







# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: \_\_\_\_\_

Project No.: 776 - PA - 2007

Coordinator: \_\_\_\_\_

Case No.: \_\_\_\_\_

Project Name: Rose Garden East

Project Location: South side of Arizona Canal b/w Goldwater Blvd.  
+ 7114 E. Stetson Drive

### Property Details:

Single-Family Residential     Multi-Family Residential     Commercial     Industrial

Current Zoning: C2 DO    Proposed Zoning: C2 DO

Number of Buildings: \_\_\_\_\_    Parcel Size: \_\_\_\_\_

Gross Floor Area/Total Units: \_\_\_\_\_    Floor Area Ratio/Density: \_\_\_\_\_

Parking Required: \_\_\_\_\_    Parking Provided: \_\_\_\_\_

Setbacks:    N - \_\_\_\_\_    S - \_\_\_\_\_    E - \_\_\_\_\_    W - \_\_\_\_\_

Description of Request: See attached narrative  
Rose Garden East - Replat + Partial Combination

6-PP-2008  
1st: 2/26/08

**NARRATIVE**  
**Preliminary Plat Application**  
**Rose Garden East Replat & Partial Combination**  
**776-PA-2007**

The proposed replat, creating 4 lots Center Chip (Lot 1), Center Large (Lot 2), East Large (Lot 3) and East Small (Lot 4) is consistent with the Rose Garden Amended and Restated Development Agreement and the Amended and Restated Memorandum of New Legal Descriptions between the City of Scottsdale and Rose Garden LLC. The agreement is C.O.S. Contract 2005-121-COS-A2 and was recorded on 7-20-007 as Document No. 20070824739. The memorandum is C.O.S Contract 2005-121-COS-A2-E1 and was recorded on 7-20-07 as Document No. 20070825442.



# Project Application

Schedule a meeting with your project coordinator before submitting your application.

Date: \_\_\_\_\_

Project No.: 776 - PA - 2007

Coordinator: \_\_\_\_\_

Case No.: 6 - PP - 2008

- Case Type:**
- |   |   |  |
|---|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Rezoning           | <input checked="" type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Use Permit             | <input type="checkbox"/> Development Review | <input type="checkbox"/> Master Sign Program         |
| <input type="checkbox"/> Land Division          | <input type="checkbox"/> Variance           | <input type="checkbox"/> Abandonment                 |
| <input type="checkbox"/> Text Amendment         | <input type="checkbox"/> Other: _____       |  |

**Project Name:** Rose Garden East Associated Case(s): \_\_\_\_\_

**Project Address:** Southside of Arizona Canal b/w Goldwater Blvd + 7114 E. Stetson

**Current Zoning District:** C2 DO **Parcel Number(s):** see attachment **Quarter Section:** 17-44

**Request:** A replat + partial recombination to create 4 lots, consistent with the Rose Garden Amended + Restated Agreement and Memorandum of New Legal Descriptions

The property owner shall designate an agent as the coordinator for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.  
**All contact for this project will be made through the applicant listed below.**

**Owner Contact:** Frederick R. Unger  
 Company: Rose Garden LLC  
 Phone: 480-874-1002 ext. 11 Fax: 480-874-1742  
 E-mail: funger@springcreekdevelopment.com  
 Address: 7127 E. 6th Avenue, Scottsdale 85251

**Developer Contact:** Kenn Francis  
 Company: PRA/Waterfront Residential, LLC  
 Phone: 480-421-1504 Fax: 480-421-1510  
 E-mail: \_\_\_\_\_  
 Address: 4238 N. Craftsman Crt. 2nd Floor Scottsdale 85251

**Architect Contact:** Kelly Braswell  
 Company: Lamb Architects  
 Phone: 480-994-5262 Fax: 480-994-9005  
 E-mail: kbraswell@lambarchitects.com  
 Address: 7038 E. 5th Ave., Scottsdale 85251

**Engineer Contact:** Scudder Gookin  
 Company: Gookin Engineers, Ltd.  
 Phone: 480-947-3741 Fax: 480-947-0262  
 E-mail: civil@gookin.biz  
 Address: 4203 N. Brown Ave, Scottsdale 85251

**Applicant Contact:** Martha West  
 E-mail: mwest@southbridgeaz.com  
 Address: 7114 E. Stetson Drive, Suite 115, Scottsdale, AZ 85251

Company: Roe Associates Planning, Inc.  
 Phone: 602-909-5836 Fax: 480-970-7885

[Signature] 2/11/08  
 Owner Signature Date

Martha West 2/11/08  
 Applicant Signature Date

### OFFICIAL USE ONLY

Coordinator Signature: [Signature] E-mail: mcumins@ScottsdaleAZ.gov Phone: 480-312-7059

This application needs a:  New Project Number or  Old Project Number: \_\_\_\_\_ Date: 2/11/08

## Planning and Development Services Department

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

**Authority to Execute Documents.**

Each of the undersigned entities (the "Principals") own an ownership interest in that certain tract of land located in Maricopa County, Arizona which is described on Exhibit A annexed hereto (the "Property").

Each of the Principals hereby irrevocably designates and appoints Randall Brown, Frederick R. Unger and Jennifer A. Unger (individually, called an "Agent", and collectively, the "Agents"), each of whom may act alone and without the joinder of any other Agent, as the agent in the name, place and stead of the Principals, as may be necessary, appropriate or advisable in the judgment of each such Agent, to make, execute, swear to and acknowledge, amend, file, record, deliver, and publish any of the following in respect to the Property:

Plats, replats, maps, surveys, affidavits, notices and certificates, in recordable or such other form as the Agent may designate (the "Authorized Documents") which are required by the applicable governmental authorities of the City of Scottsdale, Arizona, and the State of Arizona, for recording in the Office of the County Recorder of Maricopa County, Arizona, for the purpose of platting the Property, and filing of a plat of such Property, in accordance with the laws of the State of Arizona and the ordinance, rules and regulations of the municipality of the City of Scottsdale, Arizona. The Authorized Documents may be in such form as the Agents deem appropriate and include any instrument in furtherance of such plat filing.

Any person dealing with the Principals may conclusively presume and rely upon the fact that any such instrument executed by any of the Agents is authorized, regular and binding without further inquiry.

Term. Unless terminated as provided in the next paragraph, this Power of Attorney commences as of December 15, 2007, and terminates without further notice on February 28, 2008.

Termination/Revocation of Prior Powers of Attorney. This power of attorney revokes any previous powers of attorney granted by the Principals. This power of attorney may be voluntarily revoked prior to February 28, 2008, only by my written revocation entered of record in the offices of the Office of the County Recorder of Maricopa County, Arizona.

Executed as of Dec. 10, 2007.

**THE SURVIVORS' TRUST UNDER THE  
ALCALAY LIVING TRUST DATED MARCH 26,  
1990**

By: Elena Alcalay  
Elena Alcalay, its Trustee

**ALCALAY NON-EXEMPT MARITAL TRUST  
UNDER ALCALAY LIVING TRUST DATED  
MARCH 26, 1990**

By: Elena Alcalay  
Elena Alcalay, its Trustee

STATE OF Calif )  
COUNTY OF Los Angeles ) ss.



This instrument was acknowledged before me this 10 day of Dec, 2007, by Elena Alcalay, Trustee of The Survivors' Trust Under The Alcalay Living Trust dated March 26, 1990 on behalf of said Trust.

Sandra Salkow  
Notary Public  
My Commission Expires: 3/28/11

STATE OF Calif. )  
COUNTY OF Los Angeles ) ss.

This instrument was acknowledged before me this 10 day of Dec, 2007, by Alcalay Non-Exempt Marital Trust Under The Alcalay Living Trust dated March 26, 1990 on behalf of said Trust.

Sandra Salkow  
Notary Public  
My Commission Expires: 3/28/11



PROJECT APPLICATION  
Preliminary Plat  
Rose Garden East Replat & Partial Combination  
776-PA-2007

Parcel No.'s

173-48-044C

173-50-066C

173-50-065A

173-50-064A

173-50-063A

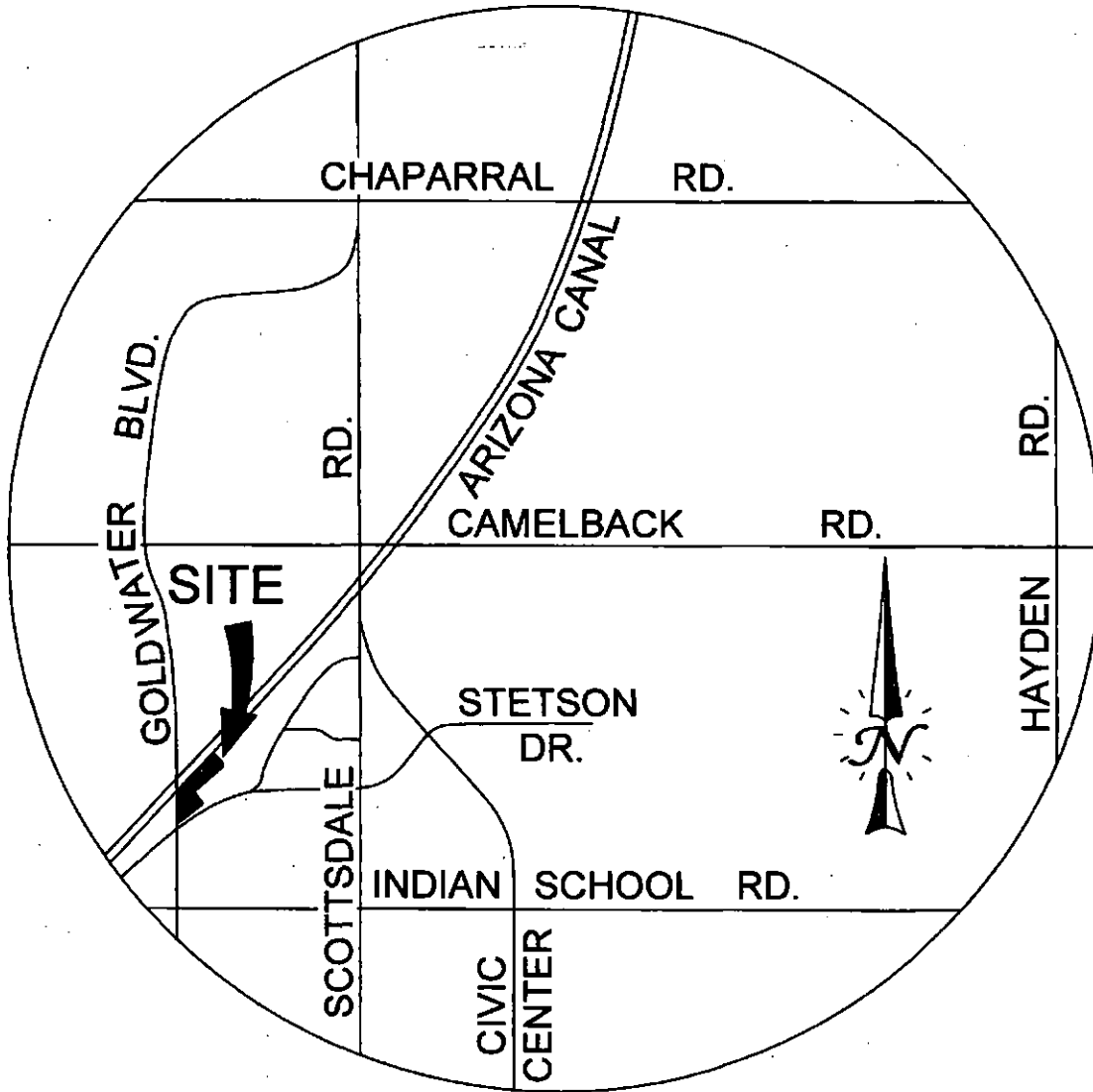
173-50-062A

173-50-059A

173-42-060A

173-42-028A

N.T.S.





1 North



2 East



3 south



4 West



5 North



6 East



7 South



8 West



9 North



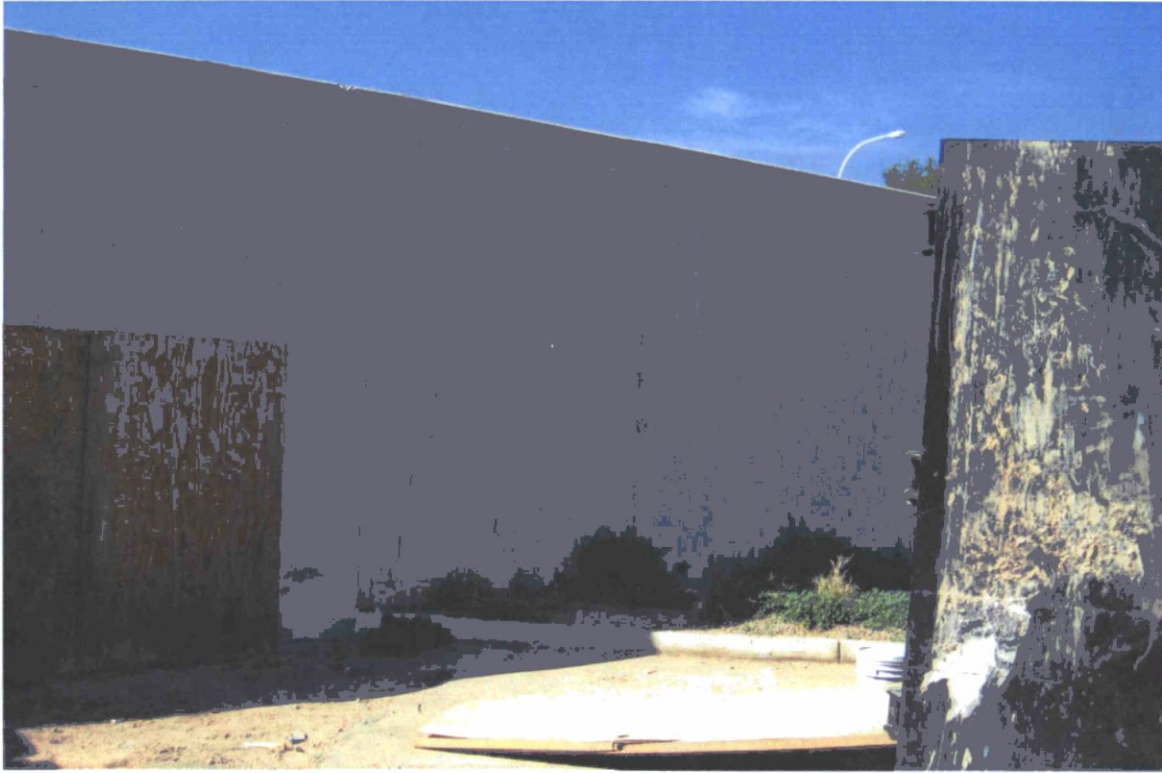
10 East



11 South



12 West



13 North



14 East



15 South



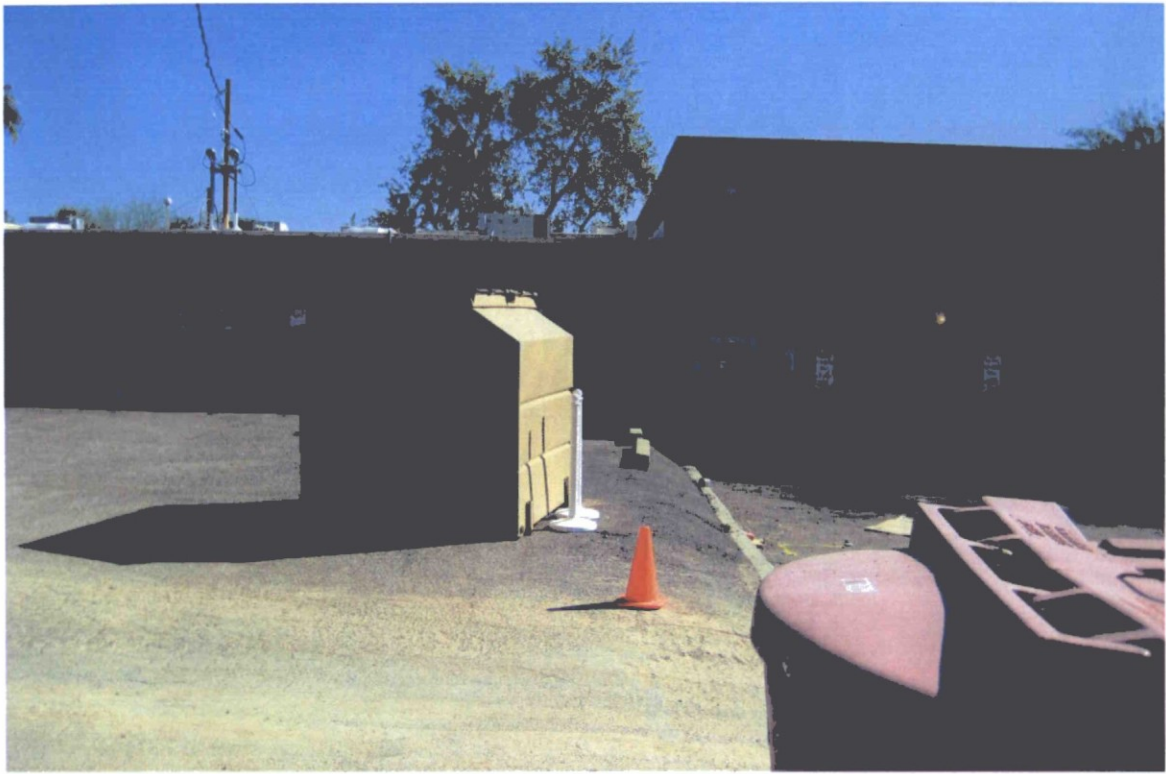
16 West



17 North



18 East



19 South



20 West



21 North



22 East



23 South



24 West



25 North



26 East



Exit to Stetson Drive.

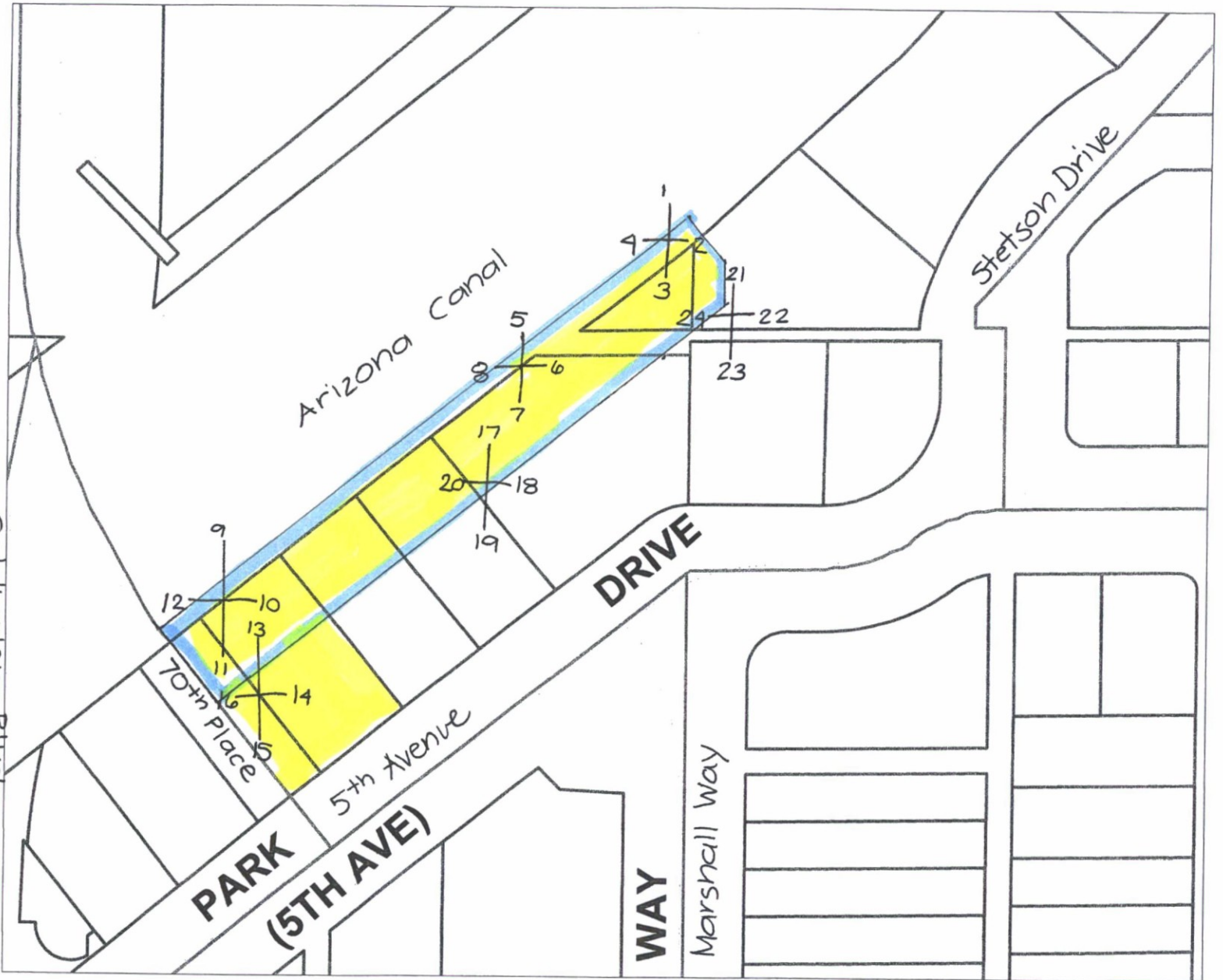


27 South

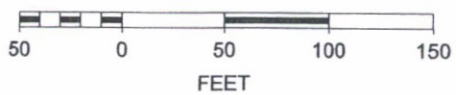


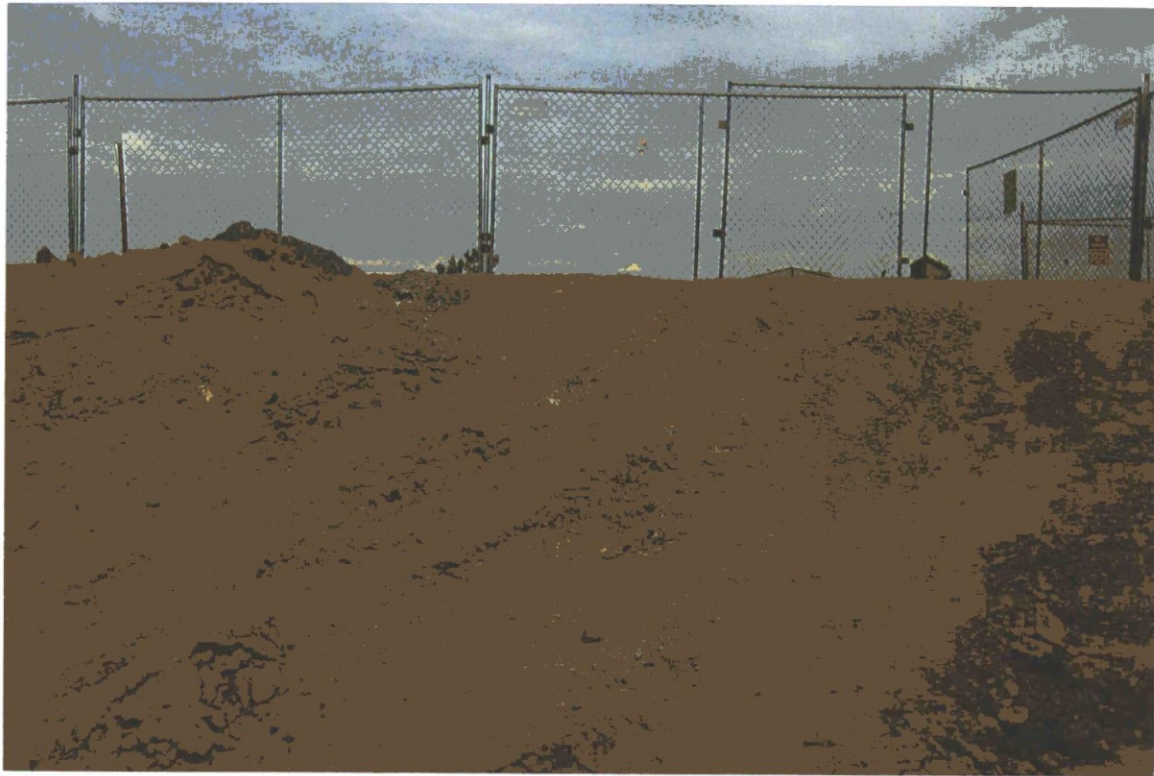
28 West

Goldwater Blvd.



SCALE 1 : 1,129





1 North



2 East



3 South



4 West



5 North



6 East



7 South



8 West



9 North



10 East



11 South



12 West



North 13



East 14



15 South



14 West



North 17



East 18



19 South



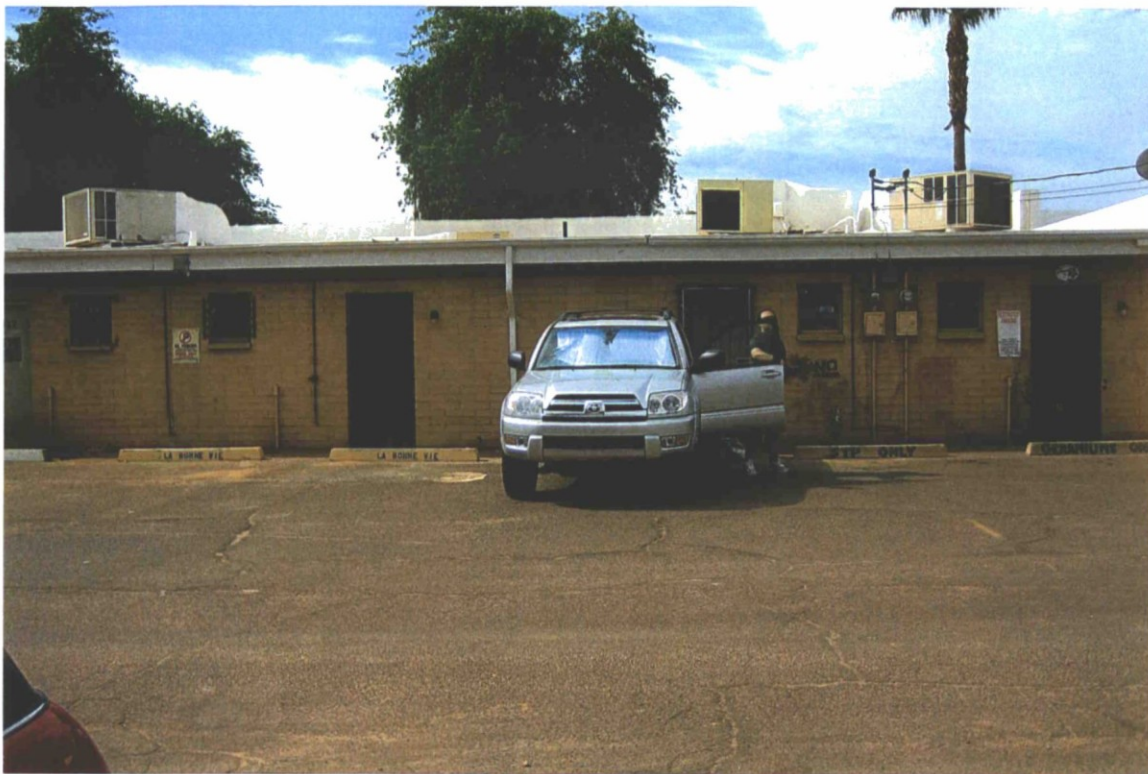
20 West



21 North



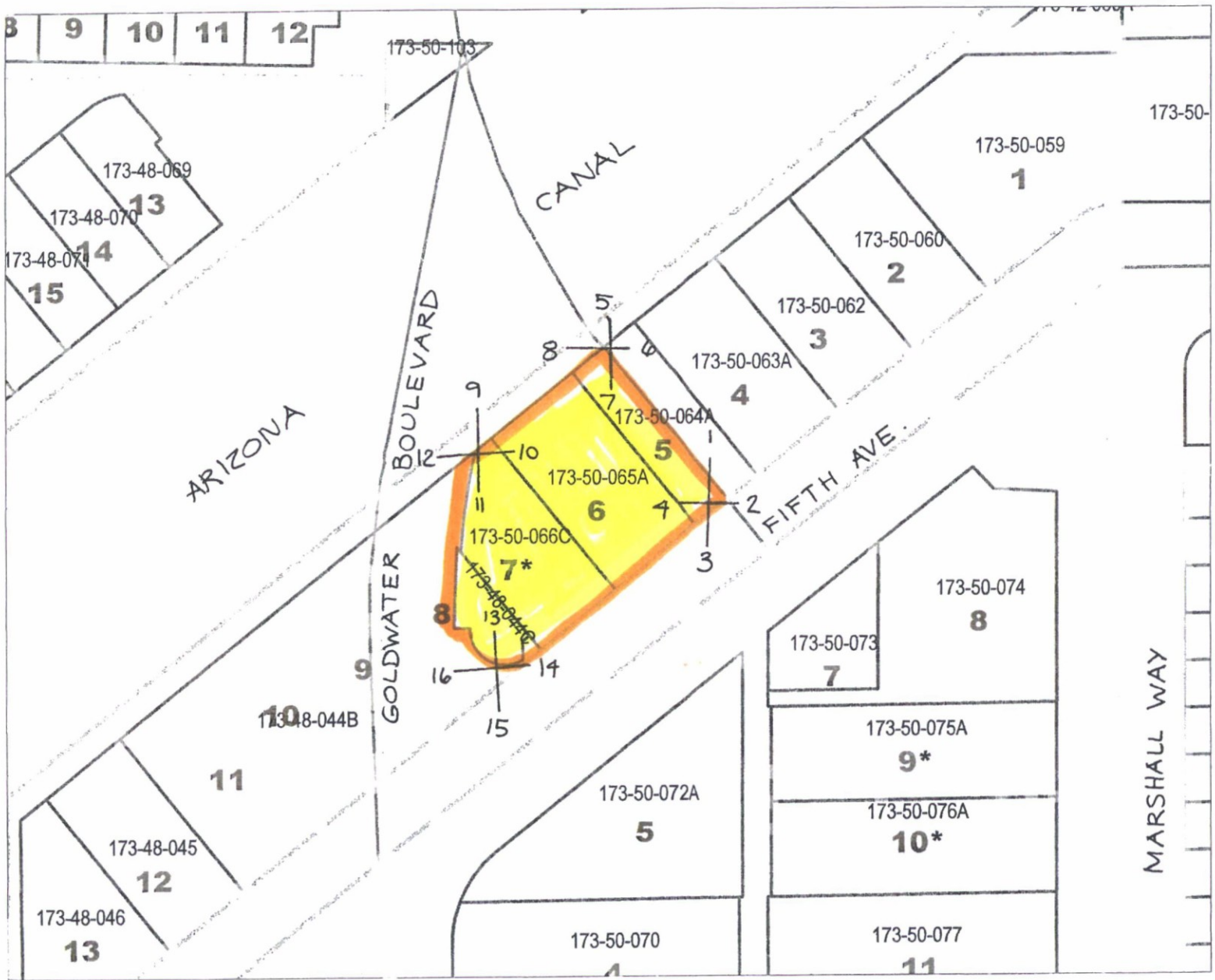
22 East



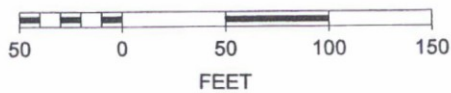
23 South



24 West



SCALE 1 : 1,129



6-PP-2008

1st: 2/22/08



1 North



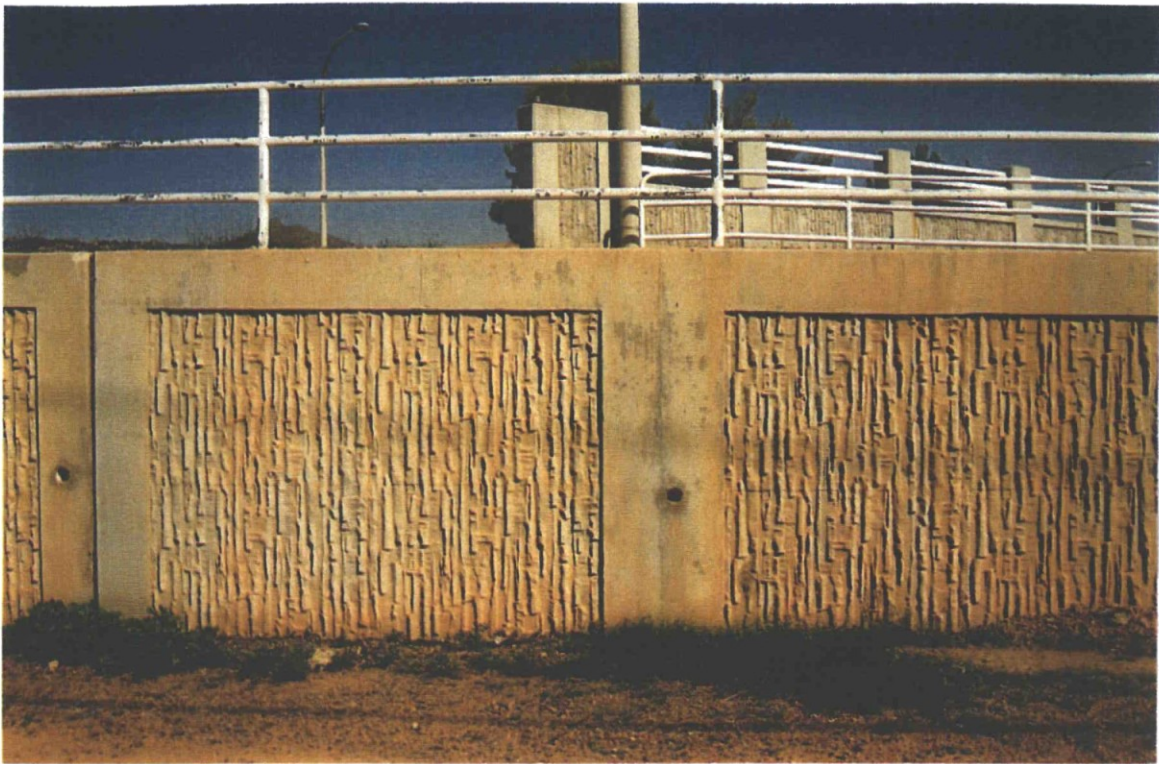
2 East



3 South



4 West



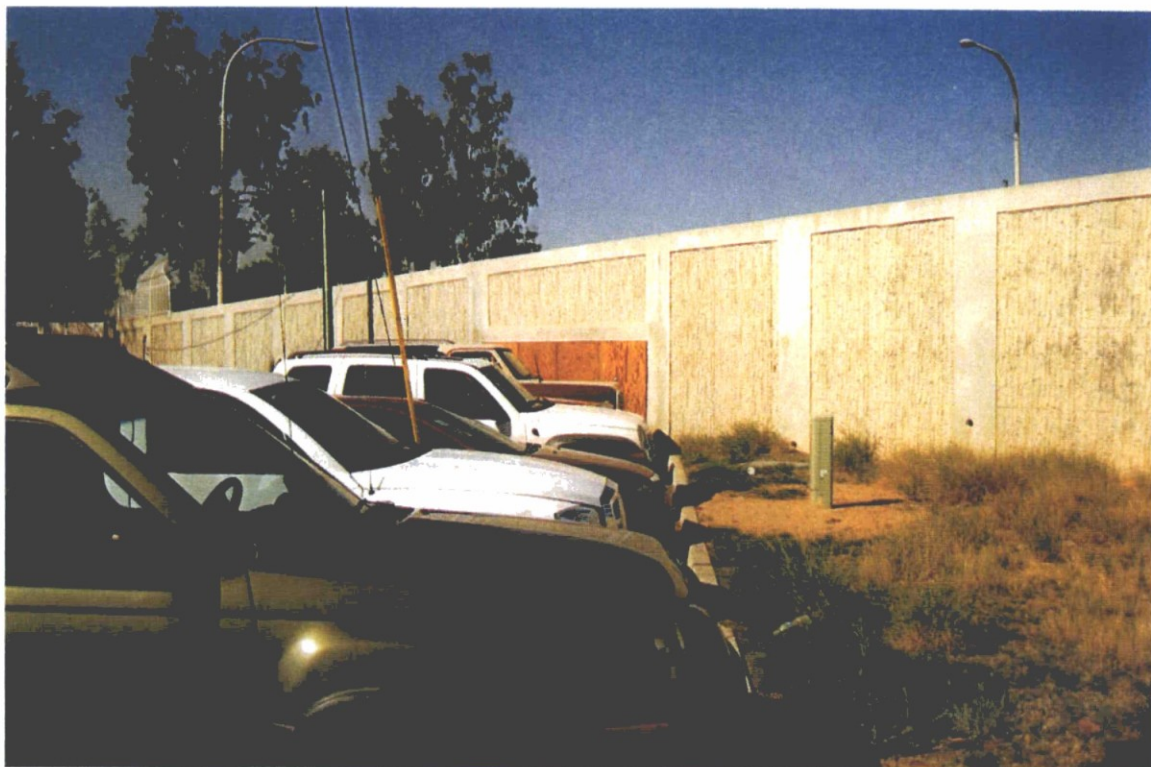
5 North



6 East



7 South



8 West



9 North



10 East



11 South



12 West



13. North



14. East



15. South



16. West