

LEGAL



NOTICE OF BOARD OF ADJUSTMENT HEARING

NOTICE IS HEREBY GIVEN the Board of Adjustment of the City of Scottsdale, Arizona, will hold a public hearing on November 01, 2017, at 6:00 PM in the City Hall 300a, 3000 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

**S-BA-2017;
S-BA-2017** - (From North Village ZA Appeal) Request for an appeal (by two separate appellants with opposing positions) of the Zoning Administrator's written interpretation, dated August 24, 2017, associated to the Iron North Village project. S-BA-2017 Staff contact person is Meredith Taylor, 480-312-2211. Applicant contact person is Frederick E. Kneibler, 480-585-3100. S-BA-2017 Staff contact person is Bryan Cliff, 480-312-2258. Applicant contact person is Doug Jordan, (480) 985-3500.

The above items may be discussed at a Study Session prior to the Board of Adjustment meeting. The public/applicant may attend the study session, which begins at 6:30 PM, unless otherwise noted, but may not comment.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING LOCATIONS:

City Hall, 3000 N. Drinkwater Boulevard
Online at <http://www.ScottsdaleAZ.gov/boards/board-of-adjustment>

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

CHAIRMAN
BOARD OF ADJUSTMENT

Attest
Wayland Barton
Planning Assistant

For additional information visit our web site at www.scottsdaleaz.gov/boards/board-of-adjustment

Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Wayland Barton at 480-312-2247. Requests should be made as early as possible to allow time to arrange accommodations. For TTY users, the Arizona relay service (1-800-367-8288) may contact Wayland Barton at 480-312-2247.



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) ss

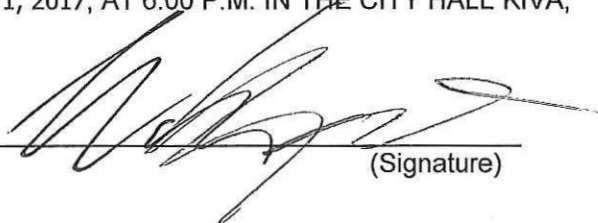
I, Wayland Barton, being first duly sworn, depose and say:

That on October 16th, 2017, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: October 16, 2017

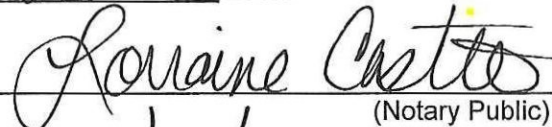
Case No.	Description and Location of Project	No. of Signs	Date Posted
5-BA-2017	Troon North Villas ZA Appeal, 10200 E Dynamite Bl	1	10/16/17

Date of Board of Adjustment Public Meeting: November 1, 2017, AT 6:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.



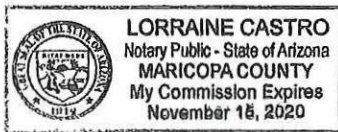
(Signature)

Acknowledged this 16th day of October 2017.



(Notary Public)

My commission expires 11/15/2020



Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

That portion of Section 29, Township 5 North, Range S East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more fully described as follows:

COMMENCING at the East quarter corner of said Section 29;

THENCE South 40 degrees, 03 minutes, 18 seconds West, a distance of 1368.20 feet to the TRUE POINT OF BEGINNING, said point being a point of curvature to the left whose center bears South 21 degrees, 45 minutes, 50 seconds West, a radius of 225.00 feet;

THENCE along the arc of said curve through a central angle of 33 degrees, 05 minutes, 41 seconds, an arc distance of 129.96 feet, said curve having a tangent distance of 66.85 feet, a chord distance of 128.16 feet and a chord bearing of North 84 degrees, 47 minutes, 01 seconds West;

THENCE South 78 degrees, 40 minutes, 09 seconds West, a distance of 40.90 feet to a point of curvature to the left whose center bears South 64 degrees, 27 minutes, 11 seconds West, a radius of 272.00 feet;

THENCE along the arc of said CU1stVe through a central angle of 28 degrees, 05 minutes, 28 seconds, an arc distance of 133.36 feet, said curve having a tangent distance of 68.0S feet, a chord distance of 132.02 feet, and a chord bearing of North 39 degrees, 35 minutes, 33 seconds West;

THENCE North 53 degrees, 38 minutes, 17 seconds West, a distance of 86.28 feet to a point of curvature to the right whose center bears North 36 degrees, 21 minutes, 43 seconds East, a radius of 165.50 feet;

THENCE along the arc of said curve through a central angle of 82 degrees, 23 minutes, 01 seconds, an arc distance of 237.97 feet, said curve having a tangent distance of 144.84 feet, a chord distance of 217.99, and a chord bearing of North 12 degrees, 26 minutes, 46 seconds West to a point of compound curvature to the right whose center bears South 61 degrees, 27 minutes, 48 seconds East, a radius of 213.20 feet;

THENCE along the arc of said curve through a central angle of 18 degrees, 12 minutes, 00 seconds, an arc distance of 67.72 feet, said curve having a tangent distance of 34.15 feet, a chord distance of 67.44 feet, and a chord bearing of North 37 degrees, 38 minutes, 13 seconds East;

THENCE North 46 degrees, 44 minutes, 13 seconds East, a distance of 269.97 feet;

THENCE South 51 degrees, 41 minutes, 31 seconds East, a distance of 201.80 feet;

THENCE South 33 degrees, 53 minutes, 24 seconds East, a distance of 48.35 feet;

THENCE North 81 degrees, 52 minutes, 14 seconds West, a distance of 233.18 feet;

THENCE South 17 degrees, 13 minutes, 01 seconds West, a distance of 73.42 feet;

THENCE South 80 degrees, 09 minutes, 05 seconds West, a distance of 32.19 feet;

THENCE South 04 degrees, 03 minutes, 40 seconds West, a distance of 8.18 feet;

THENCE South 41 degrees, 38 minutes, 01 seconds East, a distance of 180.62 feet;

THENCE South 37 degrees, 20 minutes, 00 seconds East, a distance of 148.40 feet;

THENCE South 14 degrees, 54 minutes, 10 seconds East, a distance of 91.97 feet to the TRUE POINT OF BEGINNING.

Except all coal and minerals as reserved in the Patent

PARCEL NO.2:

An easement for Ingress and egress, vehicular and pedestrian, as set forth in Permanent Ingress and Egress Easement Agreement recorded in Instrument No. 95-0209665.

PARCEL NO.3:

An easement for ingress and egress, as set forth in Ingress and Egress Easement Agreement recorded in Instrument No. 2001-261709.

APN: 216-72-585B

ADDRESS: 10200 EAST DYNAMITE BLVD, SCOTTSDALE, ARIZONA 85262

NB