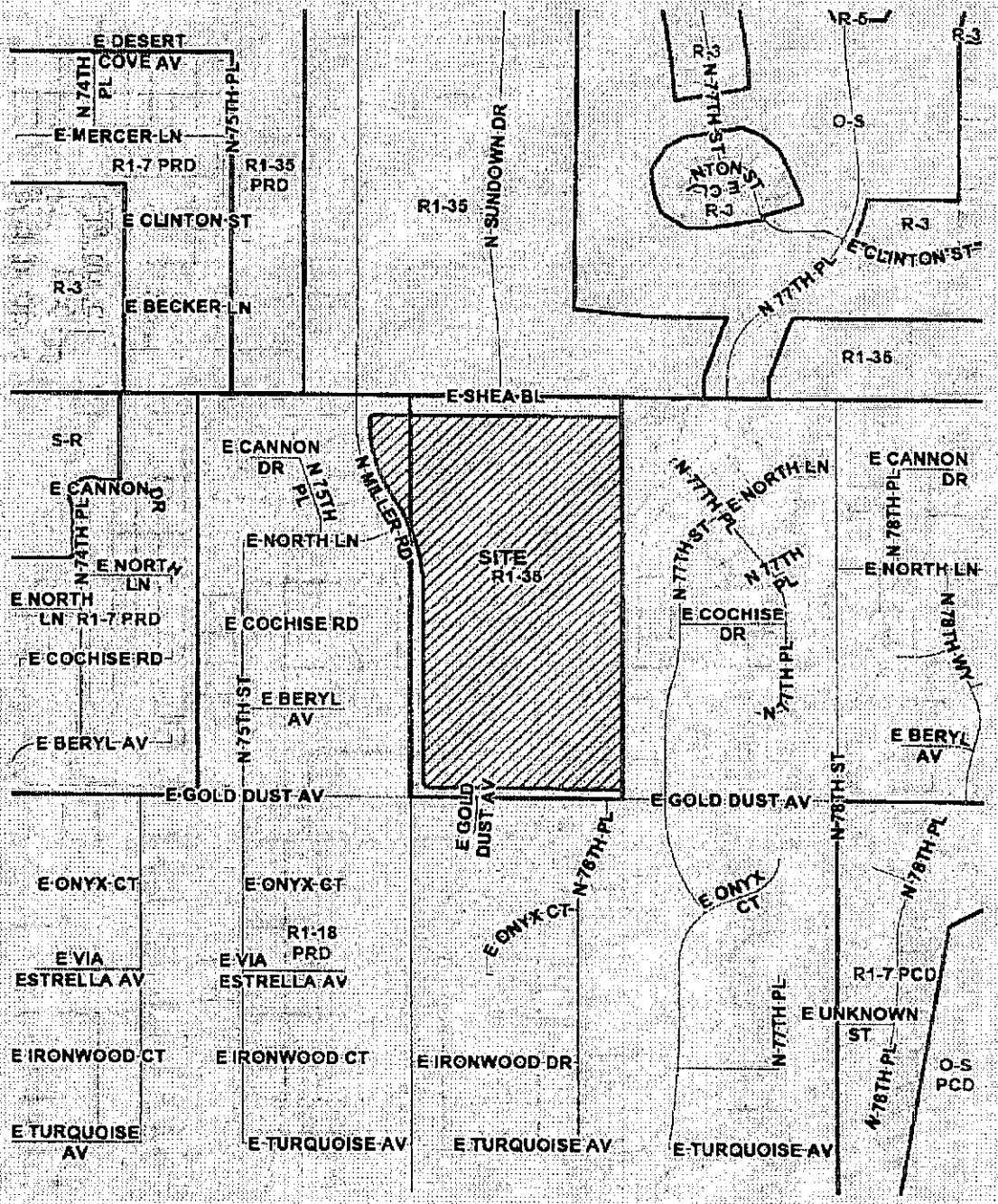


Scottsdale Bible Church

12-PP-2013

ATTACHMENT #2

Zoning Map



12-PP-2013

ATTACHMENT #3

MINOR SUBDIVISION PLAT
"SCOTTSDALE BIBLE CHURCH"

A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: 7601 E. SHEA BLVD., LLC

DEDICATION STATEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT E. SHEA BLVD., LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS ACQUIRED UNDER THE NAME OF SCOTTSDALE BIBLE CHURCH, A PORTION OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS, AND EASEMENTS CONSTITUTING SAME, AND THAT THE LOT SHALL BE KNOWN BY THE NUMBER GIVEN ON THIS PLAT.

7601 E. SHEA BLVD., LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE AN ARIZONA MUNICIPAL CORPORATION

1. A PERPETUAL, NON-EXCLUSIVE VEHICLE AND ACCESS EASEMENT ("V.A.E.") UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE OF THIS EASEMENT IS TO PROVIDE VEHICULAR ACCESS.
2. A PERPETUAL, NON-EXCLUSIVE WATER LINE EASEMENT ("W.L.E.") UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND WATER PIPES, ABOVE GROUND APPURTENANCES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION, AND REPLACEMENT FROM TIME TO TIME OF PIPES AND APPURTENANCES, VALVES, AND FACILITIES RELATED THERETO.
3. A PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENT ("D.E.") FOR THE PURPOSES OF CONSTRUCTION, OPERATION, DEVELOPMENT, AND REPAIR OF STORM WATER RETENTION FACILITIES IN AND OVER A PORTION OF THE AREAS DESIGNATED AS SUCH HEREON AN EASEMENT UPON, OVER, AND ACROSS SAID PROPERTY DESCRIBED HEREON MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER OF THE LOT ON WHICH WHERE THE EASEMENT IS LOCATED HEREON.
4. A PERPETUAL, NON-EXCLUSIVE SIGHT DISTANCE EASEMENT ("S.D.E.") UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE IS TO PROVIDE THE PROPERTY AS A TRAFFIC SAFETY VISIBILITY AREA FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY, WITHOUT LIMITATION, GRANTOR SHALL NOT ALLOW OR SUFFER TO EXIST UPON THE PROPERTY ANY BUILDINGS, WALLS, WALLS, CONSTRUCTIONS, BUSHES, OR OTHER OBSTRUCTIONS OR THINGS EXCEEDING A HEIGHT DETERMINED BY THE GRANTEE ABOVE NATURAL GRADE.
5. AN EASEMENT DESIGNATED TO THE PUBLIC FOR A SUE INCLUDED UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS TO PROVIDE PUBLIC ACCESS AND ALLOW CONSTRUCTION, OPERATION, REPLACEMENT, AND REMOVAL OF PUBLIC SURVEY FACILITIES AS AND SUCH A PORTION OF THE AREAS DESIGNATED AS SUCH HEREON.
6. A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT ("P.U.E.") UPON, OVER, UNDER AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR TELEPHONE, WATER, TELEVISION, STORM WATER, DRAINAGE, TELECOMMUNICATIONS, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO.

OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS PLAT, AND THAT EXCEPT LENDER, EASEMENT HOLDER, OR OTHER PERSON NAMED ANY INTEREST IN THE PROPERTY DESCRIBED TO OR ENCUMBERED WITH THE DEDICATIONS CONVEYANCES, OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO BE JOINED IN THIS PLAT, AS EVIDENCED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDERS OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE PERSONS EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST, OR OTHER ORGANIZATION WARRANTS THEY OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT SHALL IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS ___ DAY OF _____, 2013

GRANTOR _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2013,

BY _____ ITS _____ AND ON BEHALF OF SCOTTSDALE BIBLE CHURCH, AN ARIZONA NON-PROFIT CORPORATION.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

APPROVALS

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY _____ _____
DEVELOPMENT SERVICES DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 12-PP-2013 AND ALL DAS RELATED STAFF APPROVAL STIPULATIONS.

BY _____ _____
PLAT ADMINISTRATOR DATE

EASEMENTS

(3) EASEMENT FOR ROAD OF HIGHWAY AND PUBLIC UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 10514, PAGE 513

(4) EASEMENT FOR DRAINAGE AND FLOOD CONTROL, AND RIGHTS INCIDENT THERETO, TERMS, CONDITIONS, LIABILITIES AND/OR OBLIGATIONS, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 10463, PAGE 551.

(5) EASEMENT FOR ELECTRIC LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 10514, PAGE 513.

(6) EASEMENT FOR SANITARY SEWER LINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 10514, PAGE 1184.

(7) EASEMENT FOR DRAINAGE AND FLOOD CONTROL AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 10514, PAGE 1214.

(9) EASEMENT FOR DRAINAGE PIPE AND RELATED FIXTURES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 89-___-XXXX.

(10) EASEMENT FOR UNDERGROUND PUBLIC UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2000-0844127 AND RECORDED IN INSTRUMENT NO. 2005-1218865.

(11) EASEMENT FOR SIGHT DISTANCE, AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2001-0329163.

(12) EASEMENT FOR UNDERGROUND ELECTRIC LINES AND TELECOMMUNICATION FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2001-0329163.

LEGEND

	FOUND 1/2" REBAR CAPPED (PROPERTY CORNER)
	BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
M.C.R.	MARICOPA COUNTY RECORDS
APN	ASSESSORS PARCEL NUMBER
W.L.E.	WATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT
B.C.E.	BIGHT DISTANCE EASEMENT
V.A.U.E.	VEHICULAR NON-ACCESS EASEMENT
SCMA	SURVEY CAP IN A HAND HOLE
SCF	SURVEY CAP FLUSH
BK.	BOOK
PG.	PAGE
N.A.V.D.	POINT OF BEGINNING
P.O.B.	POINT OF COMMENCEMENT
(R1)	LOT 1, SCOTTSDALE BIBLE CHURCH LOT ASSEMBLAGE RECORDED IN BOOK 629 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS.
(R2)	FINAL PLAT OF CASA BUENA, BOOK 133 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDS.
(R3)	FINAL PLAT OF LA QUINTA, BOOK 184 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS.
(M)	MEASURED

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00	S89°54'55"E(M)(R1)
L2	70.00	S71°45'55"E(M)
L3	144.77	N32°47'45"E(M)
L4	83.67	S74°42'45"E(M)
L5	104.60	S20°55'41"E(M)
L6	66.61	S78°57'14"E(M)
L7	11.47	S74°53'34"E(M)
L8	63.67	N32°04'13"E(M)
L9	13.00	N32°04'13"E(M)
L10	20.00	S89°55'47"E(M)
L11	15.00	N32°04'13"E(M)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	20.00	S74°53'34"E(M)
L13	118.57	S89°55'47"E(M)
L14	135.00	N89°55'47"W(M)
L15	20.41	N20°55'41"W(M)
L16	14.00	N20°55'41"W(M)
L17	10.13	N20°55'41"W(M)
L18	27.00	N89°55'47"W(M)
L19	53.00	N20°55'41"W(M)
L20	25.00	N89°55'47"W(M)
L21	53.00	N20°55'41"W(M)

LEGAL DESCRIPTIONS

LOT 1, SCOTTSDALE BIBLE CHURCH, A PROPERTY ACCORDING TO THE CITY OF SCOTTSDALE, ARIZONA, ASSEMBLAGE IN BOOK 629 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH

TRACT "A" OF CASA BUENA

ALL THAT PORTION OF TRACT "A" OF CASA BUENA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 133 OF MAPS, PAGE 32.

PERTINENT DOCUMENTS

WARRANTY DEED 2000-0574081

(R2) FINAL PLAT OF CASA BUENA BOOK 133 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDS.

CITY OF SCOTTSDALE GIS AND QUARTER SECTION MAP 28-45 AND 28-46.

TITLE REPORT FOR TRACT "A" CASA BUENA 130-86 M.C.R. BY STEWART TITLE GUARANTY COMPANY ON OCTOBER 10, 2013 AT 8 P.M. ORDER NO. 13035045.

TITLE REPORT FOR LOT 1, SCOTTSDALE BIBLE CHURCH 629-11 M.C.R. BY STEWART TITLE GUARANTY COMPANY ON DECEMBER 26, 2013 AT 8 P.M. ORDER NO. 13126008.

(R1) LOT 1, SCOTTSDALE BIBLE CHURCH LOT ASSEMBLAGE RECORDED IN BOOK 629 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS.

NOTES

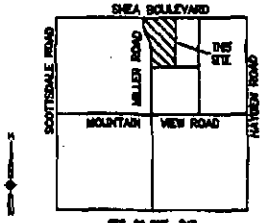
1. THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
2. THIS PLAT LIES WITHIN ELEVEN MINUTES TO THE SCOTTSDALE AIRPORT ("THE AIRPORT"), WHICH IS LOCATED BETWEEN FRANK LLOYD WRIGHT BOULEVARD ON THE NORTH, PIMA ROAD ON THE EAST, DYNAMITE ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST. THE AIRPORT IS A REGIONAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR THE SCOTTSDALE/PARADISE AREA.
3. THIS PLAT INCLUDES PARCELS UPON WHICH THE CITY OF SCOTTSDALE CURRENTLY HOLDS EXISTING RIGHT-OF-WAY OR OTHER REAL PROPERTY INTERESTS. NO RIGHTS, LIENS OR OTHER CONVEYANCES OF ANY PROPERTY CONVEYED BY THIS PLAT SHALL RELIEVE LAND, CITY COUNCIL ABANDONMENT RESOLUTION NO. ____ OR RECORDED REMOVING SUCH INTERESTS AS ARE DESCRIBED IN SAID RESOLUTION. IN ADDITION TO ALL OTHER RESERVATIONS MADE BY THIS PLAT, THIS PLAT INCLUDES DEDICATION AND RESERVATION, AS APPLICABLE, OF ALL INTERESTS DESCRIBED IN CITY COUNCIL RESOLUTION NO. ____.

LAND SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
2. THIS PLAT WAS MADE UNDER MY DIRECTION
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF AUGUST, 2013;
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
6. MONUMENTS SHOWN ACTUALLY EXIST; AND
7. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MARK F. JENNINGS R.L.S.
AZ. REG. # 42709

EXPIRES 9-30-13



OWNER

7601 E. SHEA BLVD., LLC
7601 E. SHEA BLVD.
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 634-7200
FAX: (480) 707-0492
CONTACT: TOM ENARSA
tdenarsa@cox.org

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 THE LINE WHICH BEARS NORTH 89° 55' 47" WEST.

FLOOD ZONE

THIS PROPERTY IS LOCATED IN THE FLOOD INSURANCE RATE MAP(FIRM) ZONE X, COMMUNITY NUMBER 040050 MAP NUMBER AND SUFFIX 04013C1510L PANEL NUMBER 1510 EFFECTIVE DATE OF FIRM SEPTEMBER 30, 2005.

AREA TABLE

THIS PARCEL CONTAINS APPROXIMATELY 90,171 SQ FT OR 15.447 ACRES.

ZONING

R1-35 – SCOTTSDALE BIBLE CHURCH (APN: 175-45-257)
R1-18 PBD – CASA BUENA TRACT 'A' (APN: 175-46-100)

EXTREME LAND SURVEYING, INC.
8710 EAST VISTA BONITA DRIVE STE. 250 SCOTTSDALE, ARIZONA 85255
PHONE 602.374.0171 - FAX 602.374.0143
E-MAIL: MARK@XTREMELS.COM

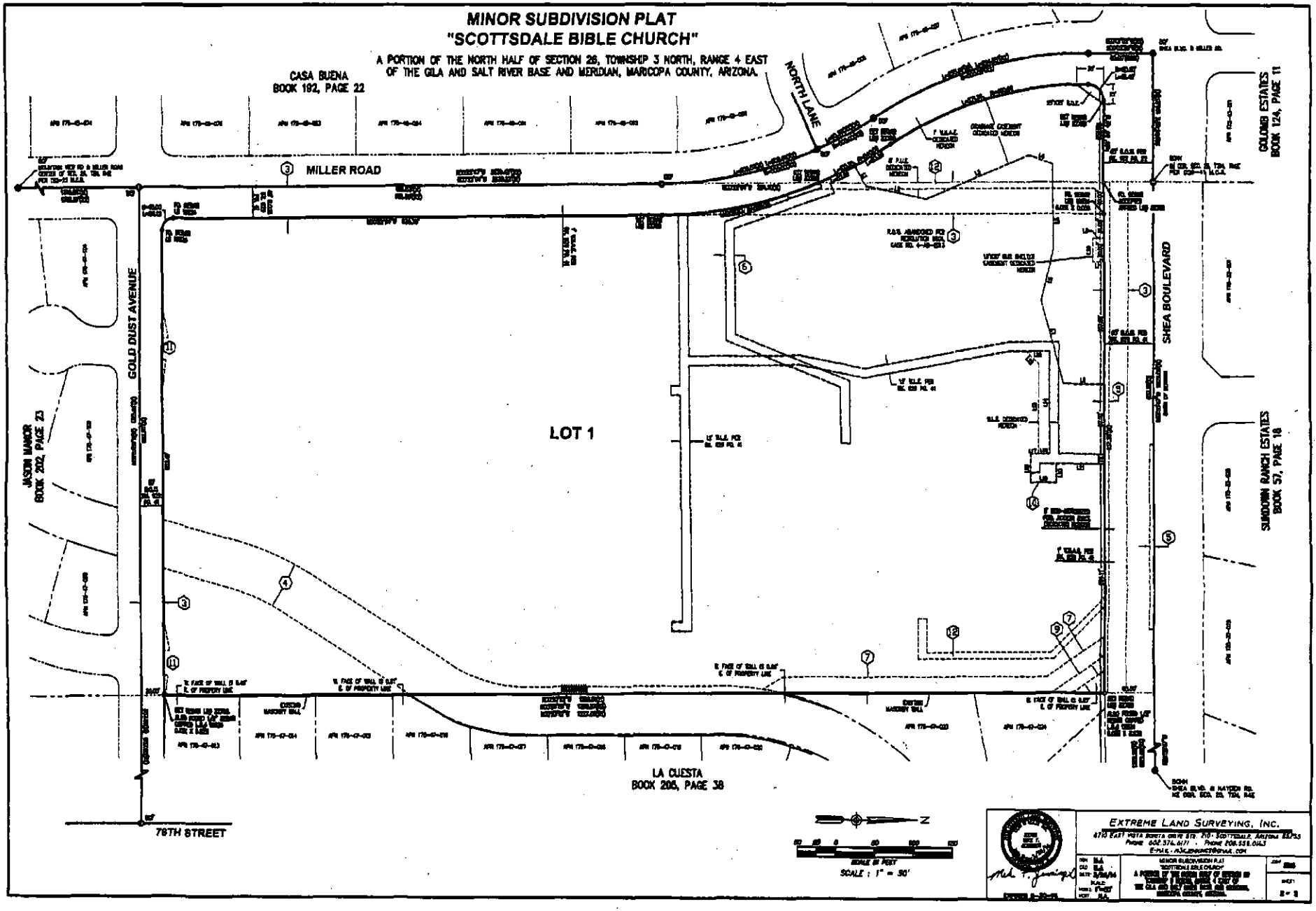
MINOR SUBDIVISION PLAT
"SCOTTSDALE BIBLE CHURCH"
A PORTION OF THE NORTH HALF OF SECTION 28
TOWNSHIP 3 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

DRN: MJL
DES: MJL
DATE: 8/30/13
SCALE: 1" = 40'
PROJECT: 1689-13-4
SHT: 1 OF 1

ATTACHMENT #4

1689-13-4 12-PP-2013 16-DR-2013 QS 28-46 1886-13-2 4-AB-2013 RESOLUTION 9501

12-PP-2013


MINOR SUBDIVISION PLAT
"SCOTTSDALE BIBLE CHURCH"
A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
CASA BUENA
BOOK 192, PAGE 22
MILLER ROAD
NORTH LANE
GOLDDUST AVENUE
SHEA BOULEVARD
LOT 1
JASON MANOR
BOOK 202, PAGE 23
COLONIA ESTATES
BOOK 124, PAGE 11
SUNDOWN RANCH ESTATES
BOOK 57, PAGE 18
LA CUESTA
BOOK 205, PAGE 38
78TH STREET
SCALE : 1" = 50'
EXTREME LAND SURVEYING, INC.

12-PP-2013

REPLAT OF THE CASA BUENA
BOOK 192 OF MAPS, PAGE 22, M.C.R

A SUBDIVISION OF THE E1/2, NE1/4, NW1/4, AND THE E1/2, SE1/4, NW1/4,
SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

KNOW ALL MEN BY THESE PRESENTS

THAT CASA BUENA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, DOES HEREBY PUBLISH THIS REPLAT AS THE REPLAT OF THE "TRACTS AT CASA BUENA". OWNER DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET AND TRACT, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME AND/OR LETTER GIVEN TO EACH RESPECTIVELY. OWNER HEREBY DEDICATES TRACTS "B", AND "C" ARE TO BE KNOWN AS RECREATION AREAS FOR THE USE AND ENJOYMENT OF THE CASA BUENA HOMEOWNERS ASSOCIATION FOR PURPOSES AS DESCRIBED IN THE "TRACT TABLE" ON THIS SHEET.

OWNER WARRANTS AND REPRESENTS TO THE CITY OF SCOTTSDALE TO BE THE SOLE OWNER OF THE PROPERTY CONVEYED HEREBY AND THAT EVERY LIENOR, EASEMENT HOLDER, OR OTHER PERSONS, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN ONE DATE ON WHICH THIS PLAT IS RECORDED.

CASA BUENA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____
CASA BUENA HOMEOWNERS PRESIDENT

ACKNOWLEDGMENTS

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS THE ____DAY OF _____, 2013, BEFORE ME PERSONALLY APPEARED _____ AND THAT HE/SHE/I, AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY SIGNING HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

RATIFICATION

BY THIS RATIFICATION _____, DULY ELECTED PRESIDENT OF THE "CASA BUENA HOMEOWNERS ASSOCIATION" AN ARIZONA NON-PROFIT MUTUAL BENEFIT CORPORATION ACKNOWLEDGES THE APPROVAL OF THIS RE-PLAT.

NAME: _____

TITLE: _____ DATE: _____

ACKNOWLEDGMENT FOR RATIFICATION

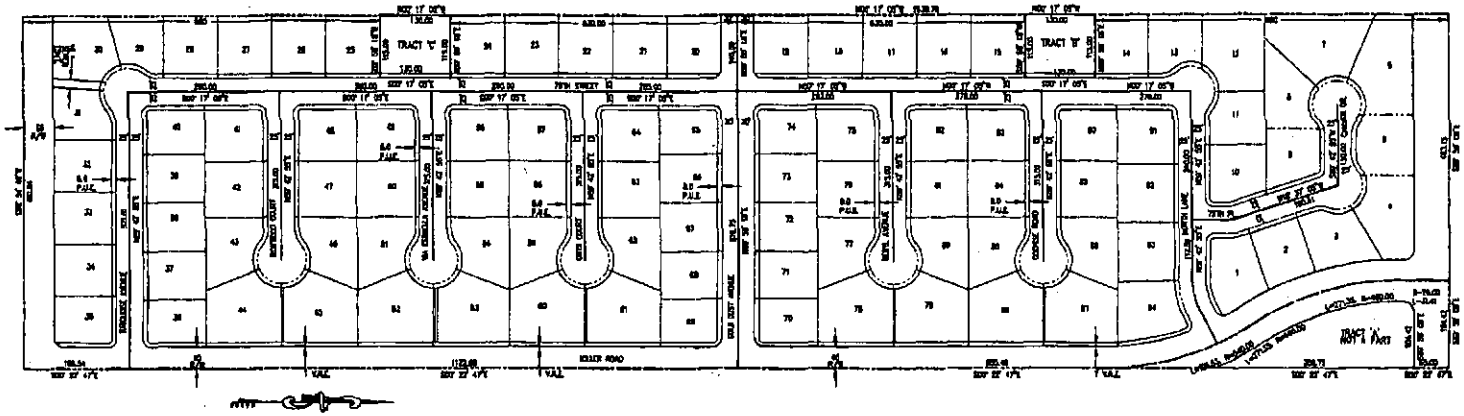
STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS THE ____DAY OF _____, 2013, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, PRESIDENT OF THE "CASA BUENA HOMEOWNERS ASSOCIATION" AN ARIZONA NON-PROFIT MUTUAL BENEFIT CORPORATION AND ACKNOWLEDGED THAT HE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

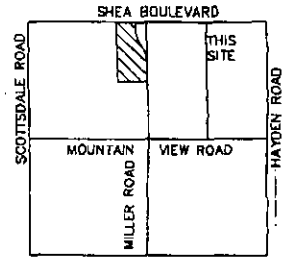
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____







SEC. 26 T3N., R4E.
VICINITY MAP
N.T.S.

LEGEND

SUBDIVISION LINE _____
MONUMENT LINE _____
PROPERTY LINE _____
1'-1" VEHICULAR NON-ACCESS EASEMENT _____
PUBLIC UTILITY EASEMENT _____
TRACT BOUNDARY _____

COUNTY RECORDER

100 200 300
SCALE: 1" = 100'

TRACT TABLE:

TRACT	AREA (SQ. FT.)	USE
A	~30,362	"NOT A PART"
B	14,850	RECREATION AREAS FOR THE USE AND ENJOYMENT OF THE CASA BUENA H.O.A.
C	14,850	RECREATION AREAS FOR THE USE AND ENJOYMENT OF THE CASA BUENA H.O.A.
TOTAL	29,900	

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND REPLAT OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY 2013, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Mark T. Jennings
MARK T. JENNINGS R.L.S. 22785

EXPIRES 9-30-13

NO.	DATE	REVISION	BY
1	4/1/13	ADD RE-SUBMITTAL FIRST WORK COMMENTS	M.J.

EXTREME LAND SURVEYING, INC.
16425 NORTH 56TH STREET · SCOTTSDALE, ARIZONA 85254
PHONE 602.874.6171 · FAX 602.482.8999
E-MAIL · AZLAND@AOL.NET

DRN M.J.
CHK M.T.
DATE 2/28/13
SCALE HORIZ. 1"=100'
VERT. N.A.

REPLAT OF THE CASA BUENA
BOOK 192 OF MAPS, PAGE 22, M.C.R

JOB 378
SHEET 1 OF 1

ATTACHMENT #5

12-PP-2013