

**Marked Agendas  
Approved Minutes  
Approved Reports**

# CITY COUNCIL REPORT



Meeting Date: August 29, 2017  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

### Paseo De Las Flores Re-Plat 2-PP-2016

#### Request to consider the following:

1. Approval of a re-plat of Tract B in the Amended Paseo Village subdivision to create Lot 1 of a +/- 2.64 acre parcel with Neighborhood Commercial, Planned Community District (C-1 PCD) zoning located at 7300 N. Via Paseo Del Sur.

#### Purpose of Request

The applicant's request is to re-plat Tract B to create Lot 1 for the associated commercial development comprised of office, retail and restaurant. The associated commercial development was approved by the Development Review Board (8-DR-2016) on September 15, 2016.

#### Key Items for Consideration

- No change to the parcel configuration; access easements created
- Homeowners Association Approval

## OWNER

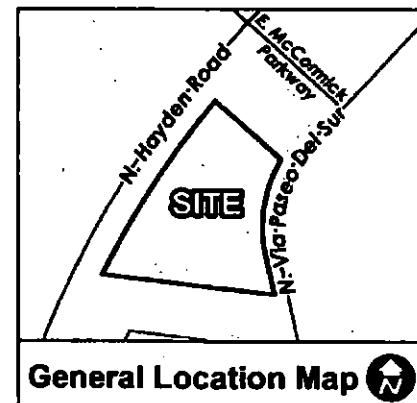
McCormick Retail Partners, LLC  
David Sellers  
602-225-2788

## APPLICANT CONTACT

George Pasquel III  
Withey Morris, PLC  
602-230-0600

## LOCATION

7300 N Via Paseo Del Sur



## **BACKGROUND**

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### **General Plan**

The General Plan Land Use Element designates the property as Office. This category includes a variety of office uses that are generally located along collector and arterial streets. Minor offices have a residential scale and character that are one-story structures with at-grade parking. Typically, this use is in and around the central business district, major commercial cores, or freeway interchanges.

### **Zoning**

The property was annexed into the City in 1967 and zoned Single-family Residential, R1-43. In 1971, this site was zoned Planned Community District with the McCormick Ranch Development Plan (Ordinance No. 613). In 2016, the site was zoned from Single-family Residential, Planned Community District (R1-7 PCD) to Neighborhood, Planned Community District (C-1 PCD), which allows office, retail and restaurant as permitted uses.

### **Context**

The property is located at the southeast corner of N. Hayden Rd. and E. McCormick Parkway, within the McCormick Ranch Master Planned Community. A neighborhood commercial center is located to the east, residences to the south, and to the north there is a vacant parcel with residential zoning, but it has been maintained by the McCormick Homeowners Association as open space. Please refer to the context graphics attached.

### **Adjacent Uses and Zoning**

- North: Undeveloped parcel, zoned Single-family Residential, Planned Community District (R1-7 PCD).
- South: Existing residences (Paseo Villas Replat), zoned Townhouse Residential, Planned Community District (R-4 PCD).
- East: N. Via Paseo Del Sur abuts the property to the east. Beyond N. Via Paseo Del Sur is the existing Paseo Village commercial center, zoned Neighborhood Commercial, Planned Neighborhood Center, Planned Community District (C-1 PNC PCD).
- West: N. Hayden Rd. abuts the property to the west. Beyond N. Hayden Rd. are existing residences (Camello Vista, Unit II), zoned Townhouse Residential (R-4R).

### **Other Related Policies, References:**

Scottsdale General Plan 2001, as amended

City of Scottsdale Zoning Ordinance

Related case history: 4-ZN-2016, 2-GP-2016, 8-DR-2016

## **IMPACT ANALYSIS**

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### **Traffic**

Access to the site is provided by a deceleration lane and driveway entrance along N. Hayden Road that will be right-in and right-out only to minimize the traffic along N. Via Paseo Del Sur that primarily serves the multi-family residences to the south.

### **Drainage**

A drainage report was reviewed and accepted by the Stormwater Management Department. The owner is dedicating a drainage easement over the proposed drainage basin located at the southwest corner of the site.

### **Water/Sewer**

The City's Water Resource Department has reviewed the applications and finds that the existing water and wastewater is adequate to service the development. Water and Sewer Design Reports were reviewed and accepted by the Water Resources Division.

### **Open Space**

Based on the proposed development, the minimum required open space on the subject site is 22,589 square feet, or 19.5% of the site area. The applicant is providing 38,290 square feet of open space, or 33.2% of the site area. With two street frontages on the subject site, a majority of the open space is adjacent to the surrounding right-of-ways, within a twenty (20) foot wide landscape setback.

### **Community Involvement**

When the commercial buildings received approval from the Development Review Board (8-DR-2016), property owners within 750 feet, as well as on the Interested Parties List maintained by the City, have been notified of the applicant's request. Additionally, the applicant held an Open House on December 17, 2015 located on-site within the existing church building. The McCormick Ranch Property Owners Association reviewed and approved the development on June 16, 2016. The Development Review Board report (8-DR-2016) stipulated the owner to obtain City Council approval of the re-plat.

### **Policy Implications**

This re-plat is consistent in density, street alignment, and open space with the requirements of the Zoning Ordinance, and the Design Standards and Policies Manual. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing lots, streets, easements and common tracts.

## STAFF RECOMMENDATION

### Recommended Approach:

Approval of a re-plat of Tract B in the Amended Paseo Village subdivision to create Lot 1 of a +/-2.64 acre parcel with Neighborhood Commercial, Planned Community District (C-1 PCD) zoning located at 7300 N. Via Paseo Del Sur.

## RESPONSIBLE DEPARTMENTS

### Planning and Development Services

Current Planning

Stormwater Management

Fire & Life Safety Services

Traffic Engineering

## STAFF CONTACT


Meredith Tessier

Senior Planner

480-312-4211

E-mail: [mtessier@ScottsdaleAZ.gov](mailto:mtessier@ScottsdaleAZ.gov)


## APPROVED BY

  
Meredith Tessier, Report Author

08/11/2017  
Date

  
Tim Curtis, AICP, Current Planning Director  
480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

8/11/2017  
Date

  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

8/14/17  
Date

## **ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Applicant's Narrative
4. Original Plat
5. Re-Plat



Paseo De Las Flores

2-PP-2016





Paseo De Las Flores

2-PP-2016





Paseo De Las Flores

2-PP-2016

## FINN architects, llc

to: Planning and Development – City of Scottsdale  
from: Steve Nevala  
date: Wednesday, July 19, 2017  
subject: Minor Land Division Plat – Paseo De las Flores

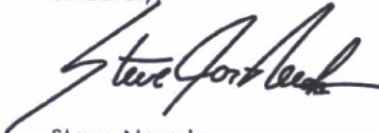
### Request:

Approval of the minor division plat to change Tract 'B' of the amended Paseo Village plat to establish Paseo De Las Flores a minor land division plat for the new development for 'The Grove at McCormick.

The purpose of this request is to enable the development of a new, neighborhood scale, boutique retail restaurant and office project designed to reflect the neighborhood scale and charm of McCormick Ranch. The boutique development envisioned will consist of roughly 17,000 sq. ft. of ground level retail positioned around open-air courtyards and landscaping with a small, roughly 11,000 sq. ft. upper level office component. The use will create a walkable amenity for nearby residents while tying into the existing, larger Paseo Village commercial center adjacent to the site.

As always, we appreciate your time and consideration on this matter and look forward to approval and the next stages of development.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Nevala", with a stylized, flowing script.

Steve Nevala  
FINN architects, llc

# AMENDED. PASEO VILLAGE PLAT

A RESUBDIVISION OF PASEO VILLAGE AS RECORDED IN BOOK 147, PAGE 18, OF MAPS, MARICOPA COUNTY RECORDS, LOCATED IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 4 EAST, AND IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 4 EAST, BOTH OF THE GILA AND SALT RIVER, BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA.

## EXPLANATION

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

Know all men by these presents, that Kaiser Adams, a California partnership, as Co-Owner, that Ellis Sapp Construction Co., Inc., an Arizona corporation, as Co-Owner, that Edward M. Hines, Inc., a Nevada corporation, as Co-Owner, and that the undersigned, as Co-Owner, have agreed to subdivide the area of Paseo Village, a portion of Section 1, T.2N., R.4E., together with a portion of the SE 1/4 of Section 36, T.3N., R.4E., both of the GILA AND SALT RIVER, BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, and hereby publish the plat of said subdivide and hereby declare that they will not sell, lease, mortgage, or otherwise dispose of the lots, tracts, easements, and rights, constituting the same, nor that shall not be sold, until they are approved by the undersigned, in writing, and in the presence of the undersigned, and that the undersigned, as Co-Owner, and the undersigned, as Co-Owner, shall not be bound by the terms of this plat, until they are approved by the undersigned, in writing, and in the presence of the undersigned, and that the undersigned, as Co-Owner, and the undersigned, as Co-Owner, shall not be bound by the terms of this plat, until they are approved by the undersigned, in writing, and in the presence of the undersigned.

Consent is hereby given for the purposes above herein. In addition to any other consents or approvals, the undersigned, as Co-Owner, and the undersigned, as Co-Owner, shall not be bound by the terms of this plat, until they are approved by the undersigned, in writing, and in the presence of the undersigned.

In witness whereof, Kaiser Adams, a California partnership, as Co-Owner, has hereunto signed its name to be signed by the undersigned agent thereof duly authorized this 2nd day of August, 1972.

In witness whereof, Ellis Sapp Construction Co., Inc., an Arizona corporation, as Co-Owner, has hereunto signed its corporate name to be signed by the undersigned Officer thereof duly authorized this 2nd day of August, 1972.

Ellis Sapp Construction Co., Inc., an Arizona corporation, as Co-Owner:

By: John A. Hyman Vice-President

In witness whereof, Edward M. Hines, Inc., a Nevada corporation, as Co-Owner, has hereunto signed its corporate name to be signed by the undersigned Officer thereof duly authorized this 2nd day of August, 1972.

In witness whereof, Edward M. Hines, Inc., a Nevada corporation, as Co-Owner, has hereunto signed its corporate name to be signed by the undersigned Officer thereof duly authorized this 2nd day of August, 1972.

By: Harold G. Grammer Regional Vice-President

NOTED  
1972 AUG 2 10 11 AM  
COUNTY CLERK  
COUNTY OF MARICOPA  
STATE OF ARIZONA

## ENGINEER'S CERTIFICATE

I, John A. O'Neil, hereby certify that I am a Registered Civil Engineer in the State of Arizona; that this plat consisting of 4 sheets, correctly represents a Survey made under my supervision during the month of August, 1972; that the Survey is true and complete as shown; that all measurements, shown actually exist or will be set as shown; that the positions are correctly shown and that said measurements are sufficient to enable the Survey to be retraced.

John A. O'Neil  
Aug 2, 1972

## APPROVALS

Approved by the Council of the City of Scottsdale, Arizona, this 3rd day of August, 1972.

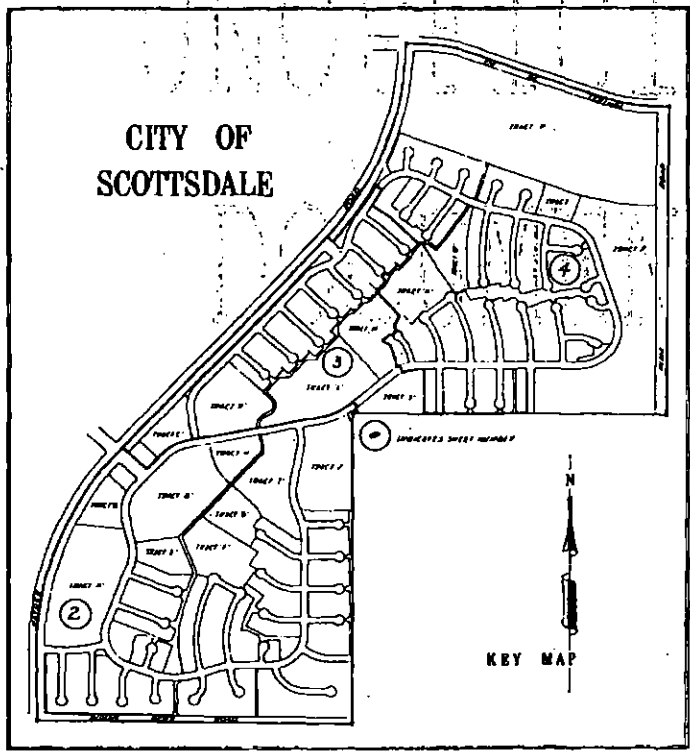
By: Paul J. Lerner Attest: John J. Lerner Clerk

I hereby certify that this Plat substantially conforms to the approved Preliminary Plat.

By: William J. Lerner Planning Director

I hereby certify that all engineering conditions and requirements of the ordinance have been complied with.

By: Donald C. Doolan City Engineer



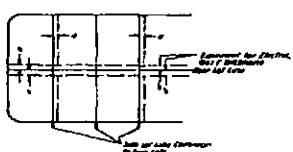
## NOTES

Construction within platted easements shall be limited to utilities; and, when used, an removable section type fencing. Construction in drainage easements is prohibited.

All lot areas are to be adjacent Street centerlines, except where shown otherwise. Major streets are required to be set back.

All utilities shall be underground. The above shown lot lines, easements, and other features are subject to change without notice.

## TYPICAL EASEMENT DETAIL



NOT: Subsequently shown are to be of same or better dimensions.

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.  
On this, the 2nd day of August, 1972, before me the undersigned agent, personally appeared, Edward M. Hines, Inc., a Nevada corporation, as Co-Owner, and that the undersigned, as Co-Owner, have agreed to subdivide the area of Paseo Village, a portion of Section 1, T.2N., R.4E., together with a portion of the SE 1/4 of Section 36, T.3N., R.4E., both of the GILA AND SALT RIVER, BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, and hereby publish the plat of said subdivide and hereby declare that they will not sell, lease, mortgage, or otherwise dispose of the lots, tracts, easements, and rights, constituting the same, nor that shall not be sold, until they are approved by the undersigned, in writing, and in the presence of the undersigned, and that the undersigned, as Co-Owner, and the undersigned, as Co-Owner, shall not be bound by the terms of this plat, until they are approved by the undersigned, in writing, and in the presence of the undersigned.

In witness whereof, I have set my hand and official seal:

Notary Public John A. Hyman My commission expires 8-20-73

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.  
On this, the 2nd day of August, 1972, before me the undersigned agent, personally appeared, Ellis Sapp Construction Co., Inc., an Arizona corporation, as Co-Owner, and that the undersigned, as Co-Owner, have agreed to subdivide the area of Paseo Village, a portion of Section 1, T.2N., R.4E., together with a portion of the SE 1/4 of Section 36, T.3N., R.4E., both of the GILA AND SALT RIVER, BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, and hereby publish the plat of said subdivide and hereby declare that they will not sell, lease, mortgage, or otherwise dispose of the lots, tracts, easements, and rights, constituting the same, nor that shall not be sold, until they are approved by the undersigned, in writing, and in the presence of the undersigned, and that the undersigned, as Co-Owner, and the undersigned, as Co-Owner, shall not be bound by the terms of this plat, until they are approved by the undersigned, in writing, and in the presence of the undersigned.

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Notary Public John A. Hyman My commission expires 8-20-73

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.  
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In witness whereof, I have set my hand and official seal:

Notary Public John A. Hyman My commission expires 8-20-73





# MINOR LAND DIVISION PLAT PASEO DE LAS FLORES

TRACT B, OF AMENDED PASEO VILLAGE PLAT, AS RECORDED IN BOOK 134 OF MAPS, PAGE 13 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: MCCORMICK RETAIL PARTNERS, LLC



VICINITY MAP:  
SECTION 1  
T.2 N. R.4 E.

## DEDICATION:

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT MCCORMICK RETAIL PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREBY SURRENDERS TRACT B, OF AMENDED PASEO VILLAGE PLAT, AS RECORDED IN BOOK 134 OF MAPS, PAGE 13 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "PASEO DE LAS FLORES" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND OPENS THE UNDERSIDE OF THE LOT AND STREET CONSTITUTING THE SUBDIVISION. EACH LOT AND STREET SHALL BE SHOWN BY THE NUMBER & LETTER, OF RANGE, EACH EACH INDIVIDUALLY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

MCCORMICK RETAIL PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION (CITY),

DEDICATED, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTING THE PUBLIC STREET AS SHOWN HEREON, SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS, WITHOUT LIMITATION, GRANTOR MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAY, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH PROVED, CLEANED, DRAINAGE RATE, RAMP, RETAINMENT, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

WATER AND SEWER FACILITIES: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY AND THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, REPAIR, REIFICATION AND REPLACEMENT OF PIPES, MANHOLES, PUMPS, VALVES, ACCESS VAULTS AND OTHER RELATED FACILITIES.

EMERGENCY AND SERVICE ACCESS: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY OF THIS PLAT FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY AND OTHER SERVICE PERSONNEL AND VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO ACCESS.

NON-VOLUNTARY ACCESS: A PERPETUAL, NON-EXCLUSIVE NON-VOLUNTARY ACCESS EASEMENT (NVALE) UPON, OVER, UNDER AND ACROSS THE PARCEL OF LAND AS SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR PROVIDING VOLUNTARY ACCESS. CONSTRUCTION OF ANY STRUCTURE OR DEVELOPMENT OF ANY KIND SHALL NOT BE PERMITTED ON OR WITHIN SAID EASEMENT EXCEPT AS ALLOWED UNDER CITY ORDINANCES.

VEHICLE & FLOOD CONTROL: A PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENT (DLE) FOR THE PURPOSES OF CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO ACCESS. CONSTRUCTION OF ANY STRUCTURE OR DEVELOPMENT OF ANY KIND SHALL NOT BE PERMITTED ON OR WITHIN SAID EASEMENT EXCEPT AS ALLOWED UNDER CITY ORDINANCES.

PUBLIC UTILITIES ACCESS: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY OF THIS PLAT FOR NON-MOTORIZED TRANSPORTATION, WHICH INCLUDES NOTORIZED VEHICLES, FOR NOTORIZED EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY AND OTHER SERVICE PERSONNEL, AND CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO THE EASEMENT. SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

PUBLIC NON-MOTORIZED ACCESS: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY OF THIS PLAT FOR NON-MOTORIZED TRANSPORTATION, WHICH INCLUDES NOTORIZED VEHICLES, FOR NOTORIZED EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY AND OTHER SERVICE PERSONNEL, AND CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO THE EASEMENT. SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

GRANTOR WARRANTS AND COVENANTS TO GRANTOR AND ITS SUCCESSORS AND AGENTS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY. THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREON; AND THAT GRANTOR SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON 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 SIGN GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF THE GRANTOR'S SUCCESSORS AND ASSIGNS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

GRANTOR: \_\_\_\_\_

FOR: MCCORMICK RETAIL PARTNERS, AN ARIZONA LIMITED LIABILITY COMPANY

## ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

BY \_\_\_\_\_ FOR AND ON BEHALF OF \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

## OWNER:

MCCORMICK RETAIL PARTNERS, LLC  
1415 E. RIO SALADO PARKWAY #200  
TEMPE, ARIZONA 85281  
PHONE: (602) 225-1708  
CONTACT: DAVID SELLERS  
E-MAIL: dsellers@spacemountain.com

## PARENT PARCEL LEGAL DESCRIPTION:

TRACT B, OF AMENDED PASEO VILLAGE PLAT, AS RECORDED IN BOOK 134 OF MAPS, PAGE 13 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ALL GRANTOR'S UNDERSIDE AND SAID PROPERTY AS RESERVED IN DEED RECORDED IN BOOK 106A, PAGE 125A, RECORDS OF MARICOPA COUNTY, ARIZONA.

## SITE INFORMATION

20160402 0-1 PCD

## RATIFICATION:

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

AS BENEVOLENT WITNESS THAT CERTAIN ASSIGNMENT OF INTEREST, SECURITY AGREEMENT AND FUTURE FILING RECORDED IN THE COUNTY RECORDS OFFICE, MARICOPA COUNTY, ARIZONA, IN INSTRUMENT NO. 20160402001, THE UNDERSIGNED HEREBY WITNESSES, APPROVES AND CONFIRMS IS UPON SO SAID DESIGNATION AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEVOLENT WITNESSES AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: \_\_\_\_\_

TITLE OR POSITION \_\_\_\_\_

DATE \_\_\_\_\_

## ACKNOWLEDGMENT:

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 2017

BY \_\_\_\_\_ AS \_\_\_\_\_

OF BANK FIRST NATIONAL ASSOCIATION

SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_

BY COMMISSION EXPIRES \_\_\_\_\_

## PERTINENT RECORDED DOCUMENTS SHOWN:

1. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 134 OF MAPS, PAGE 13.
2. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF AS SET FORTH IN A DOCUMENT:  
PURPOSE: ELECTRIC LINES AND APPURTINANT FACILITIES  
RECORDING NO. BOOK 112B, PAGE 183
3. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF AS SET FORTH IN A DOCUMENT:  
PURPOSE: ELECTRIC LINES AND APPURTINANT FACILITIES  
RECORDING NO. 89-348263
4. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF AS SET FORTH IN A DOCUMENT:  
PURPOSE: PERPETUAL EASEMENT AND RIGHT-OF-WAY  
RECORDING NO. BOOK 871.3, PAGE 722

## NOTES:

1. THIS PLAT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. CONSTRUCTION WITHIN THE PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC ADDRESSES AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD, WIRE, OR REMOVABLE SECTION-TYPE PIPING AND MUST BE IN COMPLIANCE WITH APPLICABLE CODES AND DESIGN GUIDELINES.
3. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
4. ALL NEW OR RELOCATED UTILITIES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
5. ATTACHEES OF CONNECTION OR IMPROVEMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID, THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATORS APPROVAL.
6. THE SOUTHWEST CORNER OF THE SOUTH PROPERTY LINE FALLS WITHIN THE PHYSICAL OCCUPATION OF THE CURB SIDE CONCRETE MASONRY WALL, AS SHOWN ON THIS SURVEY. THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THIS PROPERTY (MONUMENT NO. 11) CONFIRMS THE LOCATION OF THIS WALL WITH RESPECT TO THE ADJOINING PROPERTY. THIS WALL IS ACCEPTED AND MONUMENTALIZED AS EVIDENCE CONFIRMING THE LOCATION OF THE SOUTH LOT LINE OF THIS MINOR LAND DIVISION PLAT.

## FEMA NOTES:

THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 48401C 1770, (EFFECTIVE REVISION DATE, OCTOBER 18, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE 4.

ZONE 4 IS DEFINED AS AREAS OF 0.25 ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 FEET OR LESS, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## BASIS OF BEARING:

BASES OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°28'31" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF PASEO VILLAGE AMENDED, RECORDED IN BOOK 134, PAGE 13, MARICOPA COUNTY RECORDS, ARIZONA.

## 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 SUPERVISION.
3. THIS PLAT MEETS THE TECHNICAL STANDARDS FOR ARIZONA LAND SURVEYING SURVEYS.
4. THE SURVEY AND DESIGN OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JANUARY 2017.
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
6. MONUMENTS SHOWN ACTUALLY EXIST.
7. THEIR POSITIONS ARE CORRECTLY SHOWN, AND
8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

JOHN A. BRUNO  
REGISTERED LAND SURVEYOR (22885)



## APPROVALS:

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

BY \_\_\_\_\_ CHIEF DEVELOPMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE. STAFF APPROVAL, CATEGORY (S) NO. 7-PN-2016, 8-ZN-2016, 6-DR-2016, 2-CP-2016, AND ALL CASE RELATED SPECIFICATIONS.

BY \_\_\_\_\_ PLAT COORDINATOR \_\_\_\_\_ DATE \_\_\_\_\_

MINOR LAND DIVISION PLAT

DRAWN BY: JAE  
CHECKED BY: JAE

CIVIL AND SURVEY  
ENGINEERING  
JAE  
1000 N. 10TH ST., SUITE 200  
SCOTTSDALE, AZ 85257  
PHONE: 480.344.1111  
FAX: 480.344.1112

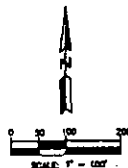
MINOR LAND DIVISION PLAT  
TRACT B, OF AMENDED PASEO VILLAGE PLAT, AS RECORDED IN BOOK 134 OF MAPS, PAGE 13 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 1  
TOWNSHIP: 2N  
RANGE: 4E

JOB NO.:  
LGEC202-SP

SCALE:  
N.T.S.

SHEET  
1 OF 3



L=1865.87(C) 488.31' (D)  
R=2300.07(RLC)  
B=111.46'W 184.43'  
A=63.722(C)

P23°21'21.81" 227.81' (D) 271.71' (D)

PL10°18'13" (D)  
R=2300.07(RLC)  
B=111.46'W 172.81'  
A=63.722(C)

NW1/4 30'11" (W) 348.84' (C) 324.60' (D)

NW1/4 32.60' (R) 21.17' (C)

NW1/4 30'11" (W) 348.84' (C) 324.60' (D) 324.60' (D)  
INDIAN BEND ROAD

# MINOR LAND DIVISION PLAT PASEO DE LAS FLORES

TRACT B. OF AMENDED PASEO VILLAGE PLAT, AS RECORDED IN BOOK 154 OF MAPS, PAGE 13 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## OVERALL BOUNDARY ANALYSIS:

### NOTE:

SEE NOTE 8 ON SHEET 1 FOR SOUTH BOUNDARY LINE INFORMATION.

### CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD DIRECTION	CHORD LENGTH
C1	109°54'44"	1500.00'	30.00'	1870.77'	30.00'	30.00'

### LEGEND:

- BRASS CAP IN HANDSHELF
- FOUND AS NOTED
- BRASS CAP FLUSH
- X CHECKED 3 IN CONCRETE
- D. SET 1/2" REBAR & CAP STAMPED "T.S. 2005"
- MONUMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED
- (R) RECORDED DATA ACCORDING TO PLAT OF AMENDED PASEO VILLAGE IN BOOK 154 OF MAPS, PAGE 13, S.E.C.

### MONUMENT DESCRIPTIONS:

1. S.W. COR. SEC. 1, T.2N., R.4E. FND. PUNCHED BRASS CAP IN HANDSHELF S.W. COR. STAMPED "CITY OF SCOTTSDALE" (ACCEPTED)
2. S. 1/4 COR. SEC. 1, T.2N., R.4E. FND. PUNCHED BRASS CAP FLUSH AT PAYMENT GRADE STAMPED "CITY OF SCOTTSDALE" (ACCEPTED)
3. TRANSFERRED CORNER PER (C) DATA CENTER SEC. 1, T.2N., R.4E. FND. 1" REBAR, NO L.S. 1.5' BELOW GRADE (ACCEPTED)
4. SEARCHED FOR MONUMENT. NOTHING FOUND. CALCULATED POSITION PER (C) DATA
5. 1/2" REBAR W/NO L.S. FOUND. 0.5' BELOW GRADE. HELD TO ESTABLISH IDEAL LINE FROM RECORD GEOMETRY (ACCEPTED)
6. FND. PUNCHED 3" BRASS CAP. 0.15' BELOW GRADE STAMPED "CITY OF SCOTTSDALE" (ACCEPTED)
7. FND. PUNCHED 3" BRASS CAP. 0.30' BELOW GRADE STAMPED "CITY OF SCOTTSDALE" (ACCEPTED)
8. 1/2" REBAR W/NO L.S. FOUND. 0.5' BELOW GRADE (ACCEPTED)
9. 1/2" REBAR W/NO L.S. FOUND. 0.5' BELOW GRADE (ACCEPTED)
10. 1/2" REBAR W/NO L.S. FOUND. 0.5' BELOW GRADE (ACCEPTED)
11. CHECKED "X" FOUND IN CONCRETE. REBAR, (ACCEPTED). AFFIXED 1" IRON PIPE W/NO L.S. STAMPED "T.S. 2005"
12. 1" IRON PIPE W/NO L.S. FOUND. 0.15' BELOW GRADE (ACCEPTED). AFFIXED CAP STAMPED "T.S. 2005"
13. 1" IRON PIPE W/NO L.S. FOUND. 0.5' BELOW GRADE (ACCEPTED). AFFIXED CAP STAMPED "T.S. 2005"

MINOR LAND DIVISION PLAT

DRAWN BY: J.E.  
CHECKED BY: J.E.

CIVIL AND SURVEY  
HUNTER  
ENGINEERING  
1000 S. 1ST ST., SUITE 200  
TOLSON, ARIZONA 85128  
P 602 941 3886



MINOR LAND DIVISION PLAT

SECTION 1  
TOWNSHIP: 2N  
RANGE: 4E

JOB NO.  
LGEC202-SP

SCALE  
1" = 100'

SHEET  
2 OF 3

# EMERGENCY AND SERVICE ESMT. TABLES:

LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE #	DELTA	RADIUS	CHORD LENGTH
L1	S84°17'17"W	33.33	C1	D=3°17'05"	333.00	18.97
L2	S84°17'17"W	33.33	C2	D=1°02'13"00"	48.00	85.71
L3	S83°17'48"W	17.38	C3	D=1°15'23"00"	48.00	86.10
L4	S82°37'38"W	37.44	C4	D=1°17'17"	333.00	34.38
L5	S82°12'11"W	31.38	C5	D=1°15'23"00"	48.00	86.10
L6	S82°34'30"W	33.79	C6	D=1°02'13"00"	48.00	85.71
L7	N75°14'32"W	17.43	C7	D=3°38'34"	333.00	32.89
L8	S88°37'16"E	33.24	C8	D=3°37'35"	333.00	18.01
L9	S88°37'16"E	28.05	C9	D=7°10'53"	48.00	81.39
L10	S77°14'32"E	17.43	C10	D=7°10'53"	33.00	31.38
L11	S77°14'32"E	40.47	C11	D=8°12'30"00"	33.00	37.87
L12	S77°14'32"E	18.39	C12	D=1°32'44"	23.00	6.98
L13	S77°14'32"E	37.45	C13	D=1°32'44"	48.00	11.97
L14	S77°14'32"E	48.88				

# WATER LINE ESMT. TABLES:

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	
C9	D=1°37'17"	333.00	8.13	S83°07'17"	8.13	(TD)
C10	D=3°14'45"	233.00	21.29	S82°17'38"W	21.29	
C11	D=3°38'35"	233.00	25.00	S78°07'38"	25.00	
C14	D=0°32'38"	233.00	2.94	S89°11'28"W	2.94	(TD)

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L11	S84°17'17"W	82.89	L17	N75°12'27"W	11.85
L12	S83°17'48"W	81.07	L18	S11°02'27"E	32.89
L13	N83°17'48"W	28.38	L19	S81°17'48"E	13.37
L14	N71°07'37"E	28.38	L20	S81°17'48"E	87.47
L15	S77°14'32"E	45.07	L21	N8°12'11"E	8.89
L16	S84°17'38"E	14.88	L22	S81°17'48"E	13.07
L17	S81°17'22"E	12.07	L23	S84°17'17"W	8.89
L18	S84°17'38"E	14.88	L24	S81°17'48"E	28.38
L19	S81°17'22"E	8.42	L25	N8°12'11"E	7.38
L20	S81°17'38"E	3.54	L26	S81°17'48"E	13.07
L21	S81°17'38"E	12.07	L27	S84°17'17"W	7.38
L22	S81°17'38"E	3.54	L28	S81°17'48"E	14.88
L23	S77°14'32"E	28.37	L29	S83°17'38"E	75.12
L24	S77°14'32"E	11.85	L30	N8°12'11"E	83.87
L25	S83°17'38"E	12.07			

# PUBLIC MOTORIZED ACCESS ESMT. TABLES:

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	
C13	D=4°08'10"	243.00	174.17	S8°18'38"W	174.17	
C17	D=4°24'28"	243.00	270.85	S2°15'33"W	270.85	

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L44	N1°23'21"W	82.23	L51	N0°18'00"W	24.37
L45	N77°14'38"E	8.89	L52	N83°17'38"E	13.42
L46	S88°42'11"E	9.00	L53	S88°08'46"E	16.71
L47	N1°23'21"W	82.23			

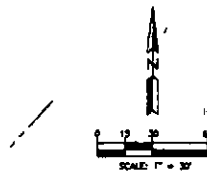
# VEHICULAR NON ACCESS ESMT. TABLE: & P.N.M.A.E. TABLE:

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	
C12	D=4°18'00"	243.00	174.17	S8°18'38"W	174.17	
C13	D=4°24'28"	243.00	270.85	S2°15'33"W	270.85	
C18	D=0°00'00"	243.00	0.00	S2°15'33"W	0.00	(TD)
C19	D=2°15'14"	333.00	188.29	S4°00'18"W	188.29	
C20	D=3°32'23"	333.00	192.81	S4°00'41"W	188.29	

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L44	N1°23'21"W	82.23	L48	S88°42'11"E	9.00
L45	N77°14'38"E	8.89	L47	N1°23'21"W	82.23

# MINOR LAND DIVISION PLAT PASEO DE LAS FLORES

TRACT 8, OF AMENDED PASEO VILLAGE PLAT, AS RECORDED IN BOOK 154 OF MAPS, PAGE 13 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



# LEGEND:

- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- × CHECKED IN IN CONCRETE
- SET 1/2" REBAR & CAP STAMPED "TSL 28883"
- MONUMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- (1) MEASURED INFORMATION FROM FIELD DATA COLLECTION
- (2) RECORDED DATA ACCORDING TO PLAT OF AMENDED PASEO VILLAGE IN BOOK 154 OF MAPS, PAGE 13, M.C.R.
- P.N.A.E. PUBLIC MOTORIZED ACCESS EASEMENT
- N.E.L. NAMED LINE EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- E.S.V.A.E. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- P.N.M.A.E. PUBLIC NON-MOTORIZED ACCESS EASEMENT

SHEET & MONUMENT DESCRIPTIONS:	
①	SEARCHED FOR MONUMENT, NOTHING FOUND.
②	CALCULATED POSITION PER (1) DATA
③	1/2" REBAR W/NO ID. FOUND.
④	0.5' BELOW GRADE, HOLD TO ESTABLISH RADIUS LINE FROM RECORD GEOMETRY (ACCEPTED)
⑤	FIELD PLUNGED "J" BRASS CAP, 0.5' BELOW GRADE STAMPED "CITY OF SCOTTSDALE" (ACCEPTED)
⑥	CHECKED "T" FOUND IN CONCRETE SIGNATURE (ACCEPTED)
⑦	1" OVER PIPE W/NO ID. FOUND, 0.5' BELOW GRADE, (ACCEPTED) AFFIXED CAP STAMPED "TSL 28883"
⑧	1" OVER PIPE W/NO ID. FOUND, 0.5' BELOW GRADE, (ACCEPTED) AFFIXED CAP STAMPED "TSL 28883"

# DRAINAGE ESMT. TABLES:

CURVE TABLE					LINE TABLE	
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	
C14	D=3°47'23"	243.00	248.04	S8°17'10"W	243.84	L41 S89°13'14"W 27.05
C15	D=1°15'23"00"	48.00	123.48	S82°17'38"	111.02	L42 N84°12'11"E 8.89

# BOUNDARY TIE TABLES:

CURVE TABLE					LINE TABLE	
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	
C17	D=1°12'30"	333.00	15.38	S32°35'43"W	78.19	
C18	D=0°40'18"	333.00	0.00	S7°18'00"W	208.87	

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L43	S47°12'32"E	30.88	L44	N77°14'38"E	30.00

MINOR LAND DIVISION PLAT  
PASEO DE LAS FLORES

SECTION 1  
TOWNSHIP 2 NORTH  
RANGE 4 EAST

DATE: 01/11/2023  
BY: JAS

CIVIL AND SURVEY  
HUNTER ENGINEERING  
HUNTER ENGINEERING  
HUNTER ENGINEERING



MINOR LAND DIVISION PLAT  
PASEO DE LAS FLORES  
TRACT 8, OF AMENDED PASEO VILLAGE PLAT, AS RECORDED IN BOOK 154 OF MAPS, PAGE 13 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION 1  
TOWNSHIP 2 NORTH  
RANGE 4 EAST

DATE: 01/11/2023  
BY: JAS

SCALE  
1" = 30'

SHEET  
3 OF 3