

**Marked Agendas
Approved Minutes
Approved Reports**

**The September 7, 2017
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 7, 2017 Item No. 3
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

Desert Mountain Parcel 19 7-PP-2017

Request to consider the following:

1. Request approval of the preliminary plat (block plat) to establish one parcel for a new golf course and six parcels for a 190-lot residential subdivision, including the natural area open space (NAOS) plan, the landscape plan, the revegetation site plan, exterior lighting plan, fence and wall plan and details, hardscape plan, circulation plan, phasing plan, slope analysis plan, cuts and fills exhibit, open space plan, and site cross sections, all on a 92-acre site.

Goal/Purpose of Request

The applicant requests the approval of an 11-lot block plat that will be subdivided later to establish a 190-lot subdivision and golf course. The proposed preliminary plat will allow the owner to create the development consistent with the 190-lot multi-family subdivision and golf course project approved through the associated major General Plan Amendment (5-GP-2016), Zoning District Map Amendment (17-ZN-2016), and Conditional Use Permit (6-UP-2017).

Related Policies, References:

Scottsdale General Plan 2001, as amended
Character Area Plan
Zoning Ordinance
ESL Ordinance

2-ZN-1985, 83-UP-1985, 136-ZN-1985, 85-ZN-1986, 86-ZN-1986, 87-ZN-1986, 209-DR-1995, 22-UP-2004, and 81-DR-2010, 5-GP-2016, 17-ZN-2016, 6-UP-2017, 9-WM-2017, and 17-DR-2017

OWNER

Desert Mountain Club, Inc.
480-595-4024

APPLICANT CONTACT

Tom Warley
DM19 LLC
602-386-1317

LOCATION

37080 N. Cave Creek Road

BACKGROUND

General Plan

On December 1, 2016, the City Council approved major General Plan Amendment to change the Land Use Category from Employment, Commercial, Office, Developed Open Space, and Rural Neighborhoods to the existing Land Use Categories of Suburban Neighborhoods and Developed Open Space.

Zoning

On December 1, 2016 the City Council approved a Zoning District Map Amendment, for the 92-acre site, from the Open Space (OS/ESL/HD), Single-family Residential Districts (R1-7/ESL/HD and R1-35/ESL/HD), Industrial Park (I-1/ESL/HD), Central Business District (C-O/ESL/HD) and Central Business District (C-2/ESL/HD), to approximately 36 acres of Open Space (OS/ESL) and approximately 56 acres of Townhouse Residential (R-4/ESL) zoning district designations.

Conditional Use Permit

At the same December 1, 2016 hearing, the City Council approved a Conditional Use Permit for a Golf Course on 36 acres, of the 92-acre site, with the (OS/ESL) zoning district designations.

The City Council approved the above mentioned proposal to allow for the development of a residential community consisting of 190 dwelling units (2+/- units per acre), complete with an 18-hole short game golf course, clubhouse, and accessory facilities.

Context

The subject property is generally located north of the northeast corner of the N. Pima Road and the N. Cave Creek Road intersection. Parcel 19 is located at the southwest portion of the Desert Mountain subdivision community. This portion of the Desert Mountain development is isolated from the rest of the development by a golf course. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Single-family Residential District, Environmentally Sensitive Lands, Hillside District, zoned R1-35/ESL/HD; The Gambel Quail Preserve II subdivision community.
- South: Residential, Church (Our Lady of Joy), The Town of Carefree; to the southwest, the SkyRanch at Carefree (Town of Carefree Airport)
- East: Open Space, Environmentally Sensitive Lands, Hillside District, zoned (OS/ESL/HD); interim fire station, City of Scottsdale Municipal well site, and Desert Mountain golf course.
- West: Residential, The Town of Carefree; to the southwest, the SkyRanch at Carefree (Town of Carefree Airport)

Key Items for Consideration

- The approved General Plan Amendment case (5-GP-2016) approved the development of 190 residential units, as well as an 18-hole, short game golf course
- Approved zoning (17-ZN-2016) and use permit (6-UP-2016) were found to be consistent with the approved General Plan Amendment
- Large Portion of NAOS requirement satisfied through Desert Mountain NAOS Land Bank
- The applicant was stipulated to a 100-foot-wide Scenic Corridor along the N. Cave Creek Road frontage and a 25-foot-wide Scenic Corridor Easement along the N. Pima Road frontage.
- Subject preliminary plat includes a phasing map and block plat.
- Applicant is proposing to consolidate and relocate six municipal wells on the site

APPLICANTS PROPOSAL

Development Information

The development proposal includes 190 residential townhouse units and an 18-hole golf course. The proposed golf course community will provide the golf course, as the main amenity, a gate house, and a golf course club house. The site will continue to contain two City owned wells. One well will be located along the western boundary of the site near the northwest corner, and the other located at the southwest corner of the site, near the N. Cave Creek Road entrance.

- Existing Use: Primarily Vacant (with a water pump facility, an interim fire station, and municipal well sites)
 - Proposed Use: 190-Unit Subdivision and Golf Course
 - Buildings/Description: Desert Contemporary
 - Parcel Size: 92 +/- acres
 - Building Height Allowed: 30 ft. (R-4/ESL/HD), 30 ft. (OS/ESL/HD), and 52 ft. (I-1/ESL/HD)
 - Building Height Proposed: 30 ft. (R-4/ESL) and 24 ft. (OS/ESL)
 - NAOS Required: 34.2 Acres
 - NAOS Proposed: 34.2 Acres (7.1 acres on-site and 27.1 in Desert Mtn. NAOS bank)
 - Density Allowed: 8.31 du/ac (straight R-4 zoning district)
 - Density Proposed: 3.39 du/ac (56+/- acres of R-4 zoning) which equates to 2.06 du/ac (92+/- acre site)
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IMPACT ANALYSIS

Land Use

The site is vacant and includes an unimproved residential subdivision, a water pump facility, and municipal well sites. Since the original approval for this portion of the Desert Mountain master planned development, minor changes have been made to the shape of this parcel to accommodate changes made to the existing golf course and subdivision that are located to the north.

The proposed preliminary plat (block plat) is in conformance with the 56+/- acres of R-4/ESL zoning that was approved to be interwoven into the S-shaped proposed 36+/- acres of OS/ESL zoning district area. The applicant is proposing a total of 190 dwelling units within the proposed R-4/ESL zoning district; which is consistent with the approved General Plan Amendment and rezoning cases.

The proposed block plat will allow the owner to focus on the improvement of the golf course portion of the Desert Mountain Parcel 19 development. The application also includes a phasing plan to identify the blocks of land area that shall be developed throughout the process. The block plat and phasing plan identify the distribution of the 190 lots, required open space, and street system. Each block parcel area will be required to return to the City Council for final plat approval. There may be small adjustments to the internal street system and distribution of lot numbers throughout the process.

The proposed guard house and golf course club house will be submitted for review under a separate application (17-DR-2017). The Development Review Board will have the opportunity to review the design of these two facilities in the future. The applicant has stated that the character of the proposed golf course and clubhouse are extremely compatible with the surrounding low-density residential land use and established Desert Mountain community.

Traffic

The recently approved land uses, case 17-ZN-2017, will reduce the estimated number of daily trips when compared to the previous land uses. The approval of case 17-ZN-2017, resulted in an estimated 2,066 external trips generated per day, to and from the project site. The development is estimated to generate 158 external trips during the AM peak hour, and 211 external trips during the PM peak hour. This represents a potential decrease of 6,300 daily trips from the previous land uses. The current estimated daily trips can be accommodated per the existing right-of-way improvements of the N. Pima Road and N. Cave Creek Road intersection.

During the General Plan Amendment and rezoning cases, the Town of Carefree expressed concerns over the number of daily trips anticipated by the proposed application, and the state of the existing N. Pima Road and N. Cave Creek Road intersection. The traffic report submitted by the applicant has been reviewed and analyzed. The analysis provides evidence that the intersection of N. Pima Road and N. Cave Creek Road is anticipated to operate at acceptable levels of service during the AM and PM peak hours. Although the owner will not be required to improve the N. Pima Road and N. Cave Creek Road intersection, there will be other street improvements required with this application request.

The developer has agreed to improve N. Pima Road, along the site frontage, to the "local collector" street standards. These improvements may include: pavement widening, pavement replacement, curb and gutter installation, and sidewalk construction. The developer will also construct a

deceleration lane, at the secondary access entrance, located on N. Pima Road, unless otherwise directed by the Town of Carefree. The internal streets shall be designed and constructed to City of Scottsdale standard cross sections unless otherwise approved via a Circulation Master Plan approval process.

City documents designate N. Pima Road and N. Cave Creek Road as scenic corridors. The owner has been required to dedicate a 25-foot-wide Scenic Corridor Easement (SCE) along the N. Pima Road frontage and a 100-foot-wide Scenic Corridor Easement along the N. Cave Creek Road frontage. The Scenic Corridor Easement is required to be measured from the property line.

Review of the Town of Carefree General Plan, reported that a pedestrian route is not planned along N. Pima Road or N. Cave Creek Road. There are some connectivity issues due to the parcel location and configuration. Topography along N. Pima Road may be an issue in respect to providing an adequate pedestrian access route that meets ADA standards. Consequently, the owner will not be required to construct unpaved trail improvements, but will be required to provide the necessary easements for potential future trail construction.

The owner will be required to dedicate, to the City, a 25-foot-wide non-motorized public access easement (NMPAE), from east to west, along the south side of the parcel. The owner is required to dedicate, to the City, a 25-foot-wide Non-Motorized Public Access Easement, along the east side of N. Pima Road, to accommodate an 8-foot-wide trail. The owner is also required to dedicate a Non-Motorized Public Access Easement along the north frontage of N. Cave Creek Road, to accommodate an 8-foot-wide trail. The owner disagrees with the requirement to dedicate a trail easement along either of the property's street frontages due, in their opinion, to a lack of connectivity to other trail systems. The required trail easements will allow the possibility of future trail use, and completes the Transportation Master Plan Trails Plan.

Water/Sewer

The wastewater master plan has been accepted by the Water and Wastewater Department. The applicant will be required to provide a more detailed wastewater report at the time of the final plat analysis for the proposed, approximately 56 acres, of the Townhouse Residential, Environmentally Sensitive Lands (R-4/ESL) zoning district. The applicant will be required to continue to address the comments provided in the basis of design report submitted with this application.

The water well purchase agreement and the water well drilling agreements were approved by the City Council on July 6, 2017, through contract number 2017-075-COS and resolution number 10800. Please reference Attachment #8 for the City Council report associated with the Well Purchase Agreement.

Airport

The site is located adjacent to the SkyRanch at Carefree (Carefree airport), and is outside of the jurisdictional control of the private airport. The owner is required to submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures with the Development Review Board Application. The owner is also required to provide noise disclosure notices to potential homeowners in a form acceptable to the Scottsdale Aviation Director, with the Development Review Board Application submittal.

Open Space

The overall required NAOS area for the subject site has been calculated to be 34.2+/- acres, which is approximately 37.3 percent of the property area. The current proposal has identified the dedication of 44.1+/- acres of NAOS, with 7.1+/- acres being located within the site boundary, and the remaining 37+/- acres of NAOS being provided within the Desert Mountain NAOS land bank. Natural Area Open Space (NAOS) land bank areas were a practice common in early master planned communities. The subject planned community would dedicate an excess amount of NAOS (designated in a "land bank" area), and later use this land bank area as credit for individual parcels/community parcels wishing to expand their improvement envelope. The land bank area was usually located over a large geographical feature, such as a large mountainous area or a large wash/regional drainage area.

The 7.1+/- acres of Natural Area Open space that will be dedicated on-site are being located over the large regional washes located within the site. The major washes are located along the northern boundary of the site, as well as one that divides the site in half, with the wash located in an east-to-west direction. The majority of the NAOS being dedicated on-site has been limited to the regional wash levels of inundation. The project will be required to keep the base of the regional washes in a natural state and the levels of inundation will create the boundaries of the NAOS location.

School District Comments/Review

The Cave Creek School District was notified in regards to this application request. The school district replied and confirmed that they have adequate facilities to accommodate the projected number of additional students generated by the Zoning District Map Amendment.

Community Involvement

The project performed a significant amount of public notification with the associated major General Plan Amendment (5-GP-2016), Zoning District Map Amendment (17-ZN-2016), and use permit (6-UP-2016). The public involvement included the delivery of postcards, public open house meetings (individually held by the owner and the City), public notifications, sign postings, and public meetings.

Notifications were also sent particularly in regards to this preliminary plat case. Staff did not receive any inquiries or comments in regards to this application. The applicant provided an updated neighborhood notification report with this submittal; please reference Attachment #6.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the preliminary plat for a new residential subdivision and golf course, comprised of 11 block-parcels (190 lots), including: the Preliminary Plat (Block Plat), the Phasing Plan NAOS Plan, the Landscape Plan, entry concept/street-side landscape plan, the Perimeter Wall Plan, and the Cuts and Fills Plan, all on a 92-acre site, per the attached stipulations, finding that the provisions of the General Plan Rural Neighborhoods policies and goals, and the Development Review Criteria, have been met.

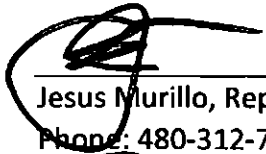
RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

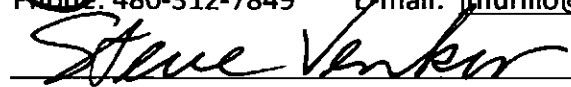
Jesus Murillo Senior Planner 480-312-7849 E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



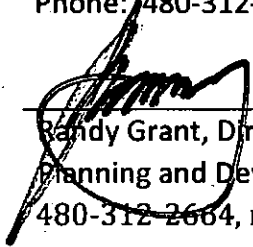
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8/21/17
Date



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8/25/17
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

8/28/17
Date

ATTACHMENTS

1. Stipulations
 - Exhibit A to Attachment 1 Subdivision Plat (Block Plat)
 - Exhibit B to Attachment 1 Phasing Plan
 - Exhibit C to Attachment 1 NAOS Plan
 - Exhibit D to Attachment 1 Landscape Plan
 - Exhibit E to Attachment 1 Perimeter Wall Plan
 - Exhibit F to Attachment 1 Cuts and Fills Plan
2. Context Aerial
- 2A. Aerial Close-Up
3. Applicant's Narrative
4. Desert Mountain Parcel 19 Development Plan
5. General Plan Map
6. Zoning Map
7. Citizen Involvement
8. Well Purchase Agreement Report
9. City Notification Map

**Stipulations for Case:
Desert Mountain Parcel 19
Case: 7-PP-2017**

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 (SRC), 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 (Block Plat) submitted by Wood/Patel, with a city staff date of July 31, 2017.
 - b. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by M3 Companies, with a city staff date of July 31, 2017.
 - c. The conceptual walls design submitted by Greey/Pickett, dated July 31 by city staff.
 - d. The cut and fill exhibit submitted by Wood/Patel, with a city staff date of July 31, 2017.
 - e. The conceptual landscape plan submitted by Greey/Pickett, with a city staff date of August 17, 2017.
 - f. Case Drainage Report and included Case Grading and Drainage Plan for Desert Mountain – Parcel 19 submitted by Wood Patel and sealed on May 25, 2017 and accepted by Stormwater Management on June 22, 2017.
 - g. Water System Basis of Design Report for Desert Mountain Parcel 19; submitted by Wood/Patel, accepted on July 21, 2017.
 - h. Wastewater System Basis of Design Report for Desert Mountain Parcel 19; submitted by Wood/Patel, accepted on July 21, 2017.
 - i. Prior to the approval of the final plat and improvement plans, the owner shall dedicate the two drainage easements, to the City of Scottsdale, for the proposed, off-site, drainage basins located to the north/northeast of this site.
 - j. Prior to final plat and improvement plan approval, required off-site improvements and approvals to Town of Carefree infrastructure being utilized by this project for access shall be obtained from the Town of Carefree as defined in October 26, 2016 Letter of Memorandum from Town of Carefree to City of Scottsdale and M3 Companies/DM19LLC.
 - k. The owner shall comply with the Well Purchase Agreement and Escrow Instructions for Desert Mountain, Parcel 19 adopted in Resolution Number 10800.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable General Plan Amendment, Zoning, Conditional Use Permit cases for the site were: 5-GP-2016, 17-ZN-2017, and 6-UP-2017.
- B. No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance for the portion of the property that is zoned Open Space, Environmentally Sensitive Lands (OS/ESL), and no building on the site shall not exceed 30 feet in height, measured as provided in the applicable section of the Zoning Ordinance for the portion of the property that is zoned Townhouse Residential, Environmentally Sensitive Lands (R-4/ESL).

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

Ordinance

- C. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Land Use Budget Table						
Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Propose # of Units / Lots	Max # of Units / Lots
219-13-244, 219-13-237, 219-13-238, 219-13-299, 219-11-665E	92.0+/- acres	R-4/ESL (56+/- acres)	3.39 du/ac	3.39 du/ac	190 units	190 units
		OS/ESL (36+/- acres)	0.0 du/ac	0.0 du/ac	0 units	0 units

Redistribution of dwelling units is subject to the maximum density in the Land Use Budget Table and subject to city staff approval. The owner's redistribution request shall be submitted with the final plat submittal to the City Council and shall include a revised Master Development Plan and a revised Land Use Budget Table indicating the parcels with the corresponding reductions and increases.

DRB Stipulations

- 2. With final plans submittal, provide complete entrance plans (clearly identifying lane widths, gate locations, turning radii for fire access, etc.).

AIRPORT

DRB Stipulations

- 3. With the final plans submittal, the owner shall provide noise disclosure notice to occupants, potential homeowners, employees and/or students in a form acceptable to the Scottsdale Aviation Director.

STREET AND RELATED DEDICATIONS:

Ordinance

- D. Prior to any building permit issuance for the development project the owner shall make required dedications and prior to issuance of any Certificate of Occupancy for the development project the owner shall provide the required improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
- E. The owner shall dedicate to the City on the final plat the following right-of-way:

Street Name	Street Type	Dedications	Notes
North Pima Road	Local Rural ESL Classification	Scenic Corridor Easement, Non- Motorized Pedestrian Access Easement	a., b., c., d.
North Cave Creek Road	Major Collector Rural ESL Classification	Scenic Corridor Easement, Right-of- Way for a west bound deceleration lane, Non-Motorized Public Access Easement	d., e., f.
Internal Streets (Private)	Local Residential Rural/ESL Classification	40-foot full width tract	

- a. The owner shall improve North Pima Road, as directed by the Town of Carefree in their October 26, 2016 Letter of Memorandum.
- b. The owner shall dedicate a 25-foot-wide Scenic Corridor Easement along the frontage and measured from the property line.
- c. The owner shall dedicate a 25-foot-wide Non-Motorized Access Easement (NMPAE) along the frontage to be concurrent with the Scenic Corridor Easement.
- d. The owner shall improve the intersection of Pima and Cave Creek Roads as directed by the Town of Carefree in their October 26, 2016 Letter of Memorandum.
- e. The owner shall improve Cave Creek Road as directed by the Town of Carefree in their October 26, 2016 Letter of Memorandum.
- f. The owner shall dedicate with the final plat a 75-foot-wide minimum and an average of 100-foot-wide Scenic Corridor Easement.
- g. Local street cross sections shall include a compacted shoulder

EASEMENTS DEDICATIONS:

Ordinance

- F. The owner shall dedicate to the City on the final plat a sight distance easement over the sight distance triangle(s) in conformance Section 5.3 of the DSPM.
- G. The owner shall dedicate to the City on the final plat Water Facilities Easements for well sites in conformance with DSPM Section 6 and the Purchase Well agreement Contract 2017-075-COS and Resolution 10800.

DRB Stipulations

4. The Scenic Corridor setback width along N. Pima Road shall be a minimum of 25 feet, measured from property line. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. The final plat shall show all Scenic Corridor setback easements dedicated to the City.
5. The Scenic Corridor setback width along N. Cave Creek Road shall be a minimum of 75 feet, and an average of 100 feet, measured from property-line. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. The final plat shall show all Scenic Corridor setback easements dedicated to the City.
6. With the final plat, the owner shall dedicate to the City a continuous Vista Corridor Easement to cover any watercourse with a peak flow rate of 750 cfs or greater, based on the 100 year – 2 hour rain event. The minimum width of the easement(s) shall be 100 feet. Each easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse. At the time of the final plans submittal, the owner shall stake the boundaries of the Vista Corridor Easement(s), as determined by city staff. Vista Corridor easement shall be in conformance with wash modification case 9-WM-2016.
7. Prior to issuance of any building permit for the development project, the owner shall dedicate to the City on the final plat a minimum 25-foot-wide Public Non-Motorized Access Easement (PNMAE), along the entire N. Pima Road frontage, dedicated to the City by the owner prior to recordation of the final plat. Said easement being concurrent with the scenic corridor easement pursuant to item 4 above. The alignment of any future path shall be subject to approval by the Zoning Administrator, or designee, prior to dedication. The path shall be designed in conformance with the Design Standards and Policies Manual.
8. Prior to issuance of any building permit for the development project, the owner shall dedicate to the City on the final plat a minimum 75- foot-wide, and an average of 100-foot-wide Public Non-Motorized Access Easement (PNMAE), along the entire N. Cave Creek Road frontage, dedicated to the City with the recordation of the final plat. The alignment of any future path shall be subject to approval by the Zoning Administrator, or designee, prior to dedication. The path shall be designed in conformance with the Design Standards and Policies Manual.
9. Prior to issuance of any Certificate of Occupancy for the development project, the future well site to be conveyed to the City in conformance with Purchase Well Agreement Contract 2012-075-COS, recorded in Resolution Number 10800.

OTHER PROPERTY DEDICATIONS:

DRB Stipulation

- H. The owner shall dedicate to the City on the final plat any lot and/or tract to be conveyed to the City for a well sites as shown on the preliminary plat with the city staff date of July 31, 2017, in conformance with Purchase Well Agreement Contract 2012-075-COS, recorded in Resolution Number 10800.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- I. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ADDITIONAL ITEMS:

DRB Stipulations

- J. Prior to issuance of any certificate of occupancy, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards, for any proposed model homes and/or golf club house.

IMPROVEMENT PLANS REQUIREMENTS

GATE HOUSES, GOLF COURSE CLUB HOUSE AND AMENITY FEATURE DESIGNS:

DRB Stipulations

- 10. Shall require separate Development Review Board application review and approval.

WALLS AND FENCES:

DRB Stipulations

- 11. Walls within an Intersection and 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

- K. The final plat shall provide a minimum of 7.1 acres of Natural Area Open Space dedicated within the subject site.

DRB Stipulations

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

LANDSCAPE DESIGN:

DRB Stipulations

- 13. 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.

EXTERIOR LIGHTING:

Ordinance

- L. The maximum height of any outdoor lighting source shall be 12 feet above the adjacent finished grade, except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.
- M. The maximum height of any outdoor parking-lot type lighting source, except any light sources for patios and/or balconies, shall be 18 feet above the adjacent finished grade.
- N. Light sources that are utilized to illuminate patios and/or balconies that are above 12 feet shall be subject to the approval of the Development Review Board.

DRB Stipulations

- 14. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line.
- 15. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 16. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.

STREETS AND RELATED IMPROVEMENTS:

DRB Stipulations

- 17. Prior to the issuance of a building permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
North Pima Road	Local Rural/ESL Classification	overlay	a., b.
North Cave Creek Road	Major Collector Rural/ESL Classification	Overlay, right turn lane, left turn lane expansion	b., c.

Street Name	Street Type	Improvements	Notes
Internal Streets (Private)	Local Residential Rural/ESL Classification	Full street improvements	

- a. Pima Road overlay as directed by the Town of Carefree in their October 26, 2016 Letter of Memorandum.
- b. Pima and Cave Creek roads intersection – as directed by the Town of Carefree in their October 26, 2016 Letter of Memorandum.
- h. Cave Creek Road – as directed by the Town of Carefree in their October 26, 2016 Letter of Memorandum.

18. Per the Town of Carefree October 26, 2016 Letter of Memorandum, offsite improvements are required for this project. Show all required offsite improvements on the final plat (for reference). At the time of onsite improvement plan submittal the offsite improvements must be included as a separate, reference, improvement plan set. Prior to final plat recordation and onsite improvement plan approval, the owner shall obtain approval from the Town of Carefree for offsite improvement plans.

BRIDGES/WASH CROSSINGS AND HEAD WALLS:

DRB Stipulations

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

WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

- 20. The final plat shall not be scheduled for a City Council hearing until the Water and Wastewater Reports provide and confirm the following requirements:
 - a. With the final plat submittal, the Water and Wastewater Basis of Design Report shall update the model with accurate, existing, Pressure Regulated Valves and piping information.
 - b. With the final plat submittal, the Water and Wastewater Basis of Design Report shall be updated to calibrate the model to represent actual field and fire flow test conditions.
 - c. With the final plat submittal, the Water and Wastewater Basis of Design Report shall be updated to incorporate new PRV's in the model with accurate size, settings, and losses.
 - d. With the final plat submittal, the Water and Wastewater Basis of Design Report shall be updated to ensure that the static head is as per the Design Standards and Policies Manual.
 - e. With the final plat submittal, the Water and Wastewater Basis of Design Report shall be updated to ensure a minimum of 30 psi pressure is being achieved during

the fire flow, plus maximum demand condition, as per the Design Standards and Policies Manual.

- f. With the final plat submittal, the Water and Wastewater Basis of Design Report shall be updated to ensure that the water lines are adequately sized to achieve the pressure goals noted above.
21. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main and removed or abandoned pursuant to the Water Resources Services Department requirements.
22. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies an approved master water or wastewater report requires from the owner a site-specific addendum to the respective master report, subject to review and approval by City staff.

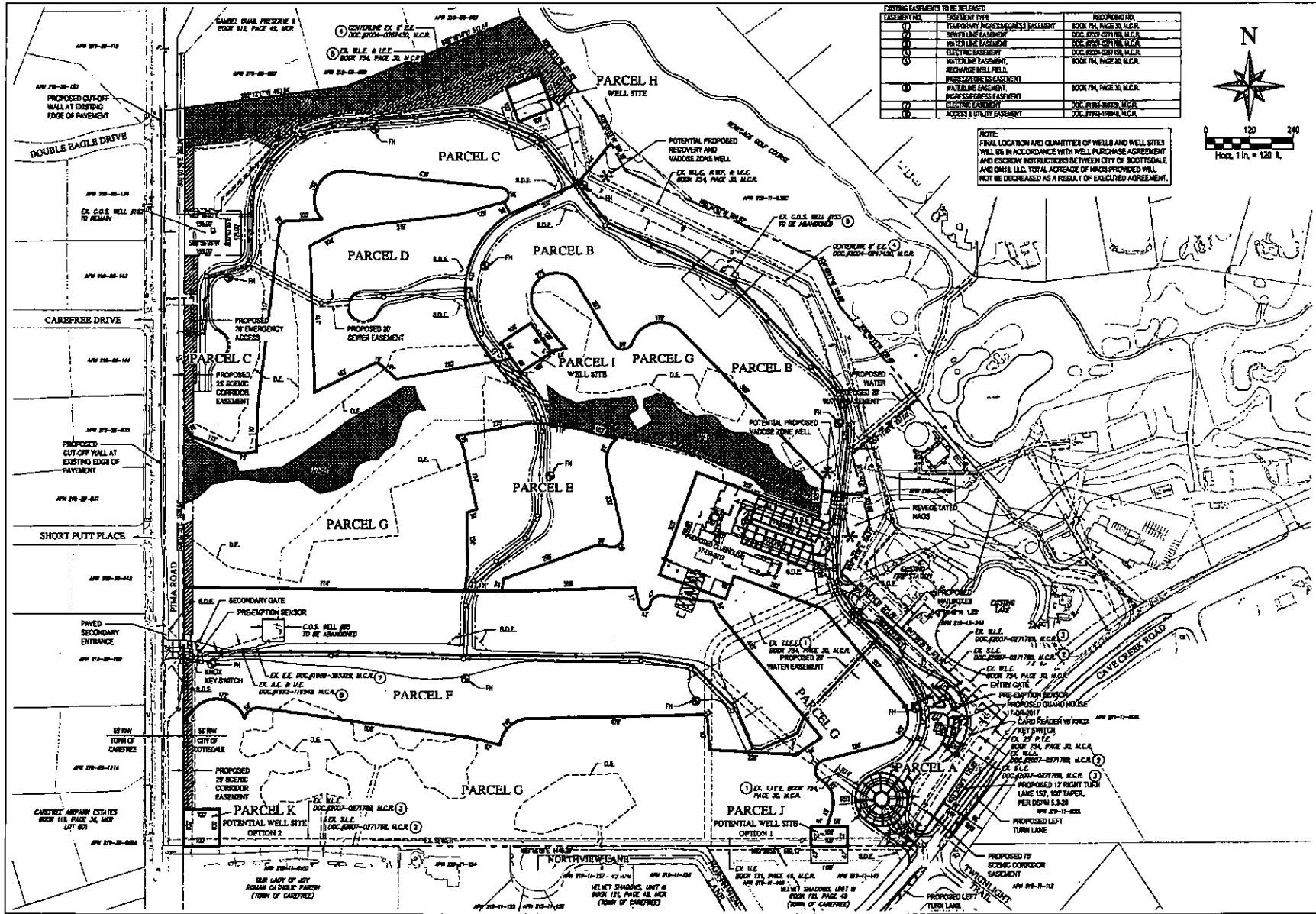
ADDITIONAL ITEMS:

Ordinance

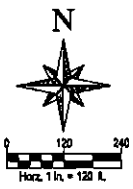
- O. The owner shall construct, at its expense, the public improvements required by the City for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in SRC Section 48-4.
- P. Prior to the recordation of the final plat, the owner will be required to execute an agreement with the City to construct the public improvements, and provide to the City an assurance in the form of cash deposit, letter of credit, or bond for constructing the public improvements.

DRB Stipulations

23. With the final plans submittal the owner will be required to provide: evidence by deed and a current title report of ownership, an ALTA based on 2016 standards, Map of Easement Release, define future well sites and vadose zone well areas by survey, boundary monument & conveyed to the City, show the appropriate type of access to land locked Parcels D & E, and provide for the right-of-way in feet dedication of N. Pima Road
24. The existing application request will require the release of any existing easements within the proposed project site. Any additional easements will be required to be dedicated through the future final plat process for any required easements for the proposed plan (i.e. water/sewer/drainage/PUE /public trail/ scenic corridor, etc.). The applicant may consider the Map of Release process for the removal of unnecessary easements, prior to recording a final plat.



EASEMENT NO.	EASEMENT TYPE	RECORDING INFO
1	TEMPORARY PROGRESS EASEMENT	BOOK 724, PAGE 31, M.C.R.
2	SEWER LINE EASEMENT	DOC. 0000-021718, M.C.R.
3	WATER LINE EASEMENT	DOC. 0000-021718, M.C.R.
4	ELECTRIC EASEMENT	DOC. 0000-021718, M.C.R.
5	WATERLINE EASEMENT, RECHARGE WELL FIELD, PROGRESS EASEMENT	BOOK 724, PAGE 31, M.C.R.
6	WATERLINE EASEMENT, PROGRESS EASEMENT	BOOK 724, PAGE 31, M.C.R.
7	ELECTRIC EASEMENT	DOC. 0000-021718, M.C.R.
8	ACCESS & UTILITY EASEMENT	DOC. 0000-021718, M.C.R.



NOTE: FINAL LOCATION AND QUANTITIES OF WELLS AND WELL SITES WILL BE IN ACCORDANCE WITH WELL PURCHASE AGREEMENT AND ESCROW INSTRUCTIONS BY THE CITY OF BOOTS DALE AND OMI, L.L.C. TOTAL ACRES OF MADS PROVIDED WILL NOT BE DECREASED AS A RESULT OF EXECUTED AGREEMENT.

WOOD/PATEL
MISSION: CLIENT SERVICE

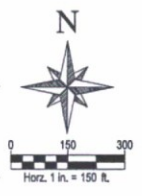
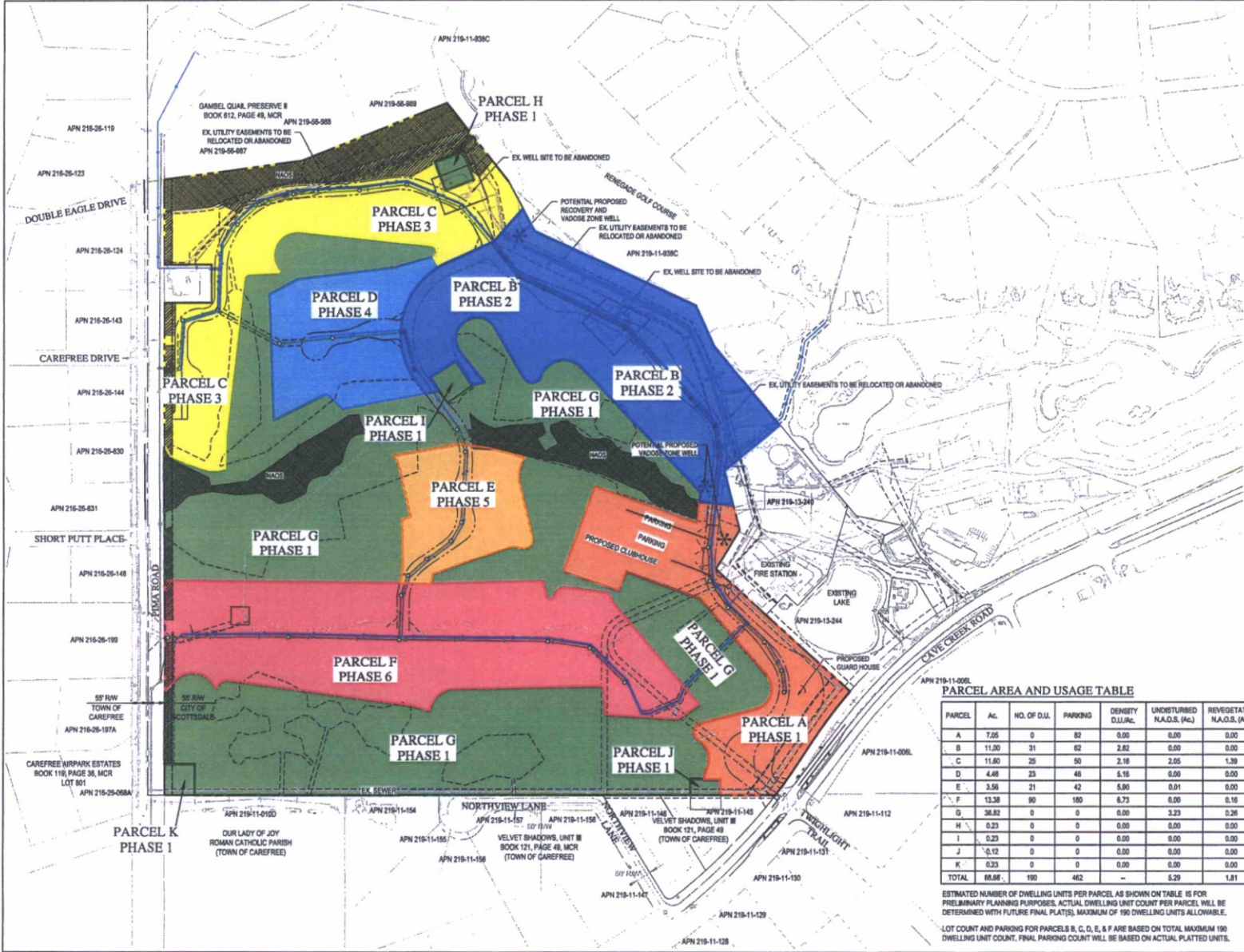
DESERT MOUNTAIN PARCEL 19
PRELIMINARY BLOCK PLAN

DATE	DESCRIPTION

NOT FOR CONSTRUCTION OR RECORD

SCALE: HORIZONTAL
SCALE: VERTICAL
DATE: 01/11/2024
JOB NUMBER: 24-001
SHEET: 2 OF 2

PREPARED BY: [Signature]



PARCEL AREA AND USAGE TABLE

PARCEL	Ac.	NO. OF D.U.	PARKING	DENSITY D.U./Ac.	UNDISTURBED N.A.O.S. (Ac.)	REVEGETATED N.A.O.S. (Ac.)	USE
A	7.05	0	82	0.00	0.00	0.00	CLUBHOUSE AND ENTRY
B	11.00	31	82	2.82	0.00	0.00	RESIDENTIAL
C	11.80	25	50	2.18	2.05	1.39	RESIDENTIAL
D	4.48	23	46	5.16	0.00	0.00	RESIDENTIAL
E	3.56	21	42	5.90	0.01	0.00	RESIDENTIAL
F	13.38	90	180	6.73	0.00	0.16	RESIDENTIAL
G	38.82	0	0	0.00	3.23	0.28	GOLF
H	0.23	0	0	0.00	0.00	0.00	WELL SITE
I	0.23	0	0	0.00	0.00	0.00	WELL SITE
J	0.12	0	0	0.00	0.00	0.00	WELL SITE
K	0.23	0	0	0.00	0.00	0.00	WELL SITE
TOTAL	89.68	190	482	-	5.29	1.81	

ESTIMATED NUMBER OF DWELLING UNITS PER PARCEL AS SHOWN ON TABLE IS FOR PRELIMINARY PLANNING PURPOSES. ACTUAL DWELLING UNIT COUNT PER PARCEL WILL BE DETERMINED WITH FUTURE FINAL PLATS. MAXIMUM OF 190 DWELLING UNITS ALLOWABLE.
 LOT COUNT AND PARKING FOR PARCELS B, C, D, E, & F ARE BASED ON TOTAL MAXIMUM 190 DWELLING UNIT COUNT. FINAL PARKING COUNT WILL BE BASED ON ACTUAL PLATTED UNITS.

WOOD/PATEL
 MISSION: CLIENT SERVICE®
 (602) 353-8500
 WWW.WOODPATEL.COM

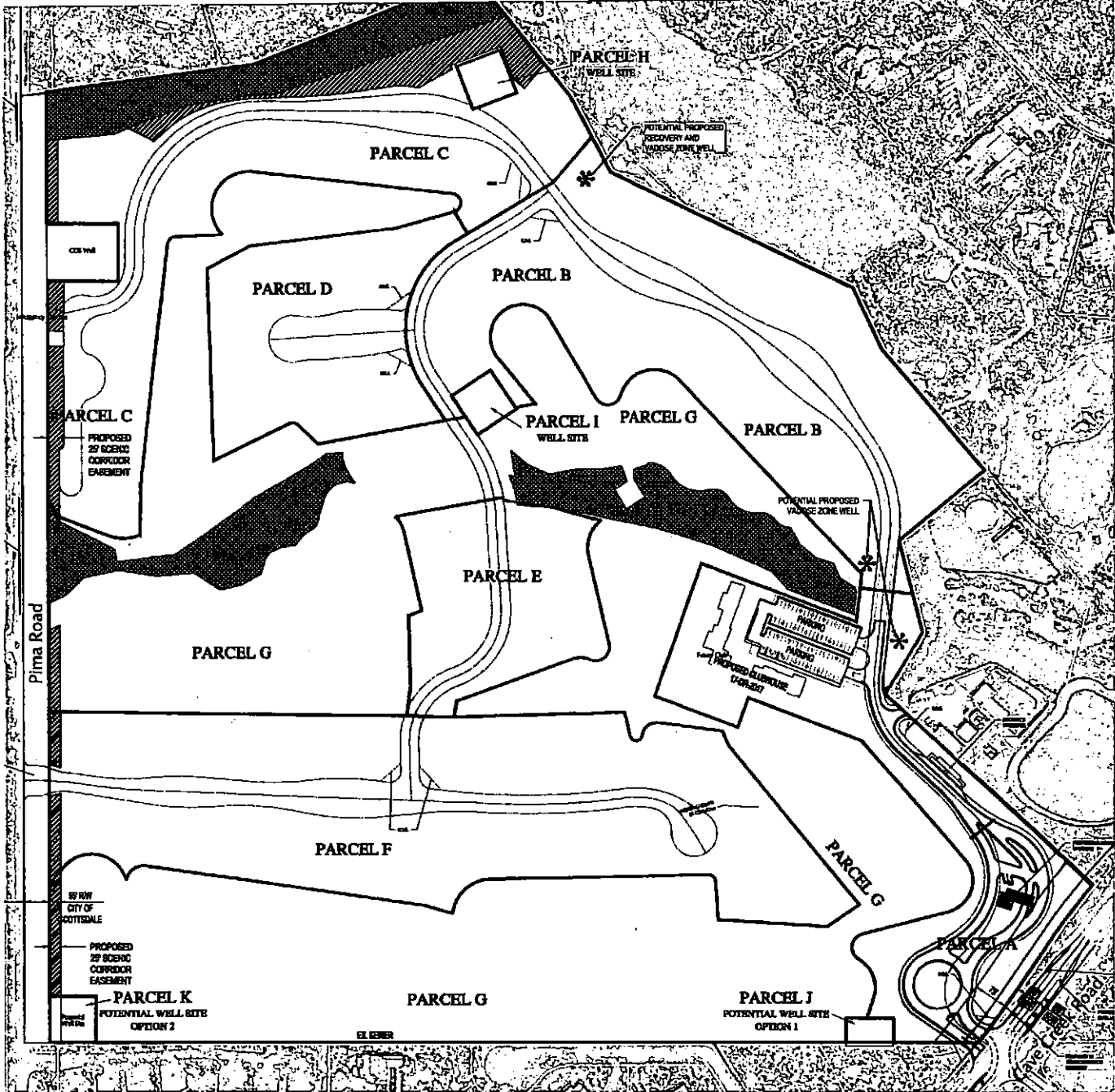


DESERT MOUNTAIN PARCEL 19
PHASING PLAN
 SCOTTSDALE, ARIZONA
 PHASING PLAN



DATE	DESCRIPTION

NOT FOR CONSTRUCTION

SCALE (HORIZ.) 1" = 150'
 SCALE (VERT.) 1" = 150'
 DATE 1/22/2017
 JOB NUMBER 15443
 SHEET OF 1



NAOS ZONES

-  Undisturbed NAOS - 5.29 Acres
-  Revegetated NAOS - 1.81 Acres

Desert Mountain NAOS Pool - 27.1 Acres
(Undisturbed NAOS)

- NAOS Provided - 34.2 Acres = 37.3% of Property
- Required NAOS per Slope Analysis - 34.2 Acres = 37.3% of Property
- Gross Property Acreage - 91.7 Acres

Desert Mountain Parcel 19 - NAOS Calculation

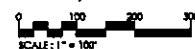
Land Slope	Upper Desert	Area (Acres)	Percent Area	NAOS Required (Acres)
0-2%	25%	10.46	11.70%	2.62
2-5%	25%	10.13	11.05%	2.53
5-10%	35%	17.57	19.15%	6.15
10-15%	45%	20.78	22.65%	9.35
15-25%	45%	24.35	26.55%	11.05
Over 25%	45%	5.49	5.95%	2.47
		88.58	100.00%	34.17

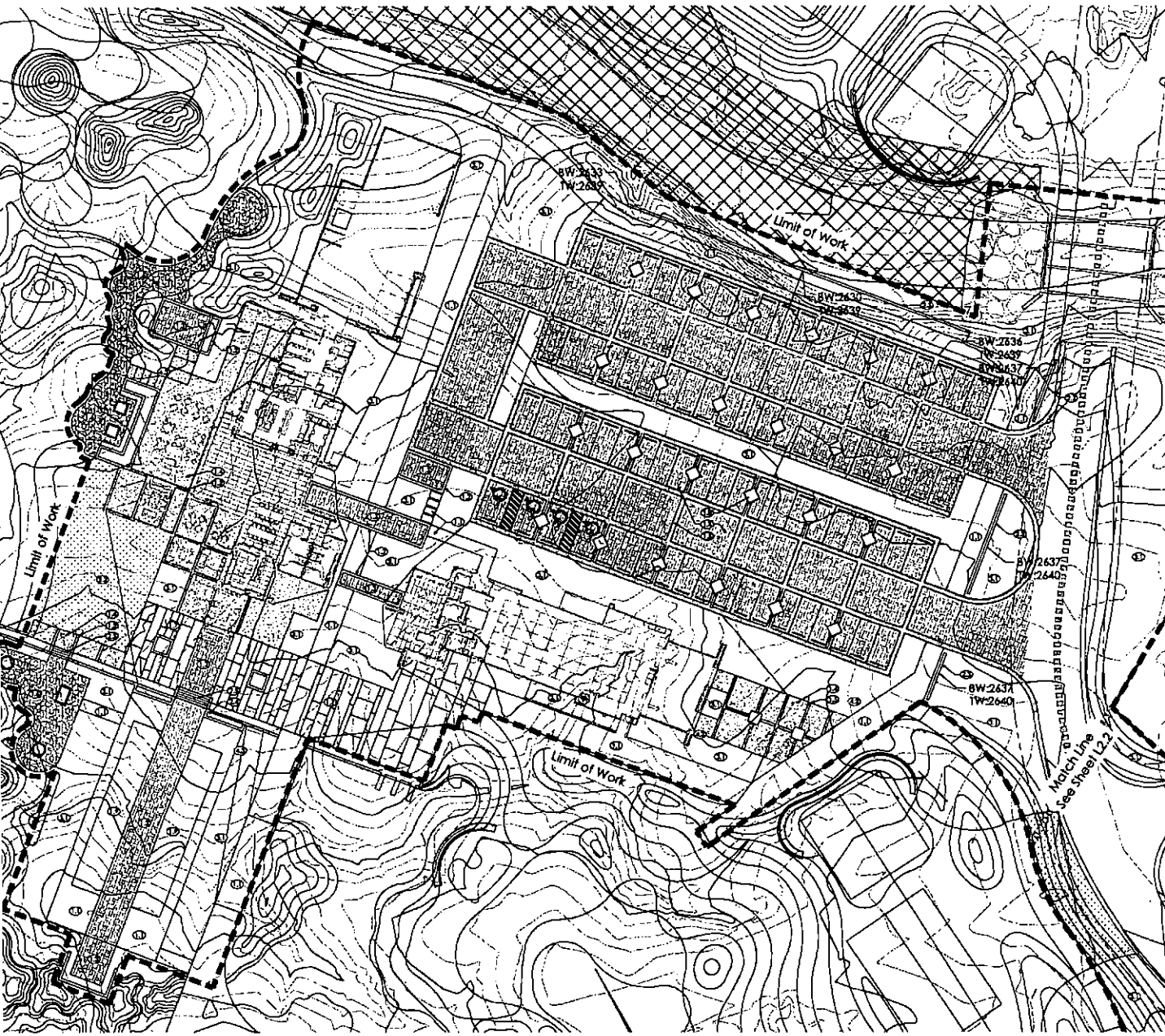
TOTAL SLOPE AREA 88.58 AC
 TOTAL NAOS REQUIRED 34.17 AC
 UNDISTURBED REQUIRED 23.82 AC
 REVEGETATED ALLOWED DIPH OF RECTOY 10.35 AC



Parcel 19

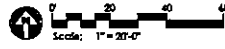
July 19, 2017



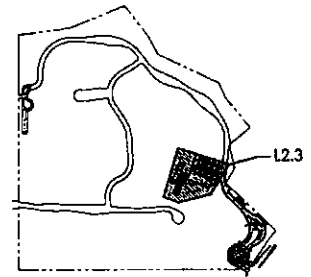


- KEYNOTES:**
 - REFER TO SHEETS L2.1 & L2.2 FOR DETAILS.
 - REFER TO MATERIALS SCHEDULE FOR ADDITIONAL INFO.
- 11 - COLORED CONCRETE SIDEWALK.
SEE DETAIL 1.1 ON SHEET L2.1 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 12 - CONCRETE PAVEMENT - 17' BAND - BELGIARD CATALINA DESERT BLEND.
SEE DETAIL 1.2 ON SHEET L2.1 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 13 - CONCRETE PAVEMENT - BELGIARD CASALINA 3' PIECE 'DESERT BLEND'.
SEE DETAIL 1.3 ON SHEET L2.1 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 14 - CONCRETE PAVING - EXPOSED AGGREGATE - FINE.
SEE DETAIL 1.4 ON SHEET L2.1 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 15 - CONCRETE PAVING - EXPOSED AGGREGATE - COARSE.
SEE DETAIL 1.5 ON SHEET L2.1 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 16 - STONE PAVING - FLAG STONE.
SEE DETAIL 1.6 ON SHEET L2.1 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 17 - STONE PAVING - SLAB CUT.
SEE DETAIL 1.7 ON SHEET L2.1 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 18 - PRE-CAST IRON TREE GRATE.
SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 19 - WOODEN BALL COURT.
SEE DETAIL 1.9 ON SHEET L2.1 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 20 - SITE THEME STONE WALL.
SEE DETAIL 2.1 ON SHEET L2.1 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 21 - SITE THEME STONE RETAINING WALL.
SEE DETAIL 2.2 ON SHEET L2.1 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 22 - HONED BLOCK WALL.
SEE DETAIL 2.3 ON SHEET L2.2 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 23 - HONED BLOCK RETAINING WALL.
SEE DETAIL 2.4 ON SHEET L2.2 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 24 - CONCRETE BEAMS.
SEE DETAIL 2.5 & 1.10 ON SHEET L2.2 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 25 - STEEL WHEEL STOP.
SEE DETAIL 2.6 ON SHEET L2.2 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 26 - ENTRY VEHICULAR GATE.
SEE DETAIL 2.7 ON SHEET L2.2 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 27 - STEEL FRAME PANEL SCREEN WALL.
SEE DETAIL 2.8 ON SHEET L2.2 / SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 41 - PLANTING AREA.
SEE PLANTING PLAN ON SHEETS L2.1-L2.3
 - 42 - TURF AREA - 4" x 4" 8,400 SQUARE FEET OF TURF WITHIN PROJECT LIMITS.
SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 43 - BIP RAP.
SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 44 - PLANTER POT.
SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 45 - REE BACKS.
SEE MATERIALS SCHEDULE ON SHEET L2.0
 - 46 - TRASH CAN.
SEE MATERIALS SCHEDULE ON SHEET L2.0

L2.3 - Desert Mountain Phase 1 Layout Plan



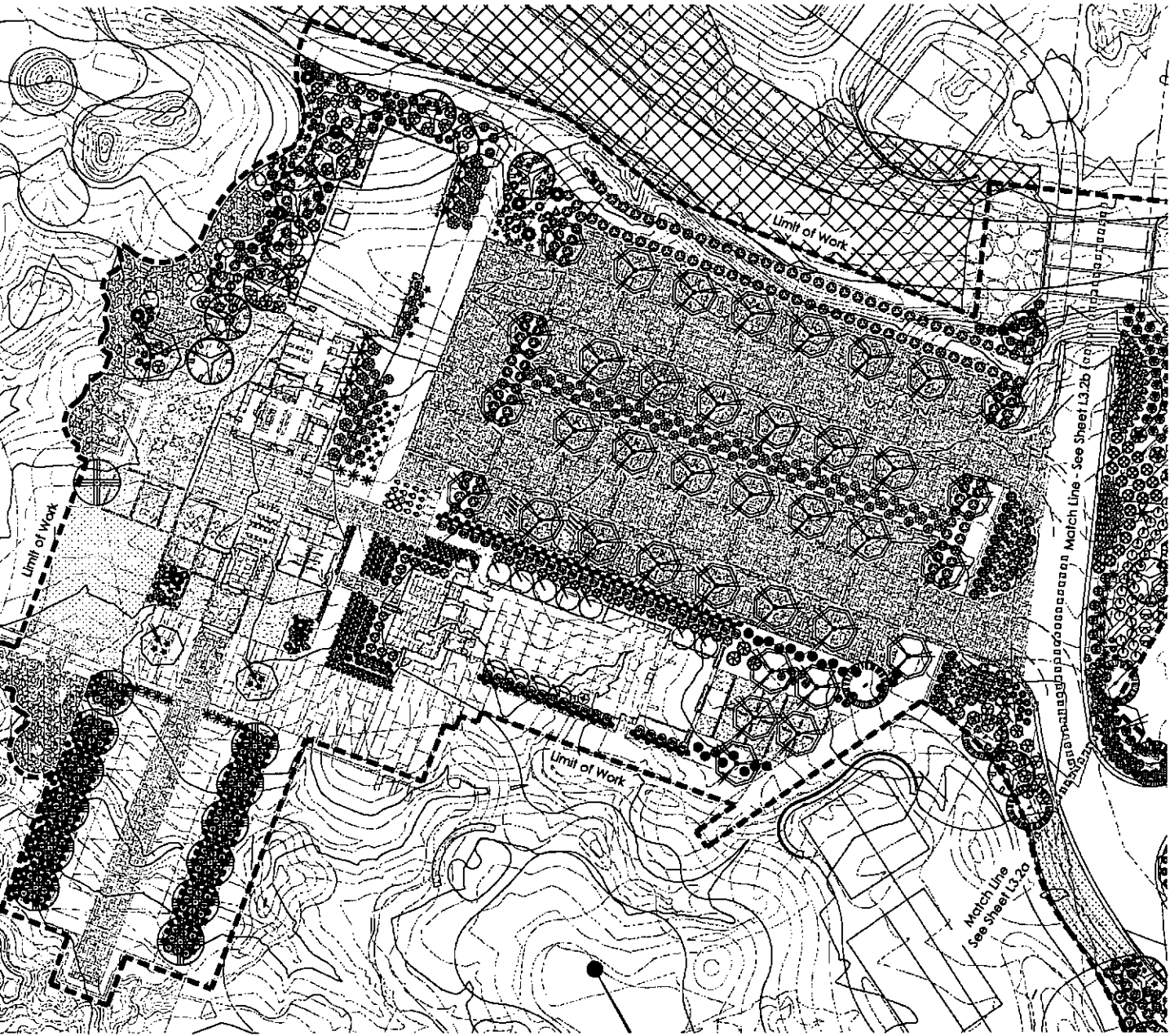
Key Map



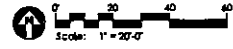
GREBEY/PICKETT

DESERT MOUNTAIN 19

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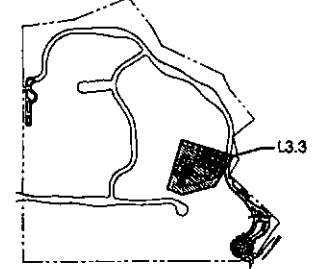


L3.3 - Desert Mountain Phase 1 Layout Plan



PLANT MATERIALS LEGEND

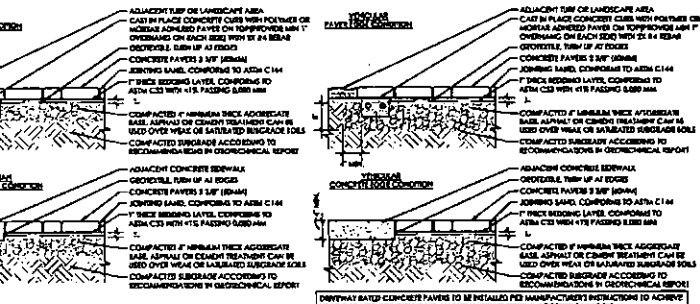
Symbol	Plant Material
(Circle with cross)	...
(Circle with dot)	...
(Circle with horizontal lines)	...
(Circle with vertical lines)	...
(Circle with diagonal lines)	...
(Circle with wavy lines)	...
(Circle with concentric circles)	...
(Circle with irregular pattern)	...
(Circle with small dots)	...
(Circle with larger dots)	...
(Circle with horizontal dashes)	...
(Circle with vertical dashes)	...
(Circle with diagonal dashes)	...
(Circle with wavy dashes)	...
(Circle with irregular dashes)	...
(Circle with small squares)	...
(Circle with larger squares)	...
(Circle with small triangles)	...
(Circle with larger triangles)	...
(Circle with small circles)	...
(Circle with larger circles)	...
(Circle with small diamonds)	...
(Circle with larger diamonds)	...
(Circle with small stars)	...
(Circle with larger stars)	...
(Circle with small crosses)	...
(Circle with larger crosses)	...
(Circle with small pluses)	...
(Circle with larger pluses)	...
(Circle with small asterisks)	...
(Circle with larger asterisks)	...
(Circle with small dots)	...
(Circle with larger dots)	...
(Circle with small dashes)	...
(Circle with larger dashes)	...
(Circle with small squares)	...
(Circle with larger squares)	...
(Circle with small triangles)	...
(Circle with larger triangles)	...
(Circle with small circles)	...
(Circle with larger circles)	...
(Circle with small diamonds)	...
(Circle with larger diamonds)	...
(Circle with small stars)	...
(Circle with larger stars)	...
(Circle with small crosses)	...
(Circle with larger crosses)	...
(Circle with small pluses)	...
(Circle with larger pluses)	...
(Circle with small asterisks)	...
(Circle with larger asterisks)	...



Key Map

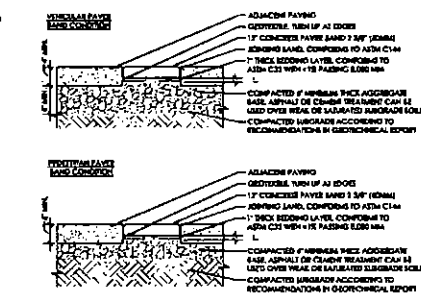
NTS

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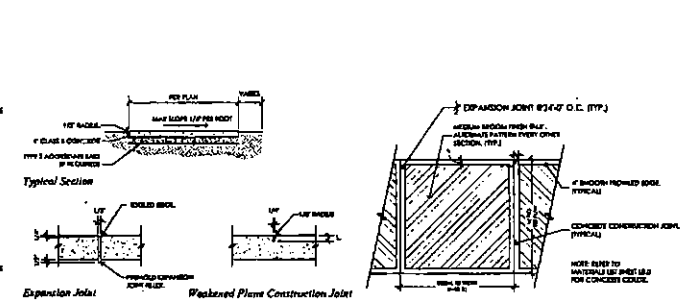
Concrete Pavers

Scale: 1" = 1'-0"



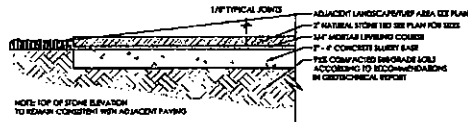
1.2 Concrete Paver - 12" Band

Scale: 1" = 1'-0"



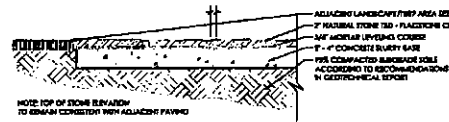
1.1 Concrete Sidewalk Finish

Scale: NTS



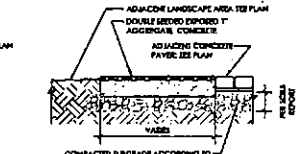
1.7 Stone Paving - Slab Cut

Scale: 1" = 1'-0"



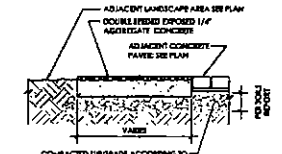
1.6 Stone Paving - Flagstone Cut

Scale: 1" = 1'-0"



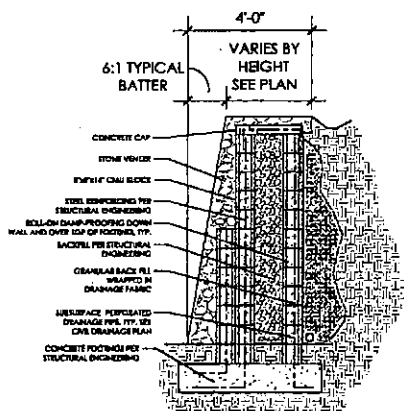
1.5 Exposed Aggregate - Coarse

Scale: 1" = 1'-0"



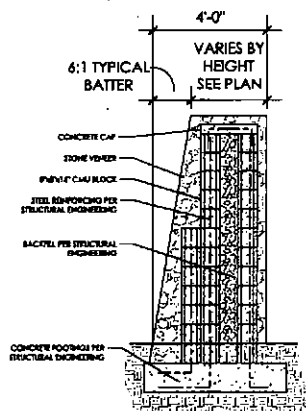
1.4 Exposed Aggregate - Fine

Scale: 1" = 1'-0"



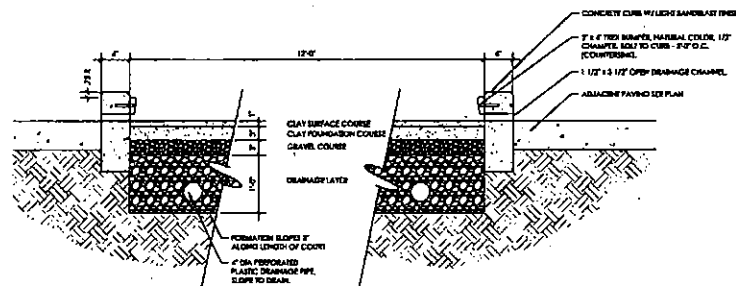
2.2 Site Theme Stone Retaining Wall

Scale: 1/2" = 1'-0"



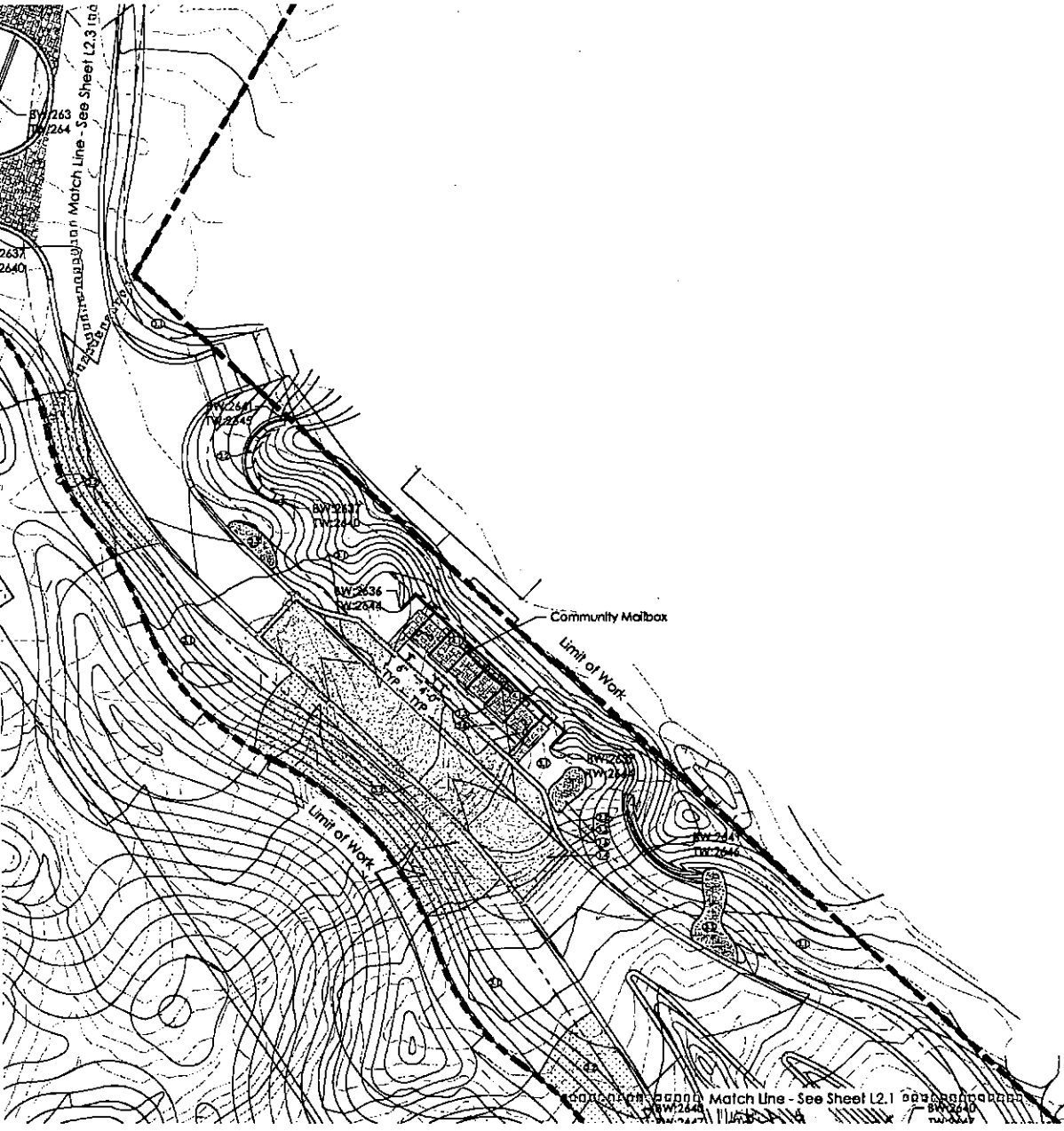
2.1 Site Theme Stone Wall

Scale: 1/2" = 1'-0"



1.9 Bocce Ball Court

Scale: 1" = 1'-0"

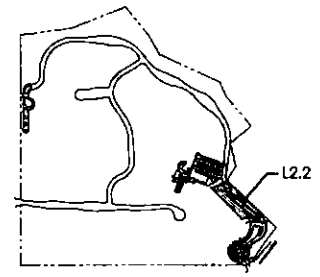


- KEYNOTES:**
 REFER TO SHEETS LA.1 - LA.3 FOR DETAILS.
 REFER TO MATERIALS SCHEDULE FOR ADDITIONAL INFO.
- 11 - COLORED CONCRETE SIDEWALL.
SEE DETAIL 1.1 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 12 - CONCRETE PAVEN - 1" BAND - BELGIARD CATALINA "DESERT BLEND".
SEE DETAIL 1.2 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 13 - CONCRETE PAVING - BELGIARD CATALINA 3 PICS "DESERT BLEND".
SEE DETAIL 1.3 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 14 - CONCRETE PAVING - EXPOSED AGGREGATE - FINE.
SEE DETAIL 1.4 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 15 - CONCRETE PAVING - EXPOSED AGGREGATE - COARSE.
SEE DETAIL 1.5 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 16 - STONE PAVING - FLAG STONE.
SEE DETAIL 1.6 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 17 - STONE PAVING - SLAB CUT.
SEE DETAIL 1.7 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 18 - PRE-CAST IRON TREE GRATE.
SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 19 - NOCCO BALL COURT.
SEE DETAIL 1.9 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 20 - SITE THEME STONE WALL.
SEE DETAIL 2.1 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 21 - SITE THEME STONE RETAINING WALL.
SEE DETAIL 2.2 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 22 - HONED BLOCK WALL.
SEE DETAIL 2.3 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 23 - HONED BLOCK RETAINING WALL.
SEE DETAIL 2.4 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 24 - CONCRETE STAIRS.
SEE DETAIL 2.5 & 2.10 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 25 - STEEL WHEEL STOP.
SEE DETAIL 2.6 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 26 - ENTRY VEHICULAR GATE.
SEE DETAIL 2.7 ON SHEET LA.3 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 27 - STEEL FRAME PANEL SCREEN WALL.
SEE DETAIL 2.8 ON SHEET LA.3 / SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 28 - PLANTING AREA.
SEE PLANTING PLAN ON SHEETS LS.1-4.3.3
 - 29 - TURF AREA - 4" - 8,000 SQUARE FEET OF TURF WITHIN PROJECT LIMITS.
SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 30 - RP RAP.
SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 31 - FLAMMER POT.
SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 32 - IRIZ RAILS.
SEE MATERIALS SCHEDULE ON SHEET L0.0
 - 33 - TRASH CAN.
SEE MATERIALS SCHEDULE ON SHEET L0.0

L2.2 - Desert Mountain Phase 1 Layout Plan



Key Map

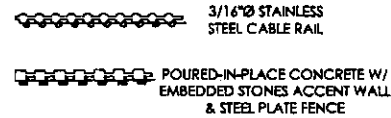
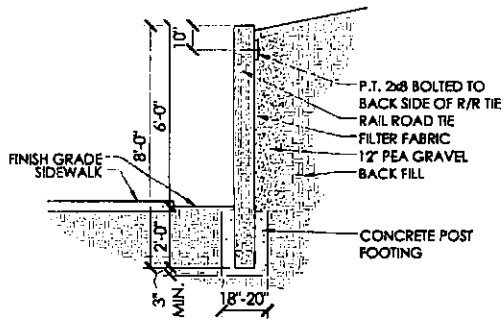


GREY|PICKETT

DESERT MOUNTAIN 19

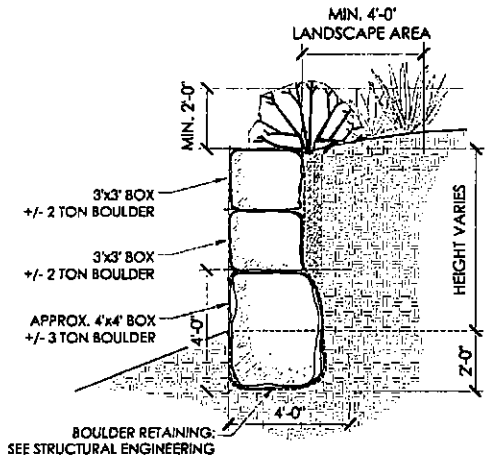
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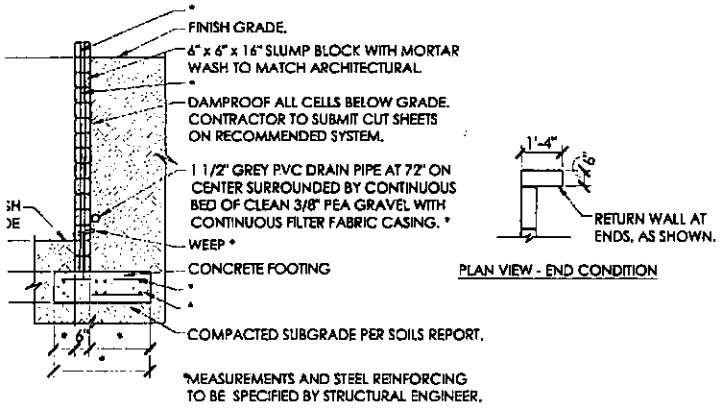


LINEAR FEET OF FENCE:	3,080'
STEEL CABLE % OPEN:	92%
STONE AND STEEL % SOLID:	8%

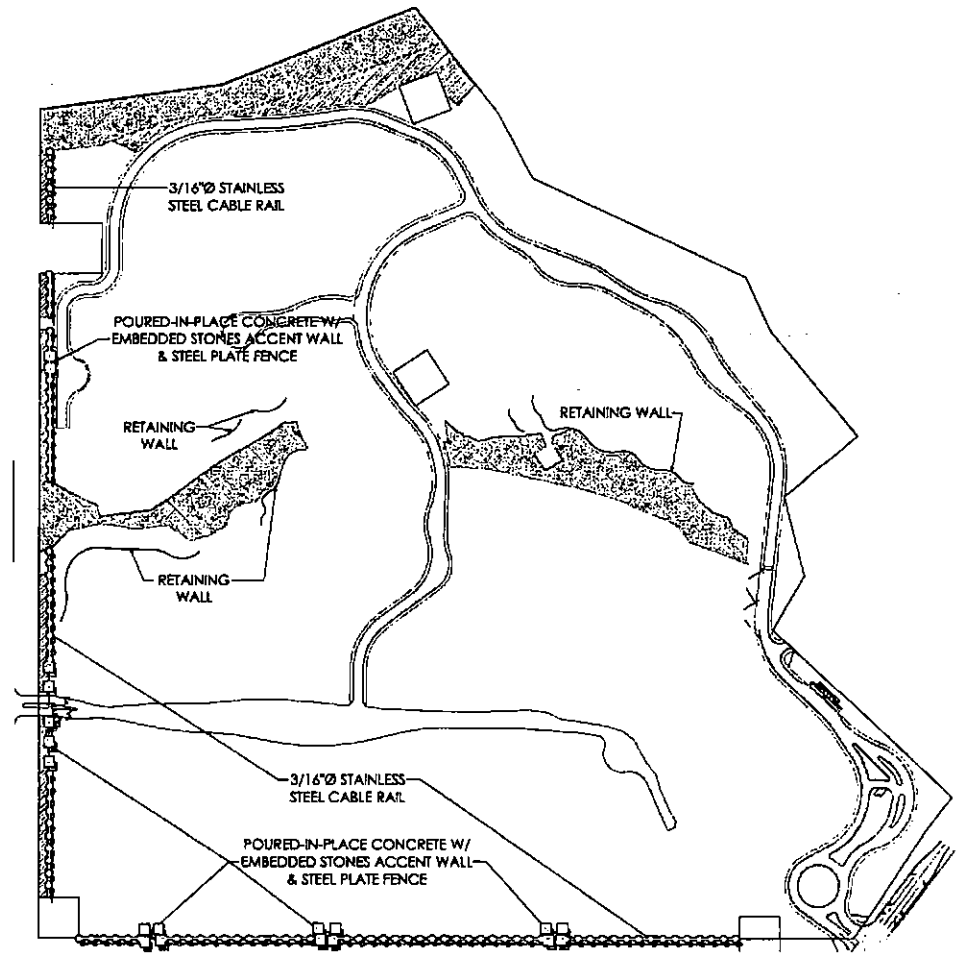
1.7 Retaining Wall Detail
Scale: 1/2"=1'-0"



1.8 Retaining Native Boulder Wall Detail
Scale: 1/2"=1'-0"



Retaining Wall Detail
1/4"



1.1 FENCE PLAN
Scale: N.T.S.

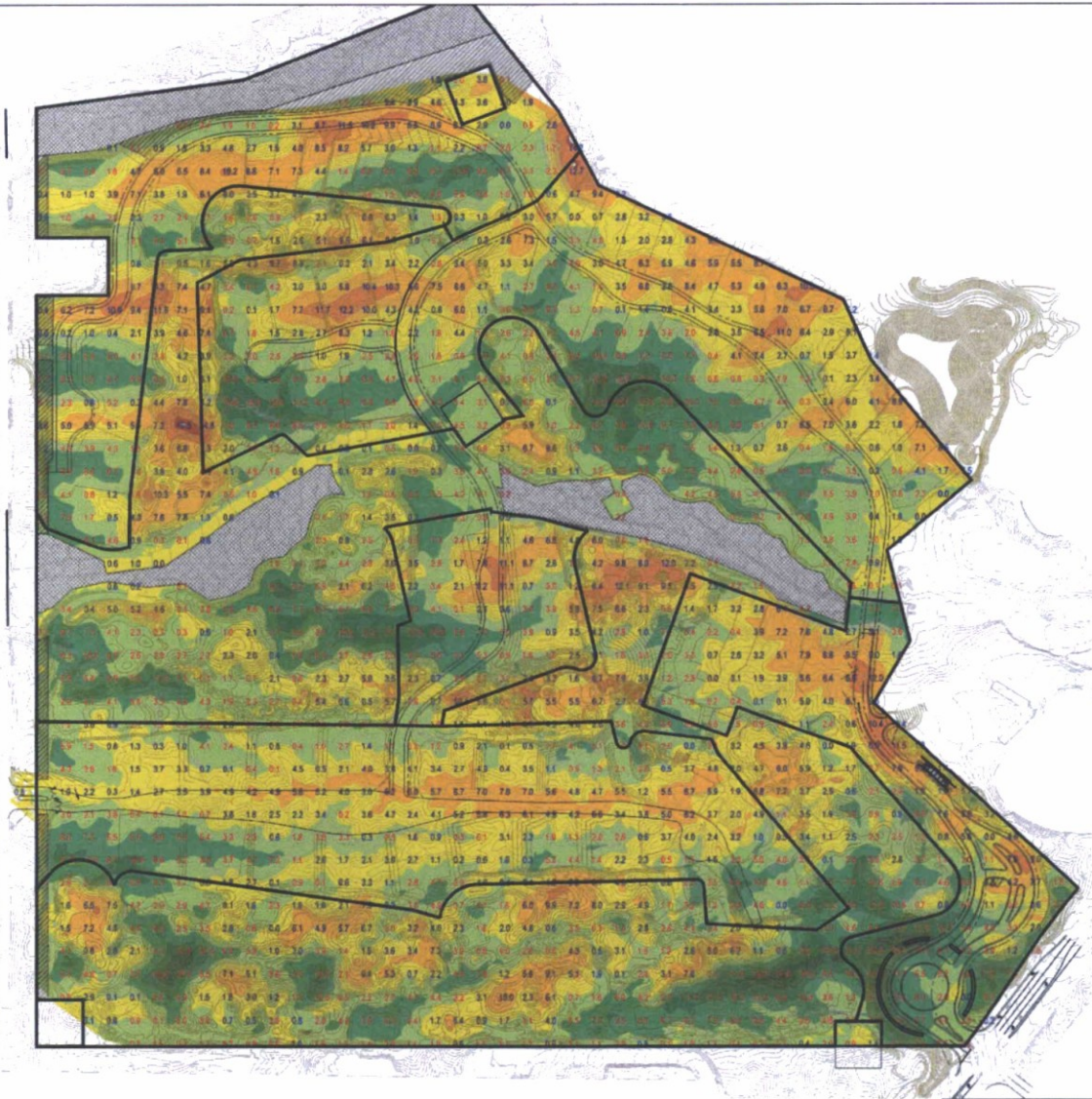
NOTE: RETAINING WALL DETAILS WILL BE UTILIZED AT THE RETAINING WALL LOCATIONS THAT ARE SHOWN ON THE FENCE PLAN.

G R E E N P I C K E T T

Desert Mountain 19

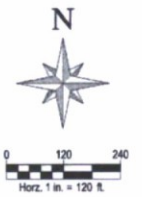
L6

7-PP-2017
07/31/17



LEGEND

- 16.1' TO 15' CUT
- 15' TO 10' CUT
- 10' TO 5' CUT
- 5' TO 0' CUT
- 0' TO 5' FILL
- 5' TO 10' FILL
- 10' TO 15' FILL
- 15' TO 20' FILL
- 20' TO 21.2' FILL
- FILL 2.0
- CUT 2.0



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OR RECORDING**

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DESERT MOUNTAIN 19		
DESERT MOUNTAIN 19 CUT/FILL MAP		
DATE: 07/20/2017	SCALE: 1" = 120'	SHEET 1 OF 7
JOB NO.: 4434	DESIGN: DC DRAWN: HD	



Desert Mountain Parcel 19

ATTACHMENT #2

7-PP-2017



Town of Carefree

Single-Family Residential
Environmentally-Sensitive Land
Hillside District

Renegade Golf Course

N. Charles Blair MacDonald Road

Single-Family Residential
Environmentally-Sensitive Land
Hillside District

Town of Carefree

Renegade Golf Course

Site

Scottsdale
Fire Station
616

Pima Road

Town of Carefree

Town of Carefree

E. Northview Lane

N. Twilight Trail

Our Lady of Joy
Catholic Church

N. Cave Creek Road

Town of Carefree

N. Milky Way

Town of Carefree



Q.S.
62-49

Google Earth Pro Imagery

Desert Mountain Parcel 19

ATTACHMENT #2A

7-PP-2017

Narrative

Desert Mountain
Parcel 19

Preliminary Plat/ Cuts & Fills
Development Review Board Application

Owner:
DM19 LLC

Prepared by:
Land Development Services, LLC



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Purpose of Request

This request is for approval of a Preliminary Plat for a property located north of the northeast corner of Pima Road and Cave Creek Road known as Desert Mountain Parcel 19. Parcel 19 is part of the Desert Mountain Master Plan community and is located at the southwest corner of the Master Plan. Desert Mountain Parcel 19 (DM19) is a 92-acre site that was recently zoned to R-4 ESL and O-S ESL with a Conditional Use Permit for a golf course and associated clubhouse. As a result, DM19 is being developed as 190 R-4 residential units and a "Short Game" par 3 18-hole golf course with a golf club house.

Vicinity Map



The developer, M3 Companies ("M3") is creating an exclusive single family residential community consisting of 190 dwelling units, with amended development standards, compatible with the established character and context of the Desert Mountain master plan community as well as the surrounding mix of residential densities and uses in the surrounding area. The overall maximum density is 2.04 du/ac. The central amenity for the DM19 site will be an 18-hole short game golf course (par-3) and ancillary golf clubhouse all of which will be part of the existing Desert Mountain Golf Club.

Water Features

Pursuant to section 49-242 of the city ordinance, there will be no water feature that either sprays water into the air in a fine mist or sprays or drops water into the air in excess of six (6) feet in vertical height.

Existing City Well Sites

Part of the development of DM19 includes the refurbishment and possible relocation of several existing City of Scottsdale wells pursuant to the Well Purchase Agreement and Escrow Instructions, Scottsdale number 2017-075-COS. This agreement was approved at the July 6 City Council meeting, Counsel Resolution No. 10800.

Given the fluid nature of the final well site locations, the Owner understands that the lot count may be reduced to accommodate the well relocations. Additionally, in the NAOS is affected by the final well site locations, it will be replaced elsewhere onsite or an additional NAOS will need to be withdrawn from the Desert Mountain NAOS bank. Furthermore, the final plat will identify the final well sites that comply with the Well Purchase Agreement.

History/Surrounding Context

The Property is contiguous to Desert Mountain on the north and east sides. Our Lady of Joy Catholic Church and Rural-43 single family residential lie to the south, and the Carefree Sky Ranch Airport and R1-35 single family residential to the west in the Town of Carefree, separated by Pima Road.

Desert Mountain is an 8000+/- acre master planned community with a range of residential densities including R-4R, R1-7, R1-10, R1-18 and R1-35 zoning totaling approximately 2,436 homes. Additionally, the Desert Mountain HOA recently voted to support (87% in favor) the request for R-4 ESL and O-S ESL zoning to allow residential and golf course development on this Property, which was approved by the City of Scottsdale City Council on December 1, 2016.

For the past 28 years, Desert Mountain has earned numerous awards of excellence in the areas of golf, clubhouse and residential design and conservation of its pristine natural desert setting. M3 intends to build upon the exemplary reputation of Desert Mountain with the development of DM19 as an upscale high desert residential and golf community.

DRB Criteria

The Board shall consider the design and theme of the application with respect to the applicable Guidelines, The Design Standards and Policies Manual, Master Plans, General Plan and Sensitive Design Principles.

The Board shall consider how the design of the proposed development promotes a desirable relationship of structures to one another and to open spaces.

The Board shall consider how the project conforms to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance and the Scottsdale Sensitive Design Guidelines.

The Board shall consider the project's safety and convenience of its ingress, egress, internal traffic circulation and pedestrian circulation.

Block Plat

The Preliminary Plat for DM19 primarily consists of eleven parcels which are labeled 'A' through 'K'. The parcels are further described per the following matrix:

Parcel Area and Usage

Parcel	Use	Area (Ac)	# of DU*	NAOS (Ac)*
A	Club House & Entry	7.13	NA	0.61
B	Residential	11.2	48	0.05
C	Residential	11.74	36	2.58
D	Residential	4.52	14	0.00
E	Residential	3.56	20	0.00
F	Residential	13.38	72	0.13
G	Golf	37.39	NA	3.86
H	Well Site	0.23	NA	0.0
I	Well Site	0.23	NA	0.0
J	Well Site	0.12	NA	0.0
K	Well Site	0.23	NA	0.0

**Note that the total number of units will never exceed 190 DUs. However, the unit counts per parcel above are preliminary and may change. In addition, a portion of the NAOS required for this project is being provided by the Desert Mountain NAOS bank.*

The purpose of submitting the block plat is to allow for flexibility in the lotting of the various residential parcels. As the specific product type is determined for each parcel, a specific lotting plan will be developed and submitted to city staff for review and approval through the minor Development Review process.

The specific lotting plans and associated dwellings will comply with the R-4 ESL zoning codes. No amendment to the development standards is being requested as part of this application. The overall density will not exceed 3.39 du/ac,

buildings will not exceed 24-feet in height per the ESLO. Furthermore, all units will be single-family dwellings with either party walls or walled courtyards.

Landscape & Revegetation

The plant palette for landscape and revegetation on the DM19 project will be installed following three mass planting zones:

- Feature Palette
- Transitional Palette
- NAOS & Desert Revegetation Palette

There will be no non-native plants, turf and/or non-ESL approved vegetation included in the “high impact,” “desert vegetation,” and “shrub hedge” landscaping zones.

The specific plant palettes, quantities and maturities for each zone are defined on the landscape plans included with this application.

Site Plan

The DM19 site plan will consist of a maximum of 190 residential units and a par 3 18-hole golf course. This initial Preliminary Plat application is to define and establish the internal parcels that will make up the golf and residential portions of the site. It is being referred to as a “Block Plat.” Subsequently, specific lotting layouts will be prepared and submitted for review and comment to the city.

Drainage

DM19 is an approximate 92-acre parcel of land located in North Scottsdale and is zoned to be approximately 55.5-acres of R4 zoning and approximately 36.2-acres of Open Space. The Site is currently an undeveloped parcel designated Environmentally Sensitive Land (ESL) ‘Upper Desert.’ The Site is part of the Desert Mountain Master Development Plan.

A preliminary drainage report for this Site has been prepared and approved by the City of Scottsdale which includes quantification of retention requirements and identification of proposed wash modifications. The main purpose of the Drainage Report was to demonstrate compliance with the City of Scottsdale’s Floodplain Ordinance for the property which is subject to the Environmentally Sensitive Land Ordinance (ESLO).

The City of Scottsdale Floodplain Ordinance Chapter 37 sets forth the criteria and regulations within floodplains. The ordinance allows for modifications of

wash corridors provided the ordinance criterion is met. DM19 will meet these drainage design requirements.

The DM19 project plans to maintain the two main water courses traversing through the Site in their historic locations (the Galloway Wash and Wash A to the north). The Galloway Wash will be a Vista Corridor through the project.

General Plan

DM19 is designated as Suburban Neighborhoods and Developed Open Space/Golf pursuant to the City's General Plan.

The Suburban Neighborhoods land use category supports a range of residential density from more than one (1) dwelling unit/acre up to eight (8) dwelling units/acre. The proposed development plan at approximately 2 dwelling units/acre overall and 3.4 du/ac on the R-4 property will conform to the lower end of the density range identified in the Suburban Neighborhoods category.

The Developed Open Space land use includes both public and/or private recreation areas, such as golf courses and city parks. Some developed open space may also be used as drainage facilities for flood control. Developed open spaces provide amenities for both residents and visitors and their design should integrate with adjacent neighborhoods.

The Guiding Principles of the General Plan

Within the City's General Plan there is a collection of "goals and approaches" intended to integrate the "Guiding Principles" into the planning process and determine if the City's Guiding Principles are being achieved in the context of general land use planning. These six principles, goals and approaches are however not static nor inflexible and the General Plan clearly recognizes that, The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and directions change. It is with this inherent flexibility in mind that the proposed GPA meets and exceeds the goals and vision established in the General Plan by conforming to the guiding principles, goals and approaches as described in this Application.

Scottsdale's character based general planning includes three distinct, interrelated levels. Level 1 includes Citywide planning; Level 2 is character area planning and Level 3 is neighborhood planning. Five (5) "Planning Zones" are identified in the City's Level 1-Citywide Planning. The Property is in the City's Planning Zone "E", which is the northernmost zone and includes a variety of master planned communities such as Terravita, Whisper Rock, the Boulders, DC Ranch and Desert Mountain and includes several thousand acres of State Trust Lands.

Level 2 general planning is character area planning. Character Plans are developed by the City over a period of time and speak specifically to the goals and special attributes of an identifiable and functional area such as land use, infrastructure, architecture and transitions. The Property is not part of an adopted Character Area Plan.

Level 3 general planning includes neighborhood planning intended to identify and implement efforts to improve specific neighborhoods within the City. There is no neighborhood plan for this Property. These six Guiding Principles are as follows:

1. Value Scottsdale's Unique Character & Lifestyle
2. Support Economic Vitality
3. Enhance Neighborhoods
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation

Further, there are twelve "Elements" or sections of the General Plan containing the city's policies on the following sub-categories: 1) character and design, 2) land use, 3) economic vitality, 4) community involvement, 5) housing, 6) neighborhoods, 7) open space and recreation, 8) preservation and environmental planning, 9) cost of development, 10) growth areas, 11) public services and facilities and 12) community mobility. These Elements further breakdown the goals and approaches established in each chapter. Following this section is a description of how DM19 satisfies the Guiding Principles found within the City's General Plan.

Guiding Principle: Character & Lifestyle

The Character & Lifestyle Guiding Principle contains two elements, the Character and Design Element and the Land Use Element.

i. Character and Design Element

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites and structures and the surrounding neighborhood context.

"Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. ***The design character of any area should be enhanced and strengthened by new development.***

Response: The proposed lot layout is respectful of the natural wash corridors and mature vegetation. Building design will consider the distinctive qualities and character of the surrounding Desert Mountain and Carefree context and incorporate those qualities in its design. Building designs will achieve this in the following ways: desert contemporary architecture, low-scale structures (no more than 30' above natural grade in the R-4 district and 24' above natural grade in the O-S district, which will include the clubhouse and cart storage), earth-tone paint and indigenous exterior accents in keeping with the ESLO guidelines, shaded outdoor spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and preservation of view corridors and native vegetation.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:***

Response: There is one significant wash corridor (approximately 1150 cfs) that traverses the Property, and as such, the goal will be to maintain and improve the majority of this vista corridor, which will be integrated into the golf course design and subdivision layout. Preservation of this vista corridor will comply with ESLO guidelines. As compared to the existing zoning which includes I-1, C-2 and C-0, this proposal will provide a context appropriate development pattern (residential, golf and native desert). The golf course together with the natural open space will constitute approximately 48% of the site, which is a significant increase in open space, and as a result, will optimize scenic views, as compared to the current zoning.

3. ***Development should be sensitive to existing topography and landscaping.***

Response: The Property, at the southern tip of the Desert Mountain master plan, has relatively gentle terrain, with one primary wash corridor that traverses the site east-west. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The specific site plan/lot layout has not been determined at this time, but will comply with ESLO and exemplify the type of desert integrated residential development already established at Desert Mountain.

4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

Response: The developer proposes to maintain Natural Area Open Space in conformance with ESLO requirements as well as dedicating a 100' wide Scenic Corridor along Cave Creek Road and due to the fact that Pima Road is not planned for expansion the 50' of excess right-of-way plus 25' of property shall serve as an average 75' wide Scenic Corridor along Pima Road (from edge of pavement). Berming and additional native landscaping will take place in the Scenic Corridor along Pima. M3 intends to utilize the existing Desert Mountain master NAOS bank to satisfy the overall NAOS requirement for Parcel 19. The development will preserve and restore natural habitats and ecological processes by including native vegetation and desert appropriate plant materials throughout the development. The vast amount of open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***

Response: Streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots, golf holes, cart paths, clubhouse, parking, and internal streets will complement the natural terrain. There is no "public realm" in the traditional sense but connectivity will be provided within this private community similar to other established residential golf communities at Desert Mountain.

6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

Response: The Desert Mountain master plan has a private trail system that weaves throughout the lush high desert setting. Due to location, however, Parcel 19 will not tie directly to this trail system (which is located 3+ miles away from Parcel 19). See Trail & Connectivity Plan. In general, this area allows for alternate mobility options for pedestrians, equestrians, and bicycles.

7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

Response: The developer intends to provide quality common open space areas within the development and clubhouse area for the enjoyment of the future residents and golfers. The golf course will provide cart path access to the existing Desert Mountain community. Layout of the exact cart path network is still being refined with the site plan design and the planned remodel of the

Renegade Golf Course being done by Desert Mountain. More detail will be shown with the DRB and preliminary plat submittals.

8. *Buildings should be designed with a logical hierarchy of masses:*

Response: Homes will be limited to a maximum 30' in height per Desert Mountain restrictions (R-4 zoning allows up to 30') as opposed to the current entitlements which allow up to 52' in height in the Industrial (I-1) district. The clubhouse and buildings related to golf which are located in the O-S zoned area will be limited to 24' in height. Building massing and articulation will promote a logical hierarchy with respect to the surrounding context and scale and massing of the adjacent homes both in Desert Mountain and Carefree. The architectural theming graphics included with this application provide some conceptual ideas for building designs.

9. *The design of the built environment should respond to the desert environment:*

Response: Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, will be utilized including but not limited to, sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement in conformance with the Desert Mountain plant palette and the City's ESLO standards.

- 12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.**

Response: The community will consist of predominately low-water use desert appropriate plant material and preservation of native plant materials. Additionally, the proposed development will result in an approximately 70% (+) reduction in potable water consumption compared to currently approved zoning for the 91.7+/- acre site. The estimated total potable water average day demand per current zoning is approximately 338,500 gallons per day using I-1, C-2, and CO square footages combined with R1- 7 and R1-35 residential densities. The estimated average day demand for Parcel 19 as proposed is approximately 72,200 gallons per day, resulting in greater than 70% less demand.

- 13. The extent and quality of lighting should be integrally designed as part of the built environment.**

Response: Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy not to mention the significant reduction in proposed lighting as compared to what the existing land use entitlements would generate. The selected lighting standards will be low-scale in terms of height similar to the lighting standards found in Desert Mountain.

- 14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.**

Response: Community signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

General Plan Goals

In addition to the character and design factors discussed above, this major General Plan Amendment request is consistent with the following goals and approaches contained within the Character and Design Element:

2001 General Plan Page 43

Goal 1: Determine the appropriateness of all development in terms of community goals surrounding area character and the specific context of the surrounding neighborhood.

Bullet 1: Respond to regional and citywide contexts with new and

revitalized development in terms of:

- **Scottsdale as a southwestern desert community.**
- **Relationships to surrounding land forms, land uses, and transportation corridors.**
- **Consistently high community quality expectations.**
- **Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.**

Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

Bullet 3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

Bullet 4: Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location (i.e.: Rural Desert Character Type)

Response: The Character Types Map of the General Plan designates the Property as a "Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods and low-density resorts. DM19 will provide a resort like life style that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space, lot sizing, placement and orientation will be designed in a manner that respects the natural terrain and native plants. Additionally, the proposed development contributes to the established Southwestern character of Desert Mountain through density, open space and environmental sensitivity enriching the lives of Scottsdale citizens promoting a safe, attractive, and context compatible development. Low-level lighting and low-scale building profiles nestled within an open space setting will minimize visual impacts to neighboring properties.

2001 General Plan Page 53

Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique Southwestern desert community.

Bullet 2: Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and

natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.

Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The site plan and building design (residential lot layout, golf course design, internal road design and golf amenities including clubhouse and parking) envisioned for the Property will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. Desert Mountain Parcel 19 will contribute towards sustaining Scottsdale's economic and environmental quality of life by representing the desert character and design quality typically associated with north Scottsdale and Desert Mountain.

This residential and golf community will promote the Scottsdale Sensitive Design Principles. The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding Desert Mountain master planned community. See responses to Scottsdale's Sensitive Design Principles above.

Goal 3: *Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.*

Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources.

Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.

Response: A Class III Cultural Resources Survey of the Desert Mountain 19 site has been prepared by Logan Simpson and is in review with the City. In August 2016, the second submittal was made along with a Work Plan for National Register of Historic Places Eligibility Testing. Survey was updated again on September 19, 2016 and Work Plan was updated on September 13,

2016. Fieldwork will begin as soon as a written notice to proceed from the City is granted.

Goal 4: Encourage “streetscapes” for major roadways that promote the City’s visual quality and character and blend into the character of the surrounding area.

Bullet 5: Ensure compatibility with natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.

Bullet 9: Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for larger landscaped areas that can minimize the impact of highly traveled roads and adjacent neighborhoods.

Bullet 13: Use markers and entry features at key entrances to Scottsdale so that residents and visitors have a sense of arrival into the City.

Response: The General Plan Streetscapes Map designates “Natural Streetscapes” adjacent to the Property. The 100’ Scenic Corridor will be provided along Cave Creek Road. As discussed with City Staff, it is important to note that Pima Road is not a visually significant road north of Cave Creek Road (local residential street), there is no north-south Scenic Corridor connectivity, and there is also an existing well site at the northwest corner of the Property that will likely be maintained in its current capacity. However, DM19 is willing to maintain an average 25’ buffer which when added to the City’s existing right-of-way will provide a 75’ wide area adjacent to Pima Road which can be landscaped or revegetated. Further, the proposed site plan will provide open space in excess of the requirements, with approximately 48% of the site designated as natural and recreational open space

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.

Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.

Bullet 2: Maintain the landscape materials and patterns within a character area.

Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Bullet 4: Discourage plant materials that contribute to airborne pollen.

Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.

Bullet 6: Encourage the retention of mature landscape plan materials.

Response: The development proposal promotes a rich desert landscape palette (and preservation of mature native vegetation) as part of the overall site plan design to enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architecture as well as distinctive landscaping.

Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.

Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

Bullet 3: Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

Bullet 4: Discourage lighting that reduces viability of astronomical observation facilities within Arizona.

Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute towards public safety.

Response: Lighting will be compatible with the existing character of Desert Mountain which minimizes glare and lighting intrusions into adjacent residential properties and promotes “dark skies” pursuant to City polices.

ii. Land Use Element

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other visually, aesthetically, socially, and economically, and to avoid conflicting, damaging or

otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community.

Per the General Plan, "Neighborhoods" focus on a range of mostly residential classifications and land uses designated to accommodate a mix of densities for a variety of neighborhoods and other uses that support residential land uses. Suburban Neighborhoods "include medium to small-lot single family neighborhoods or subdivisions." This land use category supports densities between 1-8 dwelling units/acre and the site is surrounded by Suburban Neighborhoods with comparable densities. Thus, the proposed site plan is compatible with the Suburban Neighborhoods and Developed Open Space designations. The DM19 site plan and proposed uses are consistent with the following goals and approaches contained within the Land Use Element of the General Plan:

2001 General Plan Page 65

Goal 3: Encourage the transition of land uses for more intense, regional and Citywide activity areas to less intense activity areas within local neighborhoods.

Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

Response: The location of the Property and the neighborhood sensitive development goals proposed for DM19 contribute towards an appropriate transition with respect to development pattern, intensity and character.

The surrounding mix of existing land uses in the immediate area include the Desert Mountain master plan (north and northwest) with a range of residential densities including R-4R, R1-7, R1-10, R1-18 and R1-35. As previously stated, Desert Mountain is an 8,000-acre master planned community with approximately 2,436 planned homes and six 18-hole golf courses. It was originally planned and approved for 4,500 residential and resort units. DM19 is immediately surrounded by R1-7 ESL single family residential to the north, O-S ESL, Desert Mountain golf course and Scottsdale Fire Station to the east (soon to be relocated), Our Lady of Joy Catholic Church and R-43 single family residential to the south, and the Carefree Sky ranch Airport and R1-35 single family residential to the west in the Town of Carefree.

Goal 4: Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Response: The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood. The proposed residential and golf community will provide a wider array of housing options for the residents of north Scottsdale in a unique desert setting and the new golf course will provide an 18-hole short game course that can be enjoyed by all skill levels while providing abundant open space and preserving view corridors.

Goal 5: *Developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

Bullet 6: Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainage ways.

Response: A rich mix of lifestyles that enhance the values that make each place unique is a core Scottsdale value. As such, the proposed development plan provides an environmentally sensitive residential and golf opportunity for residents of Scottsdale who chose to purchase a home in this Desert Mountain community.

Goal 7: *Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.*

Bullet 2: Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.

Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

Response: As with all of M3's developments, the site plan for Parcel 19 has been designed with careful consideration to the natural terrain/washes, native vegetation and vista corridors as well as the existing built environment of single family residential and nearby Sky Ranch Airport. The home sites have been masterfully integrated with the proposed golf amenity and refinement of the design will continue to develop through the zoning and subsequent Development Review Board process with the City.

Goal 8: *Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.*

Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforced an area's

character.

Response: The existing 8000+/- acre Desert Mountain master plan, which was approved in 1987, consists of approximately 2,436 planned homes and six golf courses with clubhouses and associated amenities (restaurants, tennis, fitness, spa) The property is surrounded by R1-7 ESL single family residential to the north, O-S ESL, Desert Mountain golf course and Scottsdale Fire Station to the east (soon to be relocated), Our Lady of Joy Catholic Church and R-43 single family residential to the south, and the Carefree Sky ranch Airport and R1-35 single family residential to the west in the Town of Carefree.

The Desert Mountain HOA recently voted to support the approval of a GPA and rezoning to R-4 ESL and O-S ESL to allow residential and golf course development on the Property finding it to be compatible and in character with the existing surrounding development and high desert lifestyle.

Guiding Principle: Economic Vitality

i. Economic Vitality Element

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in other elements of the General Plan (Housing and Neighborhoods), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall of sustainability of Scottsdale's community is summarized in the following section.

A market analysis was prepared by Elliott Pollack, demonstrating that the proposed additional homes and golf course are positive uses

The proposed private course and clubhouse will be operated and financially supported by dues from Desert Mountain Club members. Desert Mountain has approximately 2,000 members generating \$57 million in annual revenues. Parcel 19 will add to the number of Desert Mountain members, and generate sufficient revenues to support the additional amenities.

Guiding Principle: Enhance Neighborhoods

i. Community Involvement Element

Public participation is a key component to the successful planning of new development within a community. Citizens and business owners are an

important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development whether it be a GPA, Rezoning, or Conditional Use Permit. The development team began early outreach efforts in late 2015 with Desert Mountain and in early 2016 with the surrounding property owners, the Town of Carefree and other stakeholders. These outreach efforts and dialogue with the community will continue throughout the public process.

2001 General Plan Page 90

Goal 1: Seek early and ongoing involvement in project/policy-making discussions.

Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.

Response: As mentioned above, outreach began early and has been ongoing (and will continue to be ongoing) throughout the entitlement process with the City. In addition to several meetings with the Desert Mountain HOA Board and Velvet Shadows/Carefree Shadows HOA Board. A mailing was sent to all property owners within 750' of the Property as well as interested parties. A complete Citizen Outreach Report is provided with the application.

ii. Housing Element

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states "Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

DM19 is consistent with the following goals and approaches contained within the Housing Element:

2001 General Plan Page 98

Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.

Bullet 1: Maintain Scottsdale's quality-driven development review standards for new housing development.

Response: The R-4 housing for Desert Mountain Parcel 19 will be single family for-sale homes with an estimated selling price of \$900,000-\$2.5 million. This development will uphold Desert Mountain's quality standards and complement the existing upscale lifestyle and character established throughout the Desert Mountain master plan while providing a more maintenance free lifestyle. Architectural themes and design elements are still being finalized, but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees. The development team is also formulating a set of design guidelines to further uphold the established Desert Mountain character.

iii. Neighborhood Element

The Neighborhood section of the General Plan focuses on Scottsdale's vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City.

The term "neighborhood" is best characterized as a diverse mix of use typically consisting of retail, office and residential development. Given the specific physical location of the Property, the proposed Suburban Neighborhoods land use designation is appropriate in the context of the General Plan's Guiding Principle for sustainable neighborhoods.

The Neighborhood's Guiding Principle of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic base.

DM19 is consistent with the following goals and approaches contained within the Neighborhood Element:

2001 General Plan Page 105

Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.

Bullet 1: Provide neighborhood recreation facilities and parks.

Response: DM19 will provide a wider array of housing options for the residents of north Scottsdale in a unique desert setting and the new golf course will provide an 18-hole short game course that can be enjoyed by all skill levels while providing abundant open space, preserving view corridors and promoting high desert living.

Guiding Principle: Open Space

i. Open Space and Recreation Element

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes.

The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the Scenic Corridors, natural and urban open spaces and recreational opportunities. A well managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors such as vista corridors through the site and Scenic Corridors (Cave Creek Road), provides continuous visual linkages within and between local neighborhoods reinforcing the regional open space network.

DM19 is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

General Plan Page 113

Goal 1: *Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.*

Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.

Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.

Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.

Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited, and respond to local conditions in landscape designs.

Response: The proposed development provides opportunities for passive and active outdoor recreational activities through both the preservation of NAOS and a new golf course amenity. The golf course and clubhouse area will be approximately 36.2+/- acres and overall there will be approximately 48% of open space provided on the Property and integrated into the residential community. This large amount of open space will have the additional benefit of preserving scenic views and mountain vistas that are well known to the Desert Mountain community. Additionally, as with the developed portions of Desert Mountain, local conditions (terrain and vegetation) will be respected and have been factored into the overall site design.

2001 General Plan Page 124

ii. Preservation and Environmental Planning Element

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, reducing vehicle trips to minimize congestion and pollution, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The overlying theme is to bring a close and supportive relationship between natural resources, environmental quality and the economy of the area. This proposed residential community is a significant reduction in average daily trips as compared to the existing zoning from 9,371 daily trips to 620 daily trips, a 93% decrease.

This General Plan Amendment is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

General Plan Page 132

Goal 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

Bullet 4: Encourage developments to retain and integrate the desert ecosystem where appropriate.

Bullet 6: Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Bullet 8: Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

Response: The Property, at the southern tip of the Desert Mountain master plan in the high desert of north Scottsdale, has relatively gentle terrain, with a primary wash corridor that traverse the site east-west. The site design and home placement will respond to the terrain of the site. The proposed home sites are respectful of the natural wash corridors, mature vegetation and preservation of wildlife corridors. Building design will consider the distinctive qualities and character of the surrounding Desert Mountain context and incorporate those qualities in its design.

Goal 3: Achieve a sustainable balance between the conservation, use and development of Scottsdale Natural Resources.

Bullet 5: Investigate and implement techniques, which minimize use of chemicals in maintaining turf and landscape materials, for example in parks and golf courses.

Bullet 8: For flood control channels, a high priority in the design criteria should be placed on:

- ***Sensitive aesthetic treatment***
- ***Multiple uses that harmonize with the character of the adjacent neighborhood***
- ***Impact on habitat***

Response: The Developer, M3, will seek to implement turf and landscape treatments that are environmentally sensitive and minimize the use of chemicals. The golf course design has been diligently thought through and respects, preserves and showcases all existing environmentally sensitive areas. This includes natural drainage characteristics, established flood plains, 404 washes, significant boulder outcroppings and native vegetation. The proposed grading for the course takes into account the existing terrain of the area and is compatible with its surrounding environment. The natural drainage patterns will remain intact and fully functioning, creating no impact to downstream properties. In addition, wildlife corridors will not be disrupted following golf course development.

Goal 4: Reduce energy consumption and promote energy conservation.

Response: The proposed development will results in an approximately 70% reduction in potable water consumption compared to the previous zoning for the 91.7+/- acre site. Additionally, daily vehicular trips will be reduced by 93% as compared to the previous zoning which included office, commercial and industrial uses. M3 intends to investigate opportunities for sustainable building techniques and materials, provide both natural and man-made shading, promote solar energy opportunities and implement energy efficient lighting.

Goal 5: Conserve water and encourage the reuse of wastewater.

Bullet 1: Continue and expand the current water conservation program and investigate feasibility of using reclaimed wastewater for irrigation and water features throughout the city.

Response: The golf course will be irrigated with the current IWDS (Irrigation Water Distribution System) water allotment for Desert Mountain.

Goal 7: Promote local and regional efforts to improve air quality.

Response: The low density development will provide approximately 48% in open space including both natural and recreational open space amenities, thereby creating a vast improvement to air quality as compared to the previous more intense uses.

Goal 9: Protect and conserve native plants as a significant natural and visual resource.

Bullet 1: Enhance, restore and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.

Bullet 2: Retain and preserve native plants to retain a Sonoran desert character.

Goal 10: Encourage environmentally sound "green building" alternatives that support sustainable desert living.

Bullet 3: Protect and enhance the natural elements of all development sites.

Bullet 5: Use low impact building materials.

Response: DM19 will utilize a rich desert landscape palette and preservation of mature native vegetation as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. M3 is committed to creating a specially designed environment that has superior architecture as well as distinctive landscaping. The vision for the property is a southwestern residential community in a desert golf setting that celebrates the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed.

Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and desert contemporary architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

Design strategies and building techniques, which reduce energy consumption and endure over time, will be utilized where feasible. These elements will be addressed in the design guidelines established for Parcel 19.

Guiding Principle: Sustainability

The issue of sustainability is addressed within three chapters of the General Plan that include 1) cost of development; 2) growth areas; and 3) public services and facilities. This chapter and the discussion of “sustainability” (for the purposes of the General Plan discussion) relates more to effective management of Scottsdale’s finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs.

The City has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the development review process the City can evaluate appropriate dedications, development fees and infrastructure provisions. The developer will incur any costs and fees associated with infrastructure requirements including the consolidation and relocation of the well sites.

Guiding Principle: Transportation

i. Community Mobility Element

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community’s quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale’s aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

DM19 is consistent with the following goals and approaches contained within the Community Mobility Element:

General Plan Page 177

Goal 2: *Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.*

Response: This development will result in a 93% reduction of traffic compared to the previous zoning entitlements (9,371 total trips compared to 620 total trips).

City of Scottsdale - Golf Course Policy

The Scottsdale Golf Course Policy was developed in 1997 and identifies 5 Primary issues that are significant in the development of Golf Courses. These 5 issues are:

1. Environmental
2. Land Use
3. Economic
4. Open Space
5. Water Supply

Within each of these issues, goals have been established to direct golf course development in general. The goals which pertain to the proposed project are itemized below along with responses specific to this project.

Goal 1: *Encourage high levels of environmental performance in the design and management of new golf facilities.*

-and-

Goal 3: *Encourage environmental sensitivity and resource protection in every phase of course development and management.*

Response: The golf course adds approximately 35 acres of impervious surfaces to the area. These 35 acres will provide a wide variety of desert friendly plant zones with palettes specific to wash zones, arroyo areas, desert enhancement, desert revegetation and turf. The turf area will provide a beautiful playing surface for its users, but also help provide storm water storage areas and one method of conveying drainage run off.

The golf course design has been diligently thought through and respects, preserves and showcases all existing environmentally sensitive areas. This

includes natural drainage characteristics, established flood planes, 404 washes, significant boulder outcroppings and native vegetation. The proposed grading for the course takes into account the existing terrain of the area and is compatible with its surrounding environment. The natural drainage patterns will remain intact and fully functioning, creating no impact to downstream properties. In addition, wildlife corridors will not be disrupted following golf course development.

Typically, desert golf courses utilize and are limited to 90 acres of turf per golf course facility. Based on an industry average of 35,000 rounds for daily free golf, this acreage translates into 1 acre for approximately 389 rounds of golf. The Desert Mountain Parcel 19 golf course proposal is very unique for many reasons, but specific to turf efficiency the new golf course is targeted for 25,000 rounds which translates to 1,000 rounds per acre of turf which represents over 250% increase in turf function. Additionally, the proposed golf course represents approximately 25% of the typically allowed turf for a golf facility.

Goal 6: *Golf courses should be effectively integrated into surrounding land uses and managed so as to provide the highest benefit to the community.*

Response: Landscape buffers and transition areas will utilize a plant palette that will consist only of native species in densities that are commensurate with the surrounding Sonoran Desert and the Desert Mountain Community. The design and layout of the course will compliment and reinforce the existing golf character of Desert Mountain. The routing of the course will provide special enclaves within the project without jeopardizing the overall sense of community.

The Desert Mountain Parcel 19 golf course will be an addition to the Desert Mountain golf facility, one of the most recognizable golf brands and sophisticated golf facilities in the world. To meet these high standards, the course will be designed and developed with the assistance of the industry leaders and experts who maintain and sustain the current Desert Mountain golf courses; the same golf courses that represent the leading science and design standards within the City of Scottsdale. The developers and designers expectations are to use the uniqueness of the proposed short course to challenge those criteria and experts and achieve standards that will inspire all of Desert Mountain and the courses of North Scottsdale to think about maintenance and design in even more detail than they have before.

Goal 9: *Encourage golf as a continuing recreational opportunity for Scottsdale's residents.*

Response: Desert Mountain represents a unique aspect and living opportunity exclusive to the desert area of Scottsdale. That reputation provides a substantial boost to the City's brand and economic well-being. Desert Mountain is keenly

aware of its place in the location and national golf scene and is continually managing and assessing their status, member satisfaction and financial stability. The game of golf is always expanding and contracting, which is influenced by many factors. Desert Mountain is extremely unique with a very large private membership including multiple golf courses and club facilities. While these amenities are world class, the membership and club management views the new Parcel 19 facility, a 3,000-yard walkable short course, as providing a new opportunity not currently offered at Desert Mountain golf courses. This new golf facility will help sustain the club, its reputation, and its current membership further growing the game at Desert Mountain and throughout Arizona.

The short course will provide a user friendly game for the aging member, a golf experience exemplary with the level of play they are accustomed to at Desert Mountain, which will extend their connection with the game and their usage of the club's overall facilities. The short course will provide a venue, for both existing and potential members, for a relaxing golf experience where the stress of having a high handicap or keeping swift pace of play is removed from the equation. The balance between simple outdoor fun and the inclusion of golf will expand the normal user profile and potentially allow members enough experience and comfort to move to one of the larger courses and grow the game internally. Further, it's a place for those passive golf members to bring people to Desert Mountain to show them a different type of golf.

The short course is a perfect place for parents and grandparents to teach their children and grandchildren the wonderful game of golf while spending quality time together else they otherwise would have to wait to tackle the larger, more difficult courses. Expanding golf's life, creating a unique way to play the game, and teaching the next generation to play will contribute as a major role in sustaining Desert Mountain, the game of golf and Scottsdale's golf market in the future. The development of short courses are expanding the game, and like usual, Desert Mountain is going to lead the way.

Goal 10: Encourage that golf courses be a part of and contribute value and diversity to a system of meaningful open space providing aesthetic, recreational and environmental benefit to the community.

Response: This proposed golf course is an extension of the existing golf courses within Desert Mountain and as such will continue to provide a scenic and environmentally sensitive relationship with the award winning Desert Mountain master plan. NAOS requirements will be strictly adhered to, ensuring that the uniqueness and natural beauty of the desert landscape which characterizes Desert Mountain will be maintained. There is no NAOS reduction being requested in the development of this golf course. Wildlife habitat and movement will be enhanced by the development of this golf course by providing additional

vegetation to a property that is currently sparse in vegetation.

Goal 11: *Golf courses should develop a separate and distinct water supply and delivery system so as not to negatively impact service to the overall community or divert potable water available for citizen consumption.*

Response: Since this golf course is part of the Desert Mountain master plan, the irrigation water supply already exists in capacity, quantity and proximity. Desert Mountain is a member of both the RWDS and IWDS. Irrigation will be extended from the existing system within Desert Mountain.

Goal 12: *Continuous efforts to reduce water usage in, both existing and future golf courses, is encouraged.*

Response: As described above, Desert Mountain and thus this new course has always been and will continue to be committed for both environmental and economic reasons to utilize the latest irrigation technology to minimize water usage in their irrigation practices.

Environmentally Sensitive Lands Ordinance

The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.

DM19 upholds the ESLO objectives in the following ways:

- Preservation of NAOS.
- Sensitive placement of golf holes, paths, clubhouse, and internal roadways to complement the natural landscape.
- Preservation of undisturbed native vegetation and vegetation of areas with ESLO desert plantings where disturbed by construction.
- Protect and preserve significant topographic features, washes, large boulder outcroppings and vista corridors.
- Maintain wildlife habitats through preservation of natural washes and connective NAOS.

- Utilized desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, and context appropriate color palette, to name a few.

Design Standards & Policies Manual

Scottsdale has established a set of guidelines for the design of public and private projects within the city. These guidelines are contained within the Design Standards and Policy Manual, commonly known as the DSPM. The DSPM is made up of 12 chapters all dealing with various areas of public and private development issues and is intended to provide direction during final design and preparation of the construction documents for development within the City of Scottsdale.

Detailed design for DM19 will comply with the standards and policies conveyed by the DSPM as follows

- Natural site features such as washes, boulder outcrops and native vegetation will be left in their natural state as much as possible. Improvements that are required within natural washes will complement their natural function and appearance.
- Concrete for exposed drainage structures, sidewalks, curbs, gutters and driveways will be integrally colored or stained to match the surrounding environment.
- Roadway cross-sections will comply with ESL (Environmentally Sensitive Lands) standards as illustrated in the DSPM.
- Only local native rock will be used for erosion protection.
- Roadway and driveway alignments will be selected to minimize disruption to the natural drainage patterns of the site. Where crossings are necessary, detailed analysis will be done to ensure that there are no adverse impacts downstream to flow patterns, flow rates, erosion and sediment transport.
- Cut & fill slopes will be graded to blend back into the natural terrain. Where retaining walls are required heights will be kept to a minimum and terracing will be incorporated to avoid "tall" wall impacts.

- **Emergency access will meet or exceed Scottsdale Fire Department requirements.**
- **Gated entrances will comply with the standards of figure 2.1-3 of the DSPM.**
- **Storm water storage basins and drainage channels will comply with DSPM standards. In addition, they will be shaped to be “free-form” so as to blend into the natural desert surroundings. Landscape material will generally be native plants capable of surviving periodic inundation such as the species identified in section 2-1.903 of the DSPM.**
- **To minimize impact, utility lines will be located in road and driveway corridors as much as possible. In cases where utility lines cannot follow a road or driveway corridor, they will be located in easements or separate tracts and where desert materials are damaged due to the installation, re-vegetation will be provided.**

Lot Layout and Setback Exhibit

Building setback.

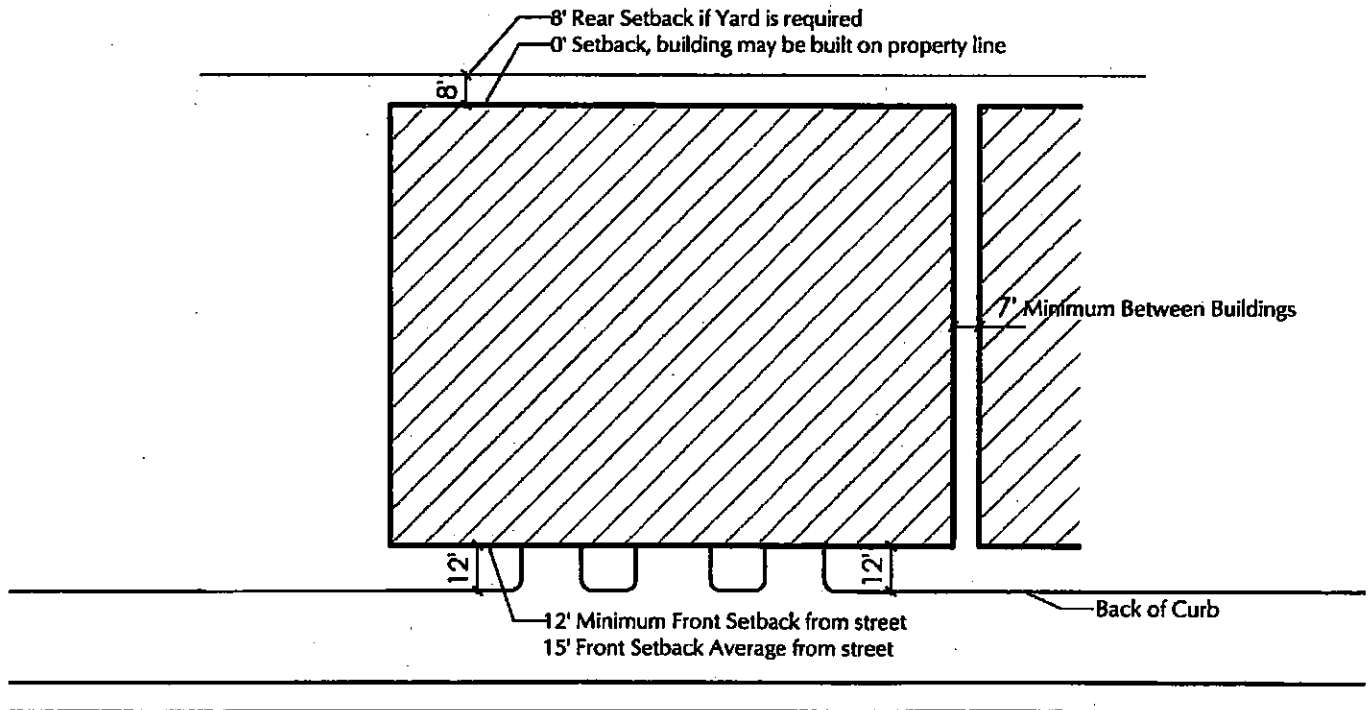
- Within an R-4 development or wherever an R-4 development abuts any district other than R-1, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than eight (8) feet in depth.
- No building or part thereof shall be erected or altered in this district that is nearer a dedicated street than twelve (12) feet except that the average setback from any dedicated street shall be fifteen (15) feet.

Exception:

- Where a lot is located at the intersection of two (2) or more streets the setback on one (1) street shall be not less than eight (8) feet.
- No more than thirty (30) percent of the frontage dwelling units shall have living space above one (1) story in height that is located within thirty-six (36) feet of any dedicated street.

Distance between buildings.

- There shall not be less than seven (7) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.



DM19 Standards for R-4 ESL

Desert Mountain Parcel 19
(DM19)
Development Plan



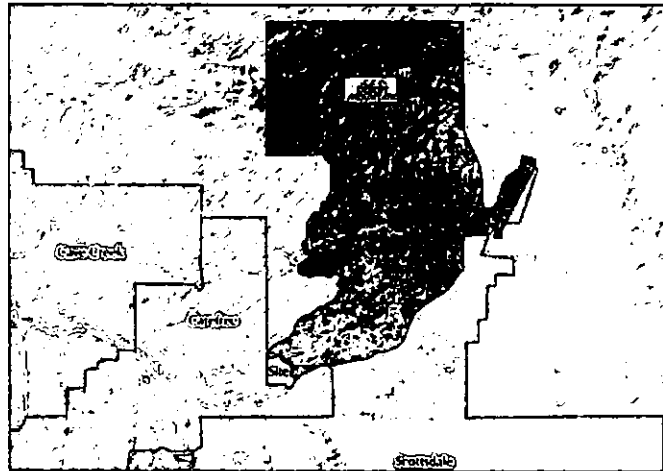
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Project Description

Desert Mountain Parcel 19 (DM19) is located north of the northeast corner of Pima Road and Cave Creek Road and is part of the Desert Mountain master plan community, as depicted in the vicinity map below. DM19 consist of approximately 90 gross acres. The property was rezoned in December of 2016 in zoning case 17-ZN-16 to R-4 ESL and O-S ESL with a Conditional Use Permit for a golf course and associated club. As conceptualized in the zoning submittals, DM19 is being developed to include a maximum of 190 luxury residential units and a "Short Game" par 3 18-hole golf course with a golf clubhouse. A preliminary Block Plat consisting of eleven (11) "Block" parcels designed to separate the residential, golf course and well sites is being submitted for approval to the Development Review Board on September 7, 2017 under case number 7-PP-2017.

Vicinity Map



The developer, M3 Companies ("M3"), is creating an exclusive residential golf community that will be compatible with the established character and context of the Desert Mountain master plan community. The overall maximum density is 2.04 du/ac. The central amenity for the DM19 site will be an 18-hole short game golf course (par-3) and golf clubhouse all of which will be part of the existing Desert Mountain Golf Club.

History & Surrounding Context

The property is contiguous to Desert Mountain on the North and East sides of the development. Our Lady of Joy Catholic Church and Rural-43 single family residential to the south, and the Carefree Sky Ranch Airport and R1-35 single family residential to the west in the Town of Carefree.

Desert Mountain is an 8,000+/- acre master planned community with a range of residential densities including R-4R, R1-7, R1-10, R1-18 and R1-35 zoning totaling approximately 2,436 homes. Through the entitlements process, the Desert Mountain club members voted eighty-seven percent (87%) in favor of the request for R-4 ESL and O-S ESL zoning to allow residential and golf course development on this property.

For the past 28 years, Desert Mountain has earned numerous awards of excellence in the areas of golf, clubhouse and residential design and conservation of its pristine natural desert setting. M3 intends to build upon the exemplary reputation of Desert Mountain with the development of DM19 as an upscale high desert residential and golf community.

Block Plat

The Preliminary Plat for DM19 primarily consists of eleven (11) parcels which are labeled 'A' through 'K'. The anticipated uses within each parcel are further illustrated in the following matrix:

Parcel Area and Usage							
Parcel	AC	Proposed No. of D.U.	D.U. / Ac.	Number of Units Developed	Undisturbed N.A.O.S. (Ac.)	Revegetated N.A.O.S. (Ac.)	Use
A	7.05	0.00	0.00	0.00	0.00	0.00	Clubhouse and Entry
B	11	31	2.82	0.00	0.00	0.00	Residential
C	11.6	25	2.16	0.00	2.05	1.39	Residential
D	4.46	23	5.16	0.00	0.00	0.00	Residential
E	3.56	21	5.90	0.00	0.01	0.00	Residential
F	13.38	90	6.73	0.00	0.00	0.16	Residential
G	36.82	0.00	0.00	0.00	3.23	0.26	Golf
H	0.23	0.00	0.00	0.00	0.00	0.00	Well Site
I	0.23	0.00	0.00	0.00	0.00	0.00	Well Site
J	0.12	0.00	0.00	0.00	0.00	0.00	Well Site
K	0.23	0.00	0.00	0.00	0.00	0.00	Well Site
Total	88.68	190	-	0.00	5.29	1.81	-

The maximum number of dwellings allowed per the approved zoning is 190 units. The unit allocations per parcel in the above table are in accordance with the anticipated unit distribution at the time of the Preliminary "Block" Plat approval by the Development Review Board. However, transferring dwelling units among the residential parcels is allowed provided the total number of units never exceeds 190 units.

The purpose of a “Block” Plat is to allow for flexibility in the lotting of the various residential parcels. As the specific housing style is determined for each parcel, a specific lotting plan will be developed and submitted to city staff for review and approval through the minor staff review process, as agreed to by the City of Scottsdale and DM19.

The specific lotting plans and associated dwellings will comply with the R-4 ESL zoning code and development standards. There are no amendments to the development standards. The overall density of the entirety of the site will not exceed 3.39 du/ac.

Natural Area Open Space

Natural Area Open Space (NAOS) will be provided as identified in the above table. Transfer of NAOS among the parcels is allowed provided the total NAOS requirement is met and the minimum amount of the undisturbed NAOS is at least 70% of the total required. A portion of the NAOS required for this project is being provided by the Desert Mountain NAOS bank. At this time, Desert Mountain is to provide 27.1 acres of NAOS from the Desert Mountain NAOS bank.

Landscape & Revegetation

The plant palette for landscape and revegetation on the DM19 project will be designed using three (3) planting zones:

- Feature Palette
- Transitional Palette
- NAOS & Desert Reveg Palette

There will be no non-native plants, turf and/or non-ESL approved vegetation included in the “high impact”, “desert vegetation” and “shrub hedge” landscaping zones. The specific plant palettes, quantities and maturities for each zone are defined on the landscape plans approved with 7-PP-2017.

Existing City of Scottsdale Well Sites

The development of DM19 includes the refurbishment and relocation of existing City of Scottsdale well sites located within the property. The details of which are part of the Well Purchase Agreement that was approved by the City Council at their hearing on July 6, 2017 under contract number 2017-075-COS. Exhibit C of this agreement is included as part of this development plan to illustrate the existing locations of these wells.

Drainage

A Preliminary Drainage Report for this Site has been prepared for and approved by the City of Scottsdale which includes quantification of retention requirements and identification of proposed wash modifications. The main purpose of the Drainage Report was to demonstrate compliance with the City of Scottsdale's Floodplain Ordinance for the property which is subject to the Environmentally Sensitive Land Ordinance (ESLO).

The City of Scottsdale Floodplain Ordinance Chapter 37 sets forth the criteria and regulations within floodplains. The ordinance allows for modifications of wash corridors provided the ordinance criterion is met. DM19 will meet these drainage design requirements.

The DM19 project plans to maintain the two main water courses traversing through the Site in their historic locations (the Galloway Wash and Wash A to the north). The Galloway Wash will be a Vista Corridor through the project.

Exhibit A

**Map of Dedication and Parcel Map of North Scottsdale Aquifer
Storage & Recovery Project**

MAP OF DEDICATION AND PARCEL MAP NORTH SCOTTSDALE AQUIFER STORAGE & RECOVERY PROJECT

BEING PORTIONS OF PARCEL 4 AND PARCEL 24 DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MAY 20, 1997 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN INSTRUMENT NUMBER 97-0334803, AND BEING LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

KNOW ALL MEN BY THESE PRESENTS:

THAT DESERT MOUNTAIN PROPERTIES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER, PUBLISHES THIS MAP OF DEDICATION AND PARCEL MAP FOR THE NORTH SCOTTSDALE AQUIFER STORAGE AND RECOVERY PROJECT, BEING PORTIONS OF PARCEL 4 AND PARCEL 24 DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MAY 20, 1997 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN INSTRUMENT NUMBER 97-0334803, AND BEING LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND THAT SAID MAP SET FORTH THE LOCATION AND DIMENSIONS OF THE PORTIONS OF THE PARCELS AND EASEMENTS CONSTITUTING SAID MAP AND THAT EACH PARCEL SHALL BE KNOWN BY THE NUMBER OR LETTER GIVEN EACH RESPECTIVELY ON THIS MAP. SAID MAP IS DEDICATED TO THE CITY OF SCOTTSDALE FOR THE PURPOSES SHOWN AND ARE NOT REVOCABLE WITHOUT THE WRITTEN CONSENT OF THE CITY OF SCOTTSDALE.

OWNERS WARRANT AND REPRESENT TO THE CITY OF SCOTTSDALE TO BE THE SOLE OWNERS OF THE PROPERTY COVERED HEREBY AND THAT EVERY LEASER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, COVENANTS OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO OR JOINED THIS MAP, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA OR WHICH WILL BE RECORDED NOT LATER THAN THE DATE UPON WHICH THIS MAP IS RECORDED.

DESERT MOUNTAIN PROPERTIES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER HAS HEREBY CAUSED THE WITHIN DOCUMENT TO BE EXECUTED BY THE UNDERSIGNED HERETO DULY AUTHORIZED THIS 9th DAY OF MAY 2005

DESERT MOUNTAIN PROPERTIES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER:

BY: DESERT MOUNTAIN DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, AS GENERAL PARTNER

BY: *Richard Fleming*
RICHARD FLEMING
CHIEF FINANCIAL OFFICER

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

ON THIS 9th DAY OF MAY 2005 BEFORE ME THE UNDERSIGNED NOTARY APPEARED RICHARD FLEMING WHO ACKNOWLEDGED HIMSELF TO BE CHIEF FINANCIAL OFFICER OF DESERT MOUNTAIN DEVELOPMENT CORPORATION, A DELAWARE CORPORATION AS GENERAL PARTNER OF DESERT MOUNTAIN PROPERTIES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND THAT HE AS SUCH OFFICER IS DULY AUTHORIZED TO DO, EXECUTE THE WITHIN INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED ON BEHALF OF SAID LIMITED PARTNERSHIP.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

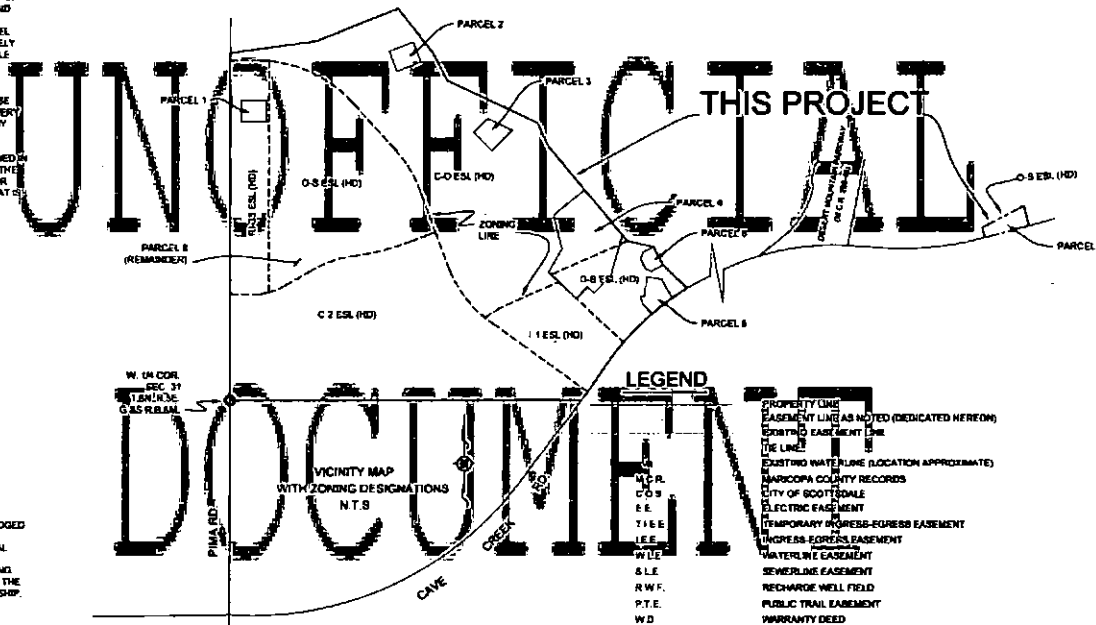
Janine Lewis
NOTARY PUBLIC

APPROVALS

I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODES HAVE BEEN COMPLIED WITH

BY: *Richard Fleming* DATE: 5/10/05
CHIEF DEVELOPMENT OFFICER

BY: *Richard Fleming* DATE: 5/10/05
PROJECT COORDINATION MANAGER



EASEMENT DEDICATION TABLE

NOTE: EASEMENTS SHOWN WITHIN WITH EXISTING RECORDING DATA ARE SHOWN ONLY FOR CONVENIENCE AND ARE NOT DEDICATED BY THIS MAP OF DEDICATION

NO.	TYPE (USE)	WIDTH	NOTES
1	T.I.E.	20'	EASEMENT TO AUTOMATICALLY TERMINATE UPON REDEMPTION OF A PERMANENT E.E. FOR PARCEL 4 ACCORDING TO THE CITY OF SCOTTSDALE
2	P.T.E.	20'	SEE ORIGINAL NOTE 3
3	W.L.E.	20'	NO
4	W.L.E.	VARIABLE	NO
5	S.L.E./W.L.E.	20'	NO
6	I.E.E./W.L.E.	20'	NO
7	W.L.E./R.W.F./S.L.E.	VARIABLE	NO
8	W.L.E./I.E.E.	20'	NO
9	W.L.E.	20'	NO
10	W.L.E.	20'	E-FACT LOCATION UNKNOWN. EASEMENT IS CENTERED ON ACTUAL LOCATION

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2005, 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 RE-TRACED.

BY: *Richard Fleming* DATE: 5-9-05
REGISTERED LAND SURVEYOR



MAP OF DEDICATION AND PARCEL MAP N.S.A.B.R.P.			
PREPARED BY GANNETT FLEMING INC. 422 N. 24th STREET, SUITE 204 PHOENIX, ARIZONA 85016-0202 PH: 602-963-8811, FAX: 602-963-8818			
SCALE: AS SHOWN	SHEET		
JOB NO.	DATE	SURVEY BY	DI
4-1983-001	JAN 2005	RFS	

BOOK 754 PAGE 3

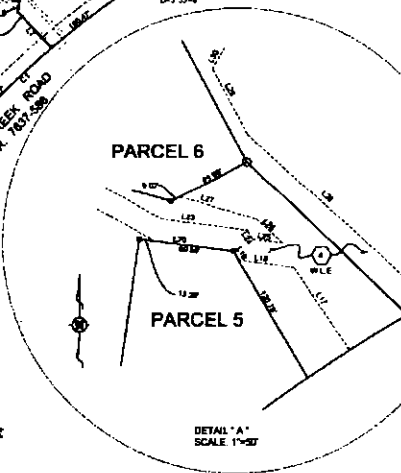
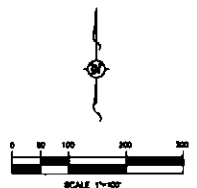
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005 - 080433

GENERAL NOTES:

- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES AND WOOD REMOVABLE SECTION TYPE PERIODS AND MUST BE IN CONFORMANCE APPLICABLE DESIGN GUIDELINES.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS PER ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48
- THE PUBLIC TRAIL EASEMENT IS DEDICATED TO THE CITY OF SCOTTSDALE AS A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR USE BY THE PUBLIC UNPAVED RURAL TRAIL. PERMITTED USES INCLUDE EQUESTRIAN USE, WELL AS USE BY PEDESTRIANS AND BICYCLISTS, BUT SPECIFICALLY EXCLUDING MOTORIZED VEHICLES, MOTORCYCLES, SCOOTERS OR OTHER DEVICES PROPELLED BY MOTOR OR DRIVEN BY ANY KIND OF MOTOR EXCEPT THAT MOTORIZED EMERGENCY, LAW ENFORCEMENT AND BE VEHICLES AND VEHICLES FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO WILL BE PERMITTED WHEN USED IN CONNECTION WITH MAINTAINING SUCH PATH OR OTHER PORTION OF THE PROPERTY INCLUDED WITHIN THE EASEMENT. THE USES PERMITTED BY VIRTUE OF SUCH EASEMENT SHALL BE CONFINED TO A MEANDERING UNPAVED TRAIL, VARYING IN WIDTH FROM APPROXIMATELY TWO TO FIVE FEET. THE PRECISE LOCATION OF WHICH MAY BE ESTABLISHED AND THEREAFTER ALTERED FROM TIME TO TIME WITH THE MUTUAL CONSENT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AND THE CITY. IN NO EVENT SHALL OWNER OR ITS SUCCESSORS AND ASSIGNS HAVE ANY OBLIGATION TO IMPROVE SUCH PATH OR OTHER THAN INITIALLY CLEARING VEGETATION THEREFROM AND UNDERTAKING MINOR GRADING THEREON, NOR SHALL OWNER OR ITS SUCCESSORS AND ASSIGNS HAVE ANY ONGOING OBLIGATION TO MAINTAIN SUCH PATH OR ANY IMPROVEMENTS PERTAINING THERETO. IN DEDICATING THIS PUBLIC EASEMENT, OWNER EXPRESSLY DISCLAIMS AND, IN ACCEPTING THIS DEDICATION, THE CITY EXPRESSLY ASSUMES ANY AND ALL LIABILITY ARISING FROM OR CONNECTED WITH PUBLIC USE OF THE PATH OR PROPERTY WITHIN SUCH EASEMENT, INCLUDING ANY AND ALL CLAIMS FROM MEMBERS OF THE PUBLIC ALLY INJURY TO PERSON OR PROPERTY AS A RESULT OF THE DESIGN, LOCATION, CONSTRUCTION, MAINTENANCE OR ANY IMPROVEMENT OF OR RELATED TO SUCH PATH OR THE PROPERTY WITHIN SUCH EASEMENT FROM AND AFTER DATE OF RECORDED HEREOF. BUT THE CITY SHALL ASSUME NO LIABILITY FOR ANY AND ALL EVENTS, DAMAGES OR DAMAGE OCCURRING PRIOR TO RECORDED HEREOF. NOTHING HEREIN SHALL PRECLUDE OWNER, SUCCESSORS AND ASSIGNS FROM TRAVERSING PORTIONS OF THE PROPERTY WITHIN THE EASEMENT FOR DRIVERS AND EXPRESS PURPOSES (INCLUDING INGRESS OR EGRESS BY MOTOR VEHICLE OVER PAVED OR UNPAVED DRIVEWAYS, OR OTHERWISE) OR FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, OR FROM HEREAFTER CONVEYING TO ANOTHER PARTY AN EASEMENT OR FEE INTEREST PERMITTING ANY SUCH ACTIVITY, IT BEING UNDERSTOOD THAT SUCH EASEMENT IS HEREBY EXPRESSLY NON-EXCLUSIVE AS TO OTHER EASEMENTS NOW EXISTING HEREAFTER CONVEYED. NOTHING HEREIN SHALL PRECLUDE OWNER, SUCCESSORS AND ASSIGNS FROM CONVEYING TO THE CITY BY SEPARATE WRITTEN INSTRUMENT A NATURAL AREA OPEN SPACE EASEMENT ON THOSE PORTIONS OF SUCH EASEMENT QUALIFYING THEREFOR, WHICH INSTRUMENT WOULD PLACE DEVELOPMENT RESTRICTIONS UPON SUCH PORTIONS OF THE PROPERTY WITHIN SUCH EASEMENT IN ADDITION TO THOSE IMPOSED HEREBY. OWNER, ITS SUCCESSORS AND ASSIGNS THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY WITHIN THE EASEMENT TO ENJOY IN A COURT OF LAW ANY ACTIVITY OR USE OF SAID PROPERTY WHICH IS CONSISTENT WITH THE PROVISIONS HEREOF.

TABLE IDENTIFICATION FOR EASEMENTS DEDICATED HEREON

UNOFFICIAL DOCUMENT



NOTE: THE RIGHT OF WAY FOR CAVE CREEK ROAD WAS RE-ESTABLISHED IN 1980 BY SURVEY RECORDED IN BOOK 2 OF SURVEYS, PAGE 92 THROUGH LOCATION OF THE ORIGINAL TRANSVERSE ANGLE POINTS SET BY SURVEY RECORDED IN BOOK 95 OF MAPS, PAGES 45, 46 & 47. ALL DIMENSIONS ALONG CAVE CREEK ROAD ARE AS MEASURED IN BOOK 2 OF SURVEYS, PAGE 92.

BOOK 754 PAGE 30

MARICOPA COUNTY RECORDS
HELEY PARCELL
2005-0804335



MAP OF DEDICATION & PARCEL MAP R.S.A.S.R.P.			
PREPARED BY GREGORY PLEBANDO 1020 W. BETH STREET, SUITE 200 PHOENIX, ARIZONA, 85015-4953 PH: 602-833-8177, FAX: 602-463-8918			
SCALE: AS SHOWN		SHEET	
JOB NO.	DATE	SURVEY BY	DATE
41963-000	JAN 17 2006	JPS	

MATCH SHEET 1

MATCH SHEET 3

(PARK OPTION PARCEL)
00-100198

70 W.L. E CENTERED ON
EXISTING LOCATION

UNBOUNDDED
(RENEBACK GOLF COURSE)
1/4 W 1/4 E 1710' 1/2 E 1710'

PARCEL 4

PARCEL 5

PARCEL 6

PARCEL 7

PARCEL 8

PARCEL 9

PARCEL 10

PARCEL 11

PARCEL 12

PARCEL 13

PARCEL 14

PARCEL 15

PARCEL 16

PARCEL 17

PARCEL 18

PARCEL 19

PARCEL 20

LEGEND UNSUBDIVIDED

- W 16.00M
- SEC 31
- PO B.L.M.
- BRASS CAP
- PROPERTY LINE
- EASEMENT LINE AS NOTED (DEDICATED WITH THIS MAP)
- EXISTING EASEMENT LINE
- TIE LINE
- EXISTING WATERLINE (LOCATION APPROXIMATE)
- MARICOPA COUNTY RECORDS
- CITY OF SCOTTSDALE
- ELECTRIC EASEMENT
- TEMPORARY INGRESS-EGRESS EASEMENT
- INGRESS-EGRESS EASEMENT
- WATERLINE EASEMENT
- S.L.E.
- R.W.F.
- P.T.E.
- W.D.
- B.L.M.
- (P) (4)
- W.B.A.S.R.P.
- 15143
- 04-025143D
- 10225-809
- 1

- PROPERTY LINE
- EASEMENT LINE AS NOTED (DEDICATED WITH THIS MAP)
- EXISTING EASEMENT LINE
- TIE LINE
- EXISTING WATERLINE (LOCATION APPROXIMATE)
- MARICOPA COUNTY RECORDS
- CITY OF SCOTTSDALE
- ELECTRIC EASEMENT
- TEMPORARY INGRESS-EGRESS EASEMENT
- INGRESS-EGRESS EASEMENT
- WATERLINE EASEMENT
- S.L.E.
- R.W.F.
- P.T.E.
- W.D.
- BUREAU OF LAND MANAGEMENT
- RECORD DIMENSION - MEASURED DIMENSION
- NORTH SCOTTSDALE RESURFER STORAGE AND RECOVERY PROJECT
- PLAT OR MAP RECORDING DATA
- RECORDING NUMBER POINT 1883
- RECORDING NUMBER PRE-1883
- PROPERTY CORNER
- TABLE IDENTIFICATION FOR EASEMENTS DEDICATED HEREOF

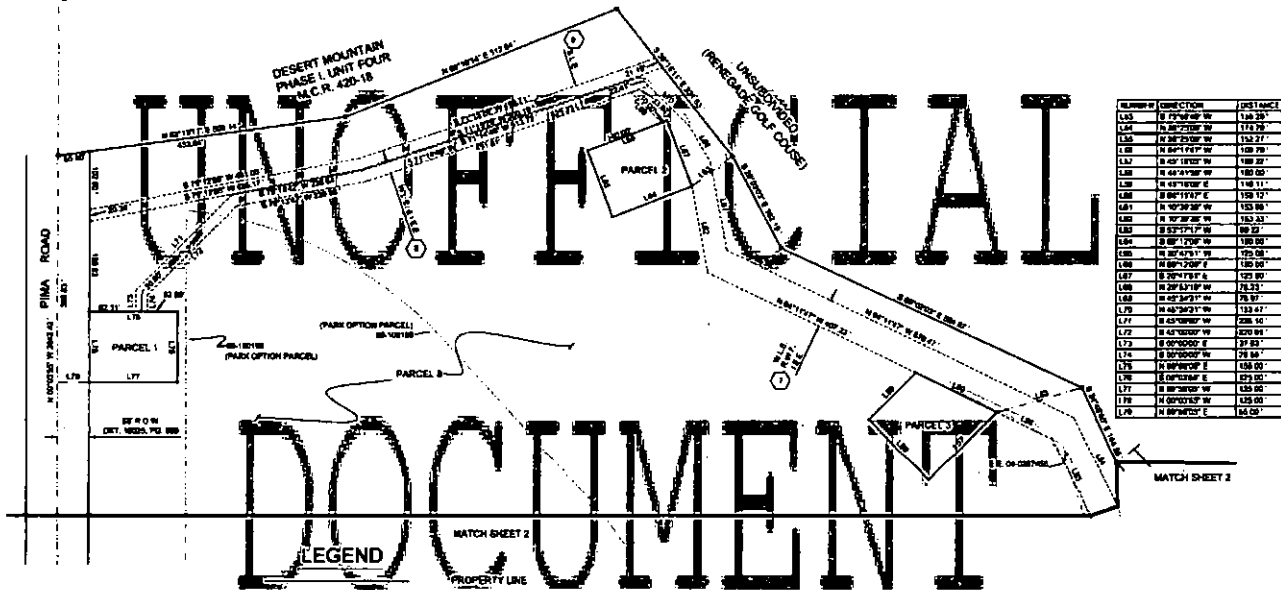
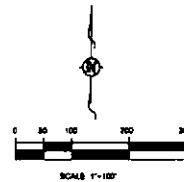
NUMBER	DESCRIPTION	DISTANCE
L1	S 20°42'37" W	105.81
L2	S 8°42'02" W	76.80
L3	N 17°02'00" W	20.26
L4	N 28°17'38" W	84.43
L5	N 12°42'27" E	42.42
L6	S 81°14'52" E	70.80
L7	W 02°19'42" W	86.89
L8	W 02°41'47" E	18.38
L9	S 82°48'17" W	10.27
L10	N 02°41'42" E	23.25
L11	S 82°18'17" E	20.00
L12	N 82°41'42" E	112.26
L13	S 02°41'47" E	60.88
L14	S 30°22'22" E	129.66
L15	N 41°21'39" W	64.23
L16	S 02°48'08" W	80.80
L17	N 02°22'27" W	81.80
L18	N 02°48'17" W	48.77
L19	N 02°22'27" W	8.80
L20	N 02°48'17" W	60.88
L21	N 02°22'27" W	227.98
L22	S 80°21'30" E	228.70
L23	S 80°14'12" E	75.48
L24	S 80°22'27" E	8.80
L25	S 80°14'12" E	28.84
L26	N 01°19'12" W	31.85

VELVET SHADOWS UNIT III M.C.R. 121-49

NUMBER	DIRECTION	DISTANCE
L27	N 72°15'11" W	88.88
L28	S 17°49'11" W	277.88
L29	N 20°15'11" W	20.80
L30	N 20°25'00" E	21.88
L31	N 20°15'11" W	188.31
L32	N 02°41'42" E	133.27
L33	N 02°41'42" E	48.88
L34	N 01°41'00" W	20.07
L35	S 81°10'12" W	128.48
L36	S 17°02'00" E	31.87
L37	S 02°20'00" W	188.31
L38	N 02°41'42" E	188.31
L39	S 17°02'00" E	68.88
L40	S 20°11'12" E	143.80
L41	N 02°41'42" E	8.80
L42	N 01°19'00" W	21.78
L43	S 02°41'42" E	28.82
L44	S 02°48'17" E	88.44
L45	S 01°19'00" E	68.82
L46	N 02°02'00" W	60.00
L47	N 02°41'42" E	60.00
L48	S 02°41'42" E	60.00
L49	S 02°41'42" W	60.00

NUMBER	DETA	CHORD BEING	ANGLE	ARC
C1	70°40'20"	N 48°24'37" E	148.80	82.00
C2	02°42'27"	S 20°12'20" W	138.88	128.44
C3	11°21'18"	N 02°41'42" E	60.00	128.13
C4	11°49'10"	N 02°41'42" E	60.00	148.80
C5	80°18'21"	N 02°41'42" E	60.00	87.88
C6	80°18'21"	N 02°41'42" E	138.80	128.58

1/4 SEC 31
LOCATION FROM 1990
UNRECORDED SURVEY
TO BE DESTROYED



NUMBER	DIRECTION	DISTANCE
L25	N 77° 04' 00\" W	130.20'
L26	N 69° 25' 00\" W	174.75'
L28	N 30° 25' 00\" W	153.77'
L29	N 84° 41' 00\" W	109.70'
L32	N 40° 18' 00\" W	169.22'
L34	N 44° 41' 00\" W	180.00'
L35	N 44° 18' 00\" E	146.11'
L36	N 89° 11' 00\" E	158.12'
L41	N 10° 30' 00\" W	153.88'
L42	N 10° 30' 00\" W	163.23'
L43	S 82° 11' 00\" W	89.52'
L44	S 89° 12' 00\" W	130.00'
L45	N 89° 42' 00\" W	170.00'
L46	N 89° 12' 00\" E	180.00'
L47	S 20° 11' 00\" E	120.00'
L48	S 20° 11' 00\" W	75.22'
L49	N 62° 30' 00\" W	78.92'
L70	N 68° 30' 00\" W	133.47'
L71	S 42° 00' 00\" W	208.10'
L72	N 42° 00' 00\" W	200.00'
L73	S 89° 00' 00\" E	37.83'
L74	S 89° 00' 00\" W	28.88'
L75	S 89° 00' 00\" E	150.00'
L76	N 01° 00' 00\" E	271.00'
L77	N 89° 00' 00\" W	130.00'
L78	N 00° 00' 00\" W	130.00'
L79	N 89° 00' 00\" E	64.00'

UNOFFICIAL DOCUMENT

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE AS NOTED (DEDICATED WITH THIS MAP)
- EXISTING EASEMENT LINE
- THE LINE
- EXISTING WATERLINE (LOCATION APPROXIMATE)
- M.C.R. MARICOPA COUNTY RECORDS
- C.O.B. CITY OF SCOTTSDALE
- E.E. ELECTRIC EASEMENT
- T.I.E.E. TEMPORARY EGRESS EGRESS EASEMENT
- I.E.E. INGRESS EGRESS EASEMENT
- W.L.E. WATERLINE EASEMENT
- S.L.E. SEWERLINE EASEMENT
- R.W.F. RECHARGE WELL FIELD
- P.T.E. PUBLIC TRAIL EASEMENT
- W.D. WARRENLY USED
- B.L.M. BUREAU OF LAND MANAGEMENT
- (R) (M) RECORD DIMENSION - MEASURED DIMENSION
- N.S.A.B.R.P. NORTH SCOTTSDALE AQUIFER STORAGE AND RECOVERY PROJECT
- 121-49 PLAY OR MAP RECORDING DATA
- 04-0287450 RECORDING NUMBER POST 1980
- 18026-908 RECORDING NUMBER PRE-1980
- = PROPERTY CORNER
- ① TABLE IDENTIFICATION FOR EASEMENTS DEDICATED HEREON

MARICOPA COUNTY RECORDS
WELLS PARCELS
2005-0804935



MAP OF DEDICATION & PARCELS R.S.A.B.R.P.		
PREPARED BY CHARMITY PLUMBING 4722 N. 30TH STREET, SUITE 200 PHOENIX, ARIZONA 85018-4822 PH: 602-463-8877, FAX: 602-463-8878		
SCALE: AS SHOWN	SHEET	
JOB NO.	DATE	SURVEY BY
01880 003	JAN / 2005	JRS



UNOFFICIAL

DESERT MOUNTAIN PARKWAY
(M.C.R. 258-48)

UNRECORDED
(PREVIOUS COURSE)
M.C.R. 95-45
PARCEL 7
S 17° 01' 17" W 265.17'
CAVE CREEK ROAD (M.C.R. 95-45)

NUMBER	DIRECTION	LENGTH
100	S 75° 04' 16" E	170.00'
101	N 89° 57' 57" W	69.92'

DOCUMENT

LEGEND

W
M.C.R.
C.O.S.
T.E.
T.I.E.E.
W.L.E.
S.L.E.
R.W.F.
P.T.E.
W.D.
B.L.M.
R.O.M.
N.S.A.B.R.P.
121-48
04-02743
18275-002

①

PROPERTY LINE
EASEMENT LINE AS NOTED (DEDICATED WITH THIS MAP)
EXISTING EASEMENT LINE
TIE LINE
EXISTING WATERLINE (LOCATION APPROXIMATE)
MARICOPA COUNTY RECORDS
CITY OF GOTTSDAHL
ELECTRIC EASEMENTS
TEMPORARY INGRESS-EGRESS EASEMENT
WIDENESS-EGRESS EASEMENT
WATERLINE EASEMENT
SEWERLINE EASEMENT
RECHARGE WELL FIELD
PUBLIC TRAIL EASEMENT
WARRANTY DEED
BUREAU OF LAND MANAGEMENT
RECORD DIMENSION - MEASURED DIMENSION
NORTH SCOTTSDALE AQUIFER STORAGE AND RECOVERY PROJECT
PLAY OR MAP RECORDING DATA
RECORDING NUMBER POST 1883
RECORDING NUMBER PRE-1883
PROPERTY CORNER
TABLE IDENTIFICATION FOR EASEMENTS DEDICATED HEREON

S 17° 01' 17" W 265.17'
CAVE CREEK ROAD (M.C.R. 95-45)

UNIT OF SHEET 2

BOOK 754 PAGE 30

MARICOPA COUNTY GEOLOGIC
HELEN PUNCELL

2005-0804335

05 14 05 03 00 PM

John P. Schuman

MAP OF DEDICATION AND PARCEL N.S.A.B.R.P.		
PREPARED BY GANNETT FLEMING 4722 N. 26TH STREET, SUITE 300 PHOENIX, ARIZONA 85016-4802 PH 602-953-8817, FAX 602-953-8811		
SCALE AS SHOWN	SHEET	
JOB NO.	DATE	SURVEY BY
41883 003	JUN 7 2005	JPS

Exhibit B

Narrative

Narrative

Desert Mountain
Parcel 19

Preliminary Plat/ Cuts & Fills
Development Review Board Application

Owner:
DM19 LLC

Prepared by:
Land Development Services, LLC



Table of Contents

Purpose of Request

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Existing Wells

History/Surrounding Context

Development Review Board Criteria

Block Plat

Landscape & Revegetation

Site Plan

Drainage

General Plan

 The Guiding Principles/ Elements of the General Plan

 Guiding Principle: Character & Lifestyle

 Guiding Principle: Economic Vitality

 Guiding Principle: Neighborhoods

 Guiding Principle: Open Space

 Guiding Principle: Sustainability

 Guiding Principle: Transportation

City of Scottsdale Golf Course Policy

Environmentally Sensitive Lands Ordinance

Design Standards & Policy Manual Conformance

Lot Layout and Setback Exhibit

Purpose of Request

This request is for approval of a Preliminary Plat for a property located north of the northeast corner of Pima Road and Cave Creek Road known as Desert Mountain Parcel 19. Parcel 19 is part of the Desert Mountain Master Plan community and is located at the southwest corner of the Master Plan. Desert Mountain Parcel 19 (DM19) is a 92-acre site that was recently zoned to R-4 ESL and O-S ESL with a Conditional Use Permit for a golf course and associated clubhouse. As a result, DM19 is being developed as 190 R-4 residential units and a "Short Game" par 3 18-hole golf course with a golf club house.

Vicinity Map



The developer, M3 Companies ("M3") is creating an exclusive single family residential community consisting of 190 dwelling units, with amended development standards, compatible with the established character and context of the Desert Mountain master plan community as well as the surrounding mix of residential densities and uses in the surrounding area. The overall maximum density is 2.04 du/ac. The central amenity for the DM19 site will be an 18-hole short game golf course (par-3) and ancillary golf clubhouse all of which will be part of the existing Desert Mountain Golf Club.

Water Features

Pursuant to section 49-242 of the city ordinance, there will be no water feature that either sprays water into the air in a fine mist or sprays or drops water into the air in excess of six (6) feet in vertical height.

Existing City Well Sites

Part of the development of DM19 includes the refurbishment and possible relocation of several existing City of Scottsdale wells pursuant to the Well Purchase Agreement and Escrow Instructions, Scottsdale number 2017-075-COS. This agreement was approved at the July 6 City Council meeting, Counsel Resolution No. 10800.

Given the fluid nature of the final well site locations, the Owner understands that the lot count may be reduced to accommodate the well relocations. Additionally, in the NAOS is affected by the final well site locations, it will be replaced elsewhere onsite or an additional NAOS will need to be withdrawn from the Desert Mountain NAOS bank. Furthermore, the final plat will identify the final well sites that comply with the Well Purchase Agreement.

History/Surrounding Context

The Property is contiguous to Desert Mountain on the north and east sides. Our Lady of Joy Catholic Church and Rural-43 single family residential lie to the south, and the Carefree Sky Ranch Airport and R1-35 single family residential to the west in the Town of Carefree, separated by Pima Road.

Desert Mountain is an 8000+/- acre master planned community with a range of residential densities including R-4R, R1-7, R1-10, R1-18 and R1-35 zoning totaling approximately 2,436 homes. Additionally, the Desert Mountain HOA recently voted to support (87% in favor) the request for R-4 ESL and O-S ESL zoning to allow residential and golf course development on this Property, which was approved by the City of Scottsdale City Council on December 1, 2016.

For the past 28 years, Desert Mountain has earned numerous awards of excellence in the areas of golf, clubhouse and residential design and conservation of its pristine natural desert setting. M3 intends to build upon the exemplary reputation of Desert Mountain with the development of DM19 as an upscale high desert residential and golf community.

DRB Criteria

The Board shall consider the design and theme of the application with respect to the applicable Guidelines, The Design Standards and Policies Manual, Master Plans, General Plan and Sensitive Design Principles.

The Board shall consider how the design of the proposed development promotes a desirable relationship of structures to one another and to open spaces.

The Board shall consider how the project conforms to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance and the Scottsdale Sensitive Design Guidelines.

The Board shall consider the project's safety and convenience of its ingress, egress, internal traffic circulation and pedestrian circulation.

Block Plat

The Preliminary Plat for DM19 primarily consists of eleven parcels which are labeled 'A' through 'K'. The parcels are further described per the following matrix:

Parcel Area and Usage

Parcel	Use	Area (Ac)	# of DU*	NAOS (Ac)*
A	Club House & Entry	7.13	NA	0.61
B	Residential	11.2	48	0.05
C	Residential	11.74	36	2.58
D	Residential	4.52	14	0.00
E	Residential	3.56	20	0.00
F	Residential	13.38	72	0.13
G	Golf	37.39	NA	3.86
H	Well Site	0.23	NA	0.0
I	Well Site	0.23	NA	0.0
J	Well Site	0.12	NA	0.0
K	Well Site	0.23	NA	0.0

**Note that the total number of units will never exceed 190 DUs. However, the unit counts per parcel above are preliminary and may change. In addition, a portion of the NAOS required for this project is being provided by the Desert Mountain NAOS bank.*

The purpose of submitting the block plat is to allow for flexibility in the lotting of the various residential parcels. As the specific product type is determined for each parcel, a specific lotting plan will be developed and submitted to city staff for review and approval through the minor Development Review process.

The specific lotting plans and associated dwellings will comply with the R-4 ESL zoning codes. No amendment to the development standards is being requested as part of this application. The overall density will not exceed 3.39 du/ac,

buildings will not exceed 24-feet in height per the ESLO. Furthermore, all units will be single-family dwellings with either party walls or walled courtyards.

Landscape & Revegetation

The plant palette for landscape and revegetation on the DM19 project will be installed following three mass planting zones:

- Feature Palette
- Transitional Palette
- NAOS & Desert Revegetation Palette

There will be no non-native plants, turf and/or non-ESL approved vegetation included in the "high impact," "desert vegetation," and "shrub hedge" landscaping zones.

The specific plant palettes, quantities and maturities for each zone are defined on the landscape plans included with this application.

Site Plan

The DM19 site plan will consist of a maximum of 190 residential units and a par 3 18-hole golf course. This initial Preliminary Plat application is to define and establish the internal parcels that will make up the golf and residential portions of the site. It is being referred to as a "Block Plat." Subsequently, specific lotting layouts will be prepared and submitted for review and comment to the city.

Drainage

DM19 is an approximate 92-acre parcel of land located in North Scottsdale and is zoned to be approximately 55.5-acres of R4 zoning and approximately 36.2-acres of Open Space. The Site is currently an undeveloped parcel designated Environmentally Sensitive Land (ESL) 'Upper Desert.' The Site is part of the Desert Mountain Master Development Plan.

A preliminary drainage report for this Site has been prepared and approved by the City of Scottsdale which includes quantification of retention requirements and identification of proposed wash modifications. The main purpose of the Drainage Report was to demonstrate compliance with the City of Scottsdale's Floodplain Ordinance for the property which is subject to the Environmentally Sensitive Land Ordinance (ESLO).

The City of Scottsdale Floodplain Ordinance Chapter 37 sets forth the criteria and regulations within floodplains. The ordinance allows for modifications of

wash corridors provided the ordinance criterion is met. DM19 will meet these drainage design requirements.

The DM19 project plans to maintain the two main water courses traversing through the Site in their historic locations (the Galloway Wash and Wash A to the north). The Galloway Wash will be a Vista Corridor through the project.

General Plan

DM19 is designated as Suburban Neighborhoods and Developed Open Space/Golf pursuant to the City's General Plan.

The Suburban Neighborhoods land use category supports a range of residential density from more than one (1) dwelling unit/acre up to eight (8) dwelling units/acre. The proposed development plan at approximately 2 dwelling units/acre overall and 3.4 du/ac on the R-4 property will conform to the lower end of the density range identified in the Suburban Neighborhoods category.

The Developed Open Space land use includes both public and/or private recreation areas, such as golf courses and city parks. Some developed open space may also be used as drainage facilities for flood control. Developed open spaces provide amenities for both residents and visitors and their design should integrate with adjacent neighborhoods.

The Guiding Principles of the General Plan

Within the City's General Plan there is a collection of "goals and approaches" intended to integrate the "Guiding Principles" into the planning process and determine if the City's Guiding Principles are being achieved in the context of general land use planning. These six principles, goals and approaches are however not static nor inflexible and the General Plan clearly recognizes that, The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and directions change. It is with this inherent flexibility in mind that the proposed GPA meets and exceeds the goals and vision established in the General Plan by conforming to the guiding principles, goals and approaches as described in this Application.

Scottsdale's character based general planning includes three distinct, interrelated levels. Level 1 includes Citywide planning; Level 2 is character area planning and Level 3 is neighborhood planning. Five (5) "Planning Zones" are identified in the City's Level 1-Citywide Planning. The Property is in the City's Planning Zone "E", which is the northernmost zone and includes a variety of master planned communities such as Terravita, Whisper Rock, the Boulders, DC Ranch and Desert Mountain and includes several thousand acres of State Trust Lands.

Level 2 general planning is character area planning. Character Plans are developed by the City over a period of time and speak specifically to the goals and special attributes of an identifiable and functional area such as land use, infrastructure, architecture and transitions. The Property is not part of an adopted Character Area Plan.

Level 3 general planning includes neighborhood planning intended to identify and implement efforts to improve specific neighborhoods within the City. There is no neighborhood plan for this Property. These six Guiding Principles are as follows:

1. Value Scottsdale's Unique Character & Lifestyle
2. Support Economic Vitality
3. Enhance Neighborhoods
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation

Further, there are twelve "Elements" or sections of the General Plan containing the city's policies on the following sub-categories: 1) character and design, 2) land use, 3) economic vitality, 4) community involvement, 5) housing, 6) neighborhoods, 7) open space and recreation, 8) preservation and environmental planning, 9) cost of development, 10) growth areas, 11) public services and facilities and 12) community mobility. These Elements further breakdown the goals and approaches established in each chapter. Following this section is a description of how DM19 satisfies the Guiding Principles found within the City's General Plan.

Guiding Principle: Character & Lifestyle

The Character & Lifestyle Guiding Principle contains two elements, the Character and Design Element and the Land Use Element.

i. Character and Design Element

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites and structures and the surrounding neighborhood context.

"Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. ***The design character of any area should be enhanced and strengthened by new development.***

Response: The proposed lot layout is respectful of the natural wash corridors and mature vegetation. Building design will consider the distinctive qualities and character of the surrounding Desert Mountain and Carefree context and incorporate those qualities in its design. Building designs will achieve this in the following ways: desert contemporary architecture, low-scale structures (no more than 30' above natural grade in the R-4 district and 24' above natural grade in the O-S district, which will include the clubhouse and cart storage), earth-tone paint and indigenous exterior accents in keeping with the ESLO guidelines, shaded outdoor spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and preservation of view corridors and native vegetation.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:***

Response: There is one significant wash corridor (approximately 1150 cfs) that traverses the Property, and as such, the goal will be to maintain and improve the majority of this vista corridor, which will be integrated into the golf course design and subdivision layout. Preservation of this vista corridor will comply with ESLO guidelines. As compared to the existing zoning which includes I-1, C-2 and C-0, this proposal will provide a context appropriate development pattern (residential, golf and native desert). The golf course together with the natural open space will constitute approximately 48% of the site, which is a significant increase in open space, and as a result, will optimize scenic views, as compared to the current zoning.

3. ***Development should be sensitive to existing topography and landscaping.***

Response: The Property, at the southern tip of the Desert Mountain master plan, has relatively gentle terrain, with one primary wash corridor that traverses the site east-west. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The specific site plan/lot layout has not been determined at this time, but will comply with ESLO and exemplify the type of desert integrated residential development already established at Desert Mountain.

4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

Response: The developer proposes to maintain Natural Area Open Space in conformance with ESLO requirements as well as dedicating a 100' wide Scenic Corridor along Cave Creek Road and due to the fact that Pima Road is not planned for expansion the 50' of excess right-of-way plus 25' of property shall serve as an average 75' wide Scenic Corridor along Pima Road (from edge of pavement). Berming and additional native landscaping will take place in the Scenic Corridor along Pima. M3 intends to utilize the existing Desert Mountain master NAOS bank to satisfy the overall NAOS requirement for Parcel 19. The development will preserve and restore natural habitats and ecological processes by including native vegetation and desert appropriate plant materials throughout the development. The vast amount of open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***

Response: Streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots, golf holes, cart paths, clubhouse, parking, and internal streets will complement the natural terrain. There is no "public realm" in the traditional sense but connectivity will be provided within this private community similar to other established residential golf communities at Desert Mountain.

6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

Response: The Desert Mountain master plan has a private trail system that weaves throughout the lush high desert setting. Due to location, however, Parcel 19 will not tie directly to this trail system (which is located 3+ miles away from Parcel 19). See Trail & Connectivity Plan. In general, this area allows for alternate mobility options for pedestrians, equestrians, and bicycles.

7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

Response: The developer intends to provide quality common open space areas within the development and clubhouse area for the enjoyment of the future residents and golfers. The golf course will provide cart path access to the existing Desert Mountain community. Layout of the exact cart path network is still being refined with the site plan design and the planned remodel of the

Renegade Golf Course being done by Desert Mountain. More detail will be shown with the DRB and preliminary plat submittals.

8. *Buildings should be designed with a logical hierarchy of masses:*

Response: Homes will be limited to a maximum 30' in height per Desert Mountain restrictions (R-4 zoning allows up to 30') as opposed to the current entitlements which allow up to 52' in height in the Industrial (I-1) district. The clubhouse and buildings related to golf which are located in the O-S zoned area will be limited to 24' in height. Building massing and articulation will promote a logical hierarchy with respect to the surrounding context and scale and massing of the adjacent homes both in Desert Mountain and Carefree. The architectural theming graphics included with this application provide some conceptual ideas for building designs.

9. *The design of the built environment should respond to the desert environment:*

Response: Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, will be utilized including but not limited to, sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement in conformance with the Desert Mountain plant palette and the City's ESLO standards.

- 12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.**

Response: The community will consist of predominately low-water use desert appropriate plant material and preservation of native plant materials. Additionally, the proposed development will result in an approximately 70% (+) reduction in potable water consumption compared to currently approved zoning for the 91.7+/- acre site. The estimated total potable water average day demand per current zoning is approximately 338,500 gallons per day using I-1, C-2, and CO square footages combined with R1- 7 and R1-35 residential densities. The estimated average day demand for Parcel 19 as proposed is approximately 72,200 gallons per day, resulting in greater than 70% less demand.

- 13. The extent and quality of lighting should be integrally designed as part of the built environment.**

Response: Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy not to mention the significant reduction in proposed lighting as compared to what the existing land use entitlements would generate. The selected lighting standards will be low-scale in terms of height similar to the lighting standards found in Desert Mountain.

- 14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.**

Response: Community signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

General Plan Goals

In addition to the character and design factors discussed above, this major General Plan Amendment request is consistent with the following goals and approaches contained within the Character and Design Element:

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Goal 1: Determine the appropriateness of all development in terms of community goals surrounding area character and the specific context of the surrounding neighborhood.

Bullet 1: Respond to regional and citywide contexts with new and

revitalized development in terms of:

- **Scottsdale as a southwestern desert community.**
- **Relationships to surrounding land forms, land uses, and transportation corridors.**
- **Consistently high community quality expectations.**
- **Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.**

Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

Bullet 3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

Bullet 4: Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location (i.e.: Rural Desert Character Type)

Response: The Character Types Map of the General Plan designates the Property as a "Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods and low-density resorts. DM19 will provide a resort like life style that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space, lot sizing, placement and orientation will be designed in a manner that respects the natural terrain and native plants. Additionally, the proposed development contributes to the established Southwestern character of Desert Mountain through density, open space and environmental sensitivity enriching the lives of Scottsdale citizens promoting a safe, attractive, and context compatible development. Low-level lighting and low-scale building profiles nestled within an open space setting will minimize visual impacts to neighboring properties.

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Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique Southwestern desert community.

Bullet 2: Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and

natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.

Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The site plan and building design (residential lot layout, golf course design, internal road design and golf amenities including clubhouse and parking) envisioned for the Property will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. Desert Mountain Parcel 19 will contribute towards sustaining Scottsdale's economic and environmental quality of life by representing the desert character and design quality typically associated with north Scottsdale and Desert Mountain.

This residential and golf community will promote the Scottsdale Sensitive Design Principles. The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding Desert Mountain master planned community. See responses to Scottsdale's Sensitive Design Principles above.

Goal 3: Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources.

Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.

Response: A Class III Cultural Resources Survey of the Desert Mountain 19 site has been prepared by Logan Simpson and is in review with the City. In August 2016, the second submittal was made along with a Work Plan for National Register of Historic Places Eligibility Testing. Survey was updated again on September 19, 2016 and Work Plan was updated on September 13,

2016. Fieldwork will begin as soon as a written notice to proceed from the City is granted.

Goal 4: Encourage “streetscapes” for major roadways that promote the City’s visual quality and character and blend into the character of the surrounding area.

Bullet 5: Ensure compatibility with natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.

Bullet 9: Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for larger landscaped areas that can minimize the impact of highly traveled roads and adjacent neighborhoods.

Bullet 13: Use markers and entry features at key entrances to Scottsdale so that residents and visitors have a sense of arrival into the City.

Response: The General Plan Streetscapes Map designates “Natural Streetscapes” adjacent to the Property. The 100’ Scenic Corridor will be provided along Cave Creek Road. As discussed with City Staff, it is important to note that Pima Road is not a visually significant road north of Cave Creek Road (local residential street), there is no north-south Scenic Corridor connectivity, and there is also an existing well site at the northwest corner of the Property that will likely be maintained in its current capacity. However, DM19 is willing to maintain an average 25’ buffer which when added to the City’s existing right-of-way will provide a 75’ wide area adjacent to Pima Road which can be landscaped or revegetated. Further, the proposed site plan will provide open space in excess of the requirements, with approximately 48% of the site designated as natural and recreational open space

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.

Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.

Bullet 2: Maintain the landscape materials and patterns within a character area.

Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Bullet 4: Discourage plant materials that contribute to airborne pollen.

Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.

Bullet 6: Encourage the retention of mature landscape plan materials.

Response: The development proposal promotes a rich desert landscape palette (and preservation of mature native vegetation) as part of the overall site plan design to enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architecture as well as distinctive landscaping.

Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.

Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

Bullet 3: Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

Bullet 4: Discourage lighting that reduces viability of astronomical observation facilities within Arizona.

Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute towards public safety.

Response: Lighting will be compatible with the existing character of Desert Mountain which minimizes glare and lighting intrusions into adjacent residential properties and promotes "dark skies" pursuant to City policies.

ii. Land Use Element

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other visually, aesthetically, socially, and economically, and to avoid conflicting, damaging or

otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community.

Per the General Plan, "Neighborhoods" focus on a range of mostly residential classifications and land uses designated to accommodate a mix of densities for a variety of neighborhoods and other uses that support residential land uses. Suburban Neighborhoods "include medium to small-lot single family neighborhoods or subdivisions." This land use category supports densities between 1-8 dwelling units/acre and the site is surrounded by Suburban Neighborhoods with comparable densities. Thus, the proposed site plan is compatible with the Suburban Neighborhoods and Developed Open Space designations. The DM19 site plan and proposed uses are consistent with the following goals and approaches contained within the Land Use Element of the General Plan:

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Goal 3: Encourage the transition of land uses for more intense, regional and Citywide activity areas to less intense activity areas within local neighborhoods.

Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

Response: The location of the Property and the neighborhood sensitive development goals proposed for DM19 contribute towards an appropriate transition with respect to development pattern, intensity and character.

The surrounding mix of existing land uses in the immediate area include the Desert Mountain master plan (north and northwest) with a range of residential densities including R-4R, R1-7, R1-10, R1-18 and R1-35. As previously stated, Desert Mountain is an 8,000-acre master planned community with approximately 2,436 planned homes and six 18-hole golf courses. It was originally planned and approved for 4,500 residential and resort units. DM19 is immediately surrounded by R1-7 ESL single family residential to the north, O-S ESL, Desert Mountain golf course and Scottsdale Fire Station to the east (soon to be relocated), Our Lady of Joy Catholic Church and R-43 single family residential to the south, and the Carefree Sky ranch Airport and R1-35 single family residential to the west in the Town of Carefree.

Goal 4: Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Response: The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood. The proposed residential and golf community will provide a wider array of housing options for the residents of north Scottsdale in a unique desert setting and the new golf course will provide an 18-hole short game course that can be enjoyed by all skill levels while providing abundant open space and preserving view corridors.

Goal 5: *Developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

Bullet 6: Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainage ways.

Response: A rich mix of lifestyles that enhance the values that make each place unique is a core Scottsdale value. As such, the proposed development plan provides an environmentally sensitive residential and golf opportunity for residents of Scottsdale who chose to purchase a home in this Desert Mountain community.

Goal 7: *Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.*

Bullet 2: Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.

Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

Response: As with all of M3's developments, the site plan for Parcel 19 has been designed with careful consideration to the natural terrain/washes, native vegetation and vista corridors as well as the existing built environment of single family residential and nearby Sky Ranch Airport. The home sites have been masterfully integrated with the proposed golf amenity and refinement of the design will continue to develop through the zoning and subsequent Development Review Board process with the City.

Goal 8: *Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.*

Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforced an area's

character.

Response: The existing 8000+/- acre Desert Mountain master plan, which was approved in 1987, consists of approximately 2,436 planned homes and six golf courses with clubhouses and associated amenities (restaurants, tennis, fitness, spa) The property is surrounded by R1-7 ESL single family residential to the north, O-S ESL, Desert Mountain golf course and Scottsdale Fire Station to the east (soon to be relocated), Our Lady of Joy Catholic Church and R-43 single family residential to the south, and the Carefree Sky Ranch Airport and R1-35 single family residential to the west in the Town of Carefree.

The Desert Mountain HOA recently voted to support the approval of a GPA and rezoning to R-4 ESL and O-S ESL to allow residential and golf course development on the Property finding it to be compatible and in character with the existing surrounding development and high desert lifestyle.

Guiding Principle: Economic Vitality

i. Economic Vitality Element

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in other elements of the General Plan (Housing and Neighborhoods), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall of sustainability of Scottsdale's community is summarized in the following section.

A market analysis was prepared by Elliott Pollack, demonstrating that the proposed additional homes and golf course are positive uses

The proposed private course and clubhouse will be operated and financially supported by dues from Desert Mountain Club members. Desert Mountain has approximately 2,000 members generating \$57 million in annual revenues. Parcel 19 will add to the number of Desert Mountain members, and generate sufficient revenues to support the additional amenities.

Guiding Principle: Enhance Neighborhoods

i. Community Involvement Element

Public participation is a key component to the successful planning of new development within a community. Citizens and business owners are an

important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development whether it be a GPA, Rezoning, or Conditional Use Permit. The development team began early outreach efforts in late 2015 with Desert Mountain and in early 2016 with the surrounding property owners, the Town of Carefree and other stakeholders. These outreach efforts and dialogue with the community will continue throughout the public process.

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Goal 1: Seek early and ongoing involvement in project/policy-making discussions.

Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.

Response: As mentioned above, outreach began early and has been ongoing (and will continue to be ongoing) throughout the entitlement process with the City. In addition to several meetings with the Desert Mountain HOA Board and Velvet Shadows/Carefree Shadows HOA Board. A mailing was sent to all property owners within 750' of the Property as well as interested parties. A complete Citizen Outreach Report is provided with the application.

ii. Housing Element

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states "Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

DM19 is consistent with the following goals and approaches contained within the Housing Element:

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Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.

Bullet 1: Maintain Scottsdale's quality-driven development review standards for new housing development.

Response: The R-4 housing for Desert Mountain Parcel 19 will be single family for-sale homes with an estimated selling price of \$900,000-\$2.5 million. This development will uphold Desert Mountain's quality standards and complement the existing upscale lifestyle and character established throughout the Desert Mountain master plan while providing a more maintenance free lifestyle. Architectural themes and design elements are still being finalized, but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees. The development team is also formulating a set of design guidelines to further uphold the established Desert Mountain character.

iii. Neighborhood Element

The Neighborhood section of the General Plan focuses on Scottsdale's vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City.

The term "neighborhood" is best characterized as a diverse mix of use typically consisting of retail, office and residential development. Given the specific physical location of the Property, the proposed Suburban Neighborhoods land use designation is appropriate in the context of the General Plan's Guiding Principle for sustainable neighborhoods.

The Neighborhood's Guiding Principle of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic base.

DM19 is consistent with the following goals and approaches contained within the Neighborhood Element:

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Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.

Bullet 1: Provide neighborhood recreation facilities and parks.

Response: DM19 will provide a wider array of housing options for the residents of north Scottsdale in a unique desert setting and the new golf course will provide an 18-hole short game course that can be enjoyed by all skill levels while providing abundant open space, preserving view corridors and promoting high desert living.

Guiding Principle: Open Space

i. Open Space and Recreation Element

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes.

The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the Scenic Corridors, natural and urban open spaces and recreational opportunities. A well managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors such as vista corridors through the site and Scenic Corridors (Cave Creek Road), provides continuous visual linkages within and between local neighborhoods reinforcing the regional open space network.

DM19 is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

General Plan Page 113

Goal 1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.

Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.

Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.

Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.

Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited, and respond to local conditions in landscape designs.

Response: The proposed development provides opportunities for passive and active outdoor recreational activities through both the preservation of NAOS and a new golf course amenity. The golf course and clubhouse area will be approximately 36.2+/- acres and overall there will be approximately 48% of open space provided on the Property and integrated into the residential community. This large amount of open space will have the additional benefit of preserving scenic views and mountain vistas that are well known to the Desert Mountain community. Additionally, as with the developed portions of Desert Mountain, local conditions (terrain and vegetation) will be respected and have been factored into the overall site design.

2001 General Plan Page 124

ii. Preservation and Environmental Planning Element

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, reducing vehicle trips to minimize congestion and pollution, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The overlying theme is to bring a close and supportive relationship between natural resources, environmental quality and the economy of the area. This proposed residential community is a significant reduction in average daily trips as compared to the existing zoning from 9,371 daily trips to 620 daily trips, a 93% decrease.

This General Plan Amendment is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

General Plan Page 132

Goal 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

Bullet 4: Encourage developments to retain and integrate the desert ecosystem where appropriate.

Bullet 6: Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Bullet 8: Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

Response: The Property, at the southern tip of the Desert Mountain master plan in the high desert of north Scottsdale, has relatively gentle terrain, with a primary wash corridor that traverse the site east-west. The site design and home placement will respond to the terrain of the site. The proposed home sites are respectful of the natural wash corridors, mature vegetation and preservation of wildlife corridors. Building design will consider the distinctive qualities and character of the surrounding Desert Mountain context and incorporate those qualities in its design.

Goal 3: Achieve a sustainable balance between the conservation, use and development of Scottsdale Natural Resources.

Bullet 5: Investigate and implement techniques, which minimize use of chemicals in maintaining turf and landscape materials, for example in parks and golf courses.

Bullet 8: For flood control channels, a high priority in the design criteria should be placed on:

- ***Sensitive aesthetic treatment***
- ***Multiple uses that harmonize with the character of the adjacent neighborhood***
- ***Impact on habitat***

Response: The Developer, M3, will seek to implement turf and landscape treatments that are environmentally sensitive and minimize the use of chemicals. The golf course design has been diligently thought through and respects, preserves and showcases all existing environmentally sensitive areas. This includes natural drainage characteristics, established flood plains, 404 washes, significant boulder outcroppings and native vegetation. The proposed grading for the course takes into account the existing terrain of the area and is compatible with its surrounding environment. The natural drainage patterns will remain intact and fully functioning, creating no impact to downstream properties. In addition, wildlife corridors will not be disrupted following golf course development.

Goal 4: Reduce energy consumption and promote energy conservation.

Response: The proposed development will results in an approximately 70% reduction in potable water consumption compared to the previous zoning for the 91.7+/- acre site. Additionally, daily vehicular trips will be reduced by 93% as compared to the previous zoning which included office, commercial and industrial uses. M3 intends to investigate opportunities for sustainable building techniques and materials, provide both natural and man-made shading, promote solar energy opportunities and implement energy efficient lighting.

Goal 5: Conserve water and encourage the reuse of wastewater.

Bullet 1: Continue and expand the current water conservation program and investigate feasibility of using reclaimed wastewater for irrigation and water features throughout the city.

Response: The golf course will be irrigated with the current IWDS (Irrigation Water Distribution System) water allotment for Desert Mountain.

Goal 7: Promote local and regional efforts to improve air quality.

Response: The low density development will provide approximately 48% in open space including both natural and recreational open space amenities, thereby creating a vast improvement to air quality as compared to the previous more intense uses.

Goal 9: Protect and conserve native plants as a significant natural and visual resource.

Bullet 1: Enhance, restore and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.

Bullet 2: Retain and preserve native plants to retain a Sonoran desert character.

Goal 10: Encourage environmentally sound "green building" alternatives that support sustainable desert living.

Bullet 3: Protect and enhance the natural elements of all development sites.

Bullet 5: Use low impact building materials.

Response: DM19 will utilize a rich desert landscape palette and preservation of mature native vegetation as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. M3 is committed to creating a specially designed environment that has superior architecture as well as distinctive landscaping. The vision for the property is a southwestern residential community in a desert golf setting that celebrates the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed.

Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and desert contemporary architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

Design strategies and building techniques, which reduce energy consumption and endure over time, will be utilized where feasible. These elements will be addressed in the design guidelines established for Parcel 19.

Guiding Principle: Sustainability

The issue of sustainability is addressed within three chapters of the General Plan that include 1) cost of development; 2) growth areas; and 3) public services and facilities. This chapter and the discussion of "sustainability" (for the purposes of the General Plan discussion) relates more to effective management of Scottsdale's finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs.

The City has long held the philosophy that new development should "pay for itself" and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the development review process the City can evaluate appropriate dedications, development fees and infrastructure provisions. The developer will incur any costs and fees associated with infrastructure requirements including the consolidation and relocation of the well sites.

Guiding Principle: Transportation

i. Community Mobility Element

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale's aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

DM19 is consistent with the following goals and approaches contained within the Community Mobility Element:

General Plan Page 177

Goal 2: *Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.*

Response: This development will result in a 93% reduction of traffic compared to the previous zoning entitlements (9,371 total trips compared to 620 total trips).

City of Scottsdale - Golf Course Policy

The Scottsdale Golf Course Policy was developed in 1997 and identifies 5 Primary issues that are significant in the development of Golf Courses. These 5 issues are:

1. Environmental
2. Land Use
3. Economic
4. Open Space
5. Water Supply

Within each of these issues, goals have been established to direct golf course development in general. The goals which pertain to the proposed project are itemized below along with responses specific to this project.

Goal 1: *Encourage high levels of environmental performance in the design and management of new golf facilities.*

-and-

Goal 3: *Encourage environmental sensitivity and resource protection in every phase of course development and management.*

Response: The golf course adds approximately 35 acres of impervious surfaces to the area. These 35 acres will provide a wide variety of desert friendly plant zones with palettes specific to wash zones, arroyo areas, desert enhancement, desert revegetation and turf. The turf area will provide a beautiful playing surface for its users, but also help provide storm water storage areas and one method of conveying drainage run off.

The golf course design has been diligently thought through and respects, preserves and showcases all existing environmentally sensitive areas. This

includes natural drainage characteristics, established flood planes, 404 washes, significant boulder outcroppings and native vegetation. The proposed grading for the course takes into account the existing terrain of the area and is compatible with its surrounding environment. The natural drainage patterns will remain intact and fully functioning, creating no impact to downstream properties. In addition, wildlife corridors will not be disrupted following golf course development.

Typically, desert golf courses utilize and are limited to 90 acres of turf per golf course facility. Based on an industry average of 35,000 rounds for daily free golf, this acreage translates into 1 acre for approximately 389 rounds of golf. The Desert Mountain Parcel 19 golf course proposal is very unique for many reasons, but specific to turf efficiency the new golf course is targeted for 25,000 rounds which translates to 1,000 rounds per acre of turf which represents over 250% increase in turf function. Additionally, the proposed golf course represents approximately 25% of the typically allowed turf for a golf facility.

Goal 6: *Golf courses should be effectively integrated into surrounding land uses and managed so as to provide the highest benefit to the community.*

Response: Landscape buffers and transition areas will utilize a plant palette that will consist only of native species in densities that are commensurate with the surrounding Sonoran Desert and the Desert Mountain Community. The design and layout of the course will compliment and reinforce the existing golf character of Desert Mountain. The routing of the course will provide special enclaves within the project without jeopardizing the overall sense of community.

The Desert Mountain Parcel 19 golf course will be an addition to the Desert Mountain golf facility, one of the most recognizable golf brands and sophisticated golf facilities in the world. To meet these high standards, the course will be designed and developed with the assistance of the industry leaders and experts who maintain and sustain the current Desert Mountain golf courses; the same golf courses that represent the leading science and design standards within the City of Scottsdale. The developers and designers expectations are to use the uniqueness of the proposed short course to challenge those criteria and experts and achieve standards that will inspire all of Desert Mountain and the courses of North Scottsdale to think about maintenance and design in even more detail than they have before.

Goal 9: *Encourage golf as a continuing recreational opportunity for Scottsdale's residents.*

Response: Desert Mountain represents a unique aspect and living opportunity exclusive to the desert area of Scottsdale. That reputation provides a substantial boost to the City's brand and economic well-being. Desert Mountain is keenly

aware of its place in the location and national golf scene and is continually managing and assessing their status, member satisfaction and financial stability. The game of golf is always expanding and contracting, which is influenced by many factors. Desert Mountain is extremely unique with a very large private membership including multiple golf courses and club facilities. While these amenities are world class, the membership and club management views the new Parcel 19 facility, a 3,000-yard walkable short course, as providing a new opportunity not currently offered at Desert Mountain golf courses. This new golf facility will help sustain the club, its reputation, and its current membership further growing the game at Desert Mountain and throughout Arizona.

The short course will provide a user friendly game for the aging member, a golf experience exemplary with the level of play they are accustomed to at Desert Mountain, which will extend their connection with the game and their usage of the club's overall facilities. The short course will provide a venue, for both existing and potential members, for a relaxing golf experience where the stress of having a high handicap or keeping swift pace of play is removed from the equation. The balance between simple outdoor fun and the inclusion of golf will expand the normal user profile and potentially allow members enough experience and comfort to move to one of the larger courses and grow the game internally. Further, it's a place for those passive golf members to bring people to Desert Mountain to show them a different type of golf.

The short course is a perfect place for parents and grandparents to teach their children and grandchildren the wonderful game of golf while spending quality time together else they otherwise would have to wait to tackle the larger, more difficult courses. Expanding golf's life, creating a unique way to play the game, and teaching the next generation to play will contribute as a major role in sustaining Desert Mountain, the game of golf and Scottsdale's golf market in the future. The development of short courses are expanding the game, and like usual, Desert Mountain is going to lead the way.

Goal 10: Encourage that golf courses be a part of and contribute value and diversity to a system of meaningful open space providing aesthetic, recreational and environmental benefit to the community.

Response: This proposed golf course is an extension of the existing golf courses within Desert Mountain and as such will continue to provide a scenic and environmentally sensitive relationship with the award winning Desert Mountain master plan. NAOS requirements will be strictly adhered to, ensuring that the uniqueness and natural beauty of the desert landscape which characterizes Desert Mountain will be maintained. There is no NAOS reduction being requested in the development of this golf course. Wildlife habitat and movement will be enhanced by the development of this golf course by providing additional

vegetation to a property that is currently sparse in vegetation.

Goal 11: *Golf courses should develop a separate and distinct water supply and delivery system so as not to negatively impact service to the overall community or divert potable water available for citizen consumption.*

Response: Since this golf course is part of the Desert Mountain master plan, the irrigation water supply already exists in capacity, quantity and proximity. Desert Mountain is a member of both the RWDS and IWDS. Irrigation will be extended from the existing system within Desert Mountain.

Goal 12: *Continuous efforts to reduce water usage in, both existing and future golf courses, is encouraged.*

Response: As described above, Desert Mountain and thus this new course has always been and will continue to be committed for both environmental and economic reasons to utilize the latest irrigation technology to minimize water usage in their irrigation practices.

Environmentally Sensitive Lands Ordinance

The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.

DM19 upholds the ESLO objectives in the following ways:

- Preservation of NAOS.
- Sensitive placement of golf holes, paths, clubhouse, and internal roadways to complement the natural landscape.
- Preservation of undisturbed native vegetation and vegetation of areas with ESLO desert plantings where disturbed by construction.
- Protect and preserve significant topographic features, washes, large boulder outcroppings and vista corridors.
- Maintain wildlife habitats through preservation of natural washes and connective NAOS.

- Utilized desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, and context appropriate color palette, to name a few.

Design Standards & Policies Manual

Scottsdale has established a set of guidelines for the design of public and private projects within the city. These guidelines are contained within the Design Standards and Policy Manual, commonly known as the DSPM. The DSPM is made up of 12 chapters all dealing with various areas of public and private development issues and is intended to provide direction during final design and preparation of the construction documents for development within the City of Scottsdale.

Detailed design for DM19 will comply with the standards and policies conveyed by the DSPM as follows

- Natural site features such as washes, boulder outcrops and native vegetation will be left in their natural state as much as possible. Improvements that are required within natural washes will complement their natural function and appearance.
- Concrete for exposed drainage structures, sidewalks, curbs, gutters and driveways will be integrally colored or stained to match the surrounding environment.
- Roadway cross-sections will comply with ESL (Environmentally Sensitive Lands) standards as illustrated in the DSPM.
- Only local native rock will be used for erosion protection.
- Roadway and driveway alignments will be selected to minimize disruption to the natural drainage patterns of the site. Where crossings are necessary, detailed analysis will be done to ensure that there are no adverse impacts downstream to flow patterns, flow rates, erosion and sediment transport.
- Cut & fill slopes will be graded to blend back into the natural terrain. Where retaining walls are required heights will be kept to a minimum and terracing will be incorporated to avoid "tall" wall impacts.

- Emergency access will meet or exceed Scottsdale Fire Department requirements.
- Gated entrances will comply with the standards of figure 2.1-3 of the DSPM.
- Storm water storage basins and drainage channels will comply with DSPM standards. In addition, they will be shaped to be “free-form” so as to blend into the natural desert surroundings. Landscape material will generally be native plants capable of surviving periodic inundation such as the species identified in section 2-1.903 of the DSPM.
- To minimize impact, utility lines will be located in road and driveway corridors as much as possible. In cases where utility lines cannot follow a road or driveway corridor, they will be located in easements or separate tracts and where desert materials are damaged due to the installation, re-vegetation will be provided.

Lot Layout and Setback Exhibit

Building setback.

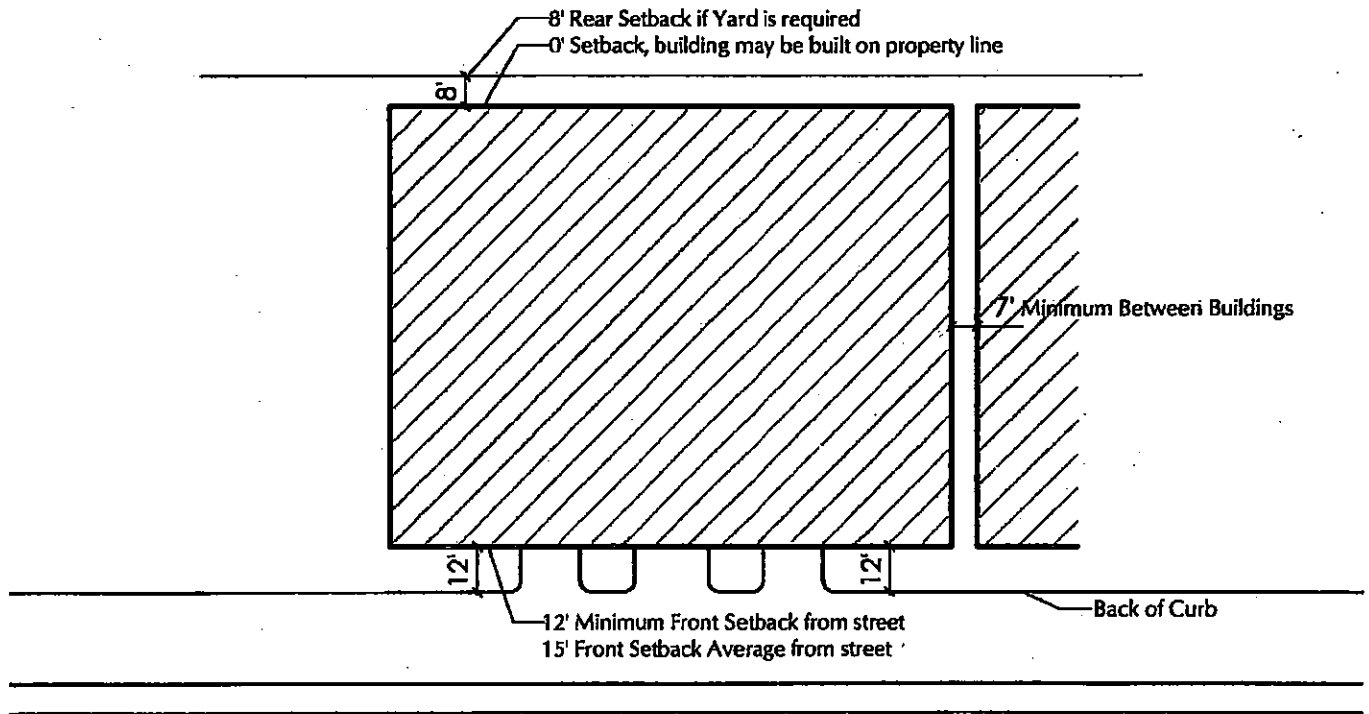
- Within an R-4 development or wherever an R-4 development abuts any district other than R-1, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than eight (8) feet in depth.
- No building or part thereof shall be erected or altered in this district that is nearer a dedicated street than twelve (12) feet except that the average setback from any dedicated street shall be fifteen (15) feet.

Exception:

- Where a lot is located at the intersection of two (2) or more streets the setback on one (1) street shall be not less than eight (8) feet.
- No more than thirty (30) percent of the frontage dwelling units shall have living space above one (1) story in height that is located within thirty-six (36) feet of any dedicated street.

Distance between buildings.

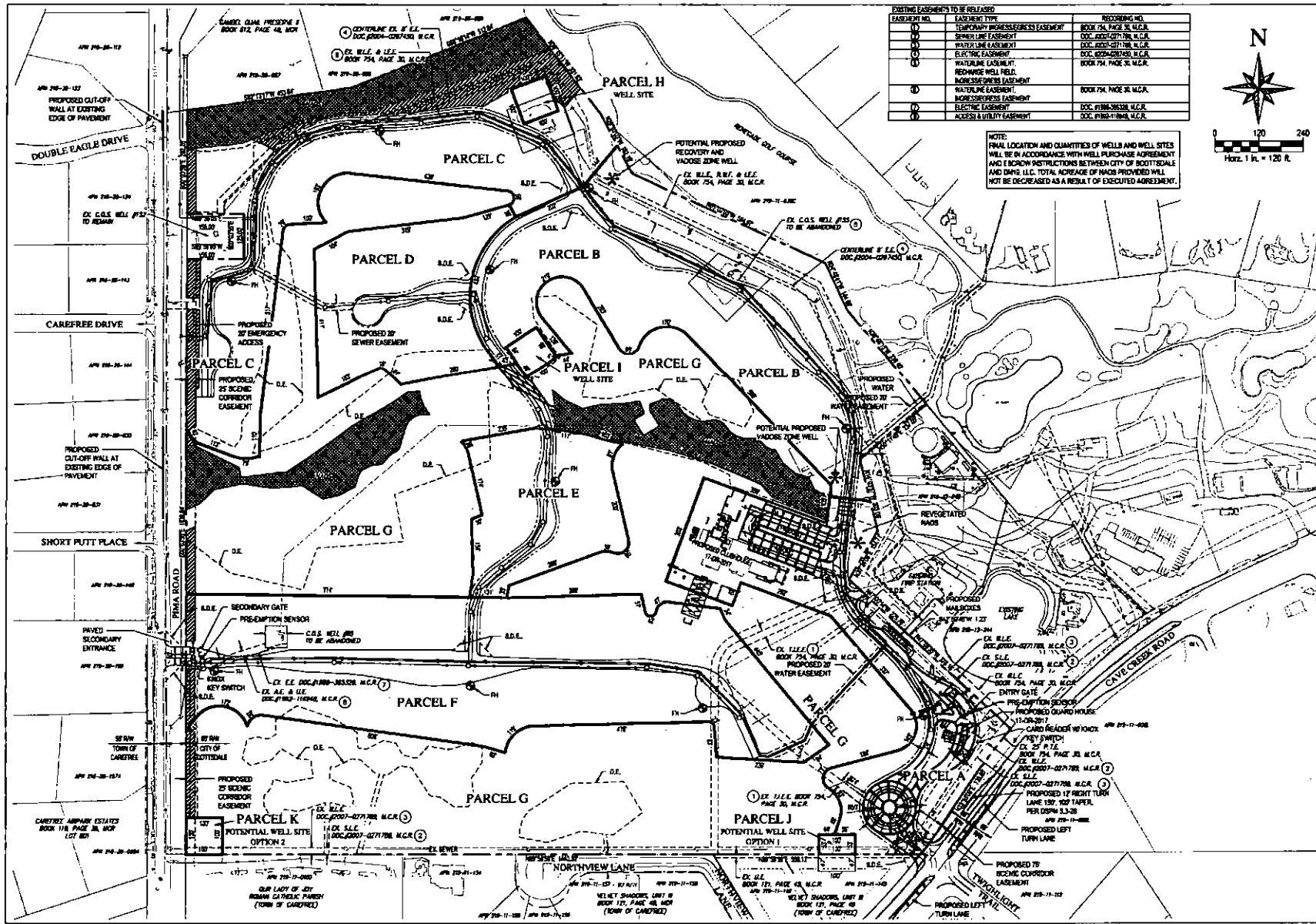
- There shall not be less than seven (7) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.



DM19 Standards for R-4 ESL

Exhibit C

Preliminary Block Plat



EXISTING EASEMENTS TO BE RELEASED		
EASEMENT NO.	EASEMENT TYPE	RECORDING NO.
①	TEMPORARY PROGRESS EASEMENT	BOOK 754, PAGE 30, M.C.R.
②	SEWER LINE EASEMENT	DOC. 2007-0271788, M.C.R.
③	WATERLINE EASEMENT	DOC. 2007-0271788, M.C.R.
④	ELECTRIC EASEMENT	DOC. 2007-0271788, M.C.R.
⑤	WATERLINE EASEMENT, RECOVER WELL FIELD	BOOK 754, PAGE 30, M.C.R.
⑥	WATERLINE EASEMENT, RECOVER WELL FIELD	BOOK 754, PAGE 30, M.C.R.
⑦	WATERLINE EASEMENT, RECOVER WELL FIELD	BOOK 754, PAGE 30, M.C.R.
⑧	ELECTRIC EASEMENT	DOC. 2007-0271788, M.C.R.
⑨	ACCESS & UTILITY EASEMENT	DOC. 2007-0271788, M.C.R.

NOTE: EXACT LOCATION AND QUANTITIES OF WELLS AND WELL SITES WILL BE ON ACCORDANCE WITH WELL PURCHASE AGREEMENT AND EROSION PREVENTION INSTRUCTIONS BETWEEN CITY OF BOOTHVILLE AND DAVIS, LLC. TOTAL ACRES OF MADS PROVIDED WILL NOT BE DECREASED AS A RESULT OF EXECUTED AGREEMENT.



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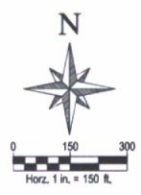
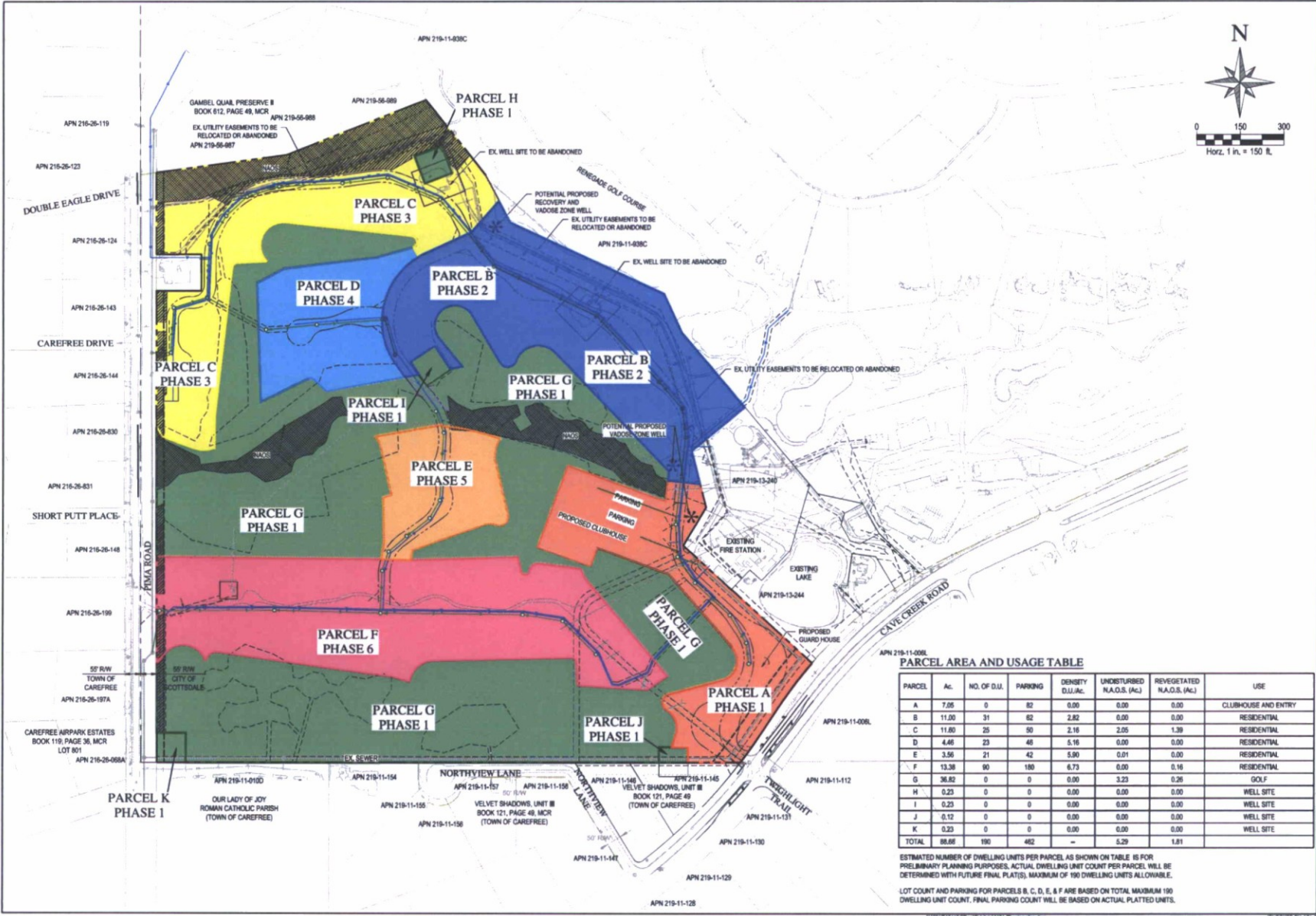
DESERT MOUNTAIN PARCEL 19
PRELIMINARY BLOCK PLAT
SCOTTSDALE, ARIZONA

DATE	DESCRIPTION

NOT FOR CONSTRUCTION OR RECORDING

SCALE: HORIZONTAL 1" = 120'
SCALE: VERTICAL 1" = 60'
DATE: 07/20/2023
JOB NUMBER: 1944
SHEET: 2 OF 2

Exhibit D
Phasing Plan



PARCEL AREA AND USAGE TABLE

PARCEL	Ac.	NO. OF D.U.	PARKING	DENSITY D.U./Ac.	UNDISTURBED N.A.O.S. (Ac.)	REVEGETATED N.A.O.S. (Ac.)	USE
A	7.05	0	82	0.00	0.00	0.00	CLUB-HOUSE AND ENTRY
B	11.00	31	82	2.82	0.00	0.00	RESIDENTIAL
C	11.80	25	50	2.16	2.05	1.39	RESIDENTIAL
D	4.46	23	48	5.16	0.00	0.00	RESIDENTIAL
E	3.56	21	42	5.90	0.01	0.00	RESIDENTIAL
F	13.38	90	180	6.73	0.00	0.16	RESIDENTIAL
G	36.82	0	0	0.00	3.23	0.26	GOLF
H	0.23	0	0	0.00	0.00	0.00	WELL SITE
I	0.23	0	0	0.00	0.00	0.00	WELL SITE
J	0.12	0	0	0.00	0.00	0.00	WELL SITE
K	0.23	0	0	0.00	0.00	0.00	WELL SITE
TOTAL	98.68	190	462	-	5.29	1.81	

ESTIMATED NUMBER OF DWELLING UNITS PER PARCEL AS SHOWN ON TABLE IS FOR PRELIMINARY PLANNING PURPOSES. ACTUAL DWELLING UNIT COUNT PER PARCEL WILL BE DETERMINED WITH FUTURE FINAL PLATS. MAXIMUM OF 190 DWELLING UNITS ALLOWABLE. LOT COUNT AND PARKING FOR PARCELS B, C, D, E, & F ARE BASED ON TOTAL MAXIMUM 190 DWELLING UNIT COUNT. FINAL PARKING COUNT WILL BE BASED ON ACTUAL PLATTED UNITS.

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ARIZONA
PLANNING & ARCHITECTURE

DESERT MOUNTAIN PARCEL 19
PHASING PLAN
SCOTTSDALE, ARIZONA

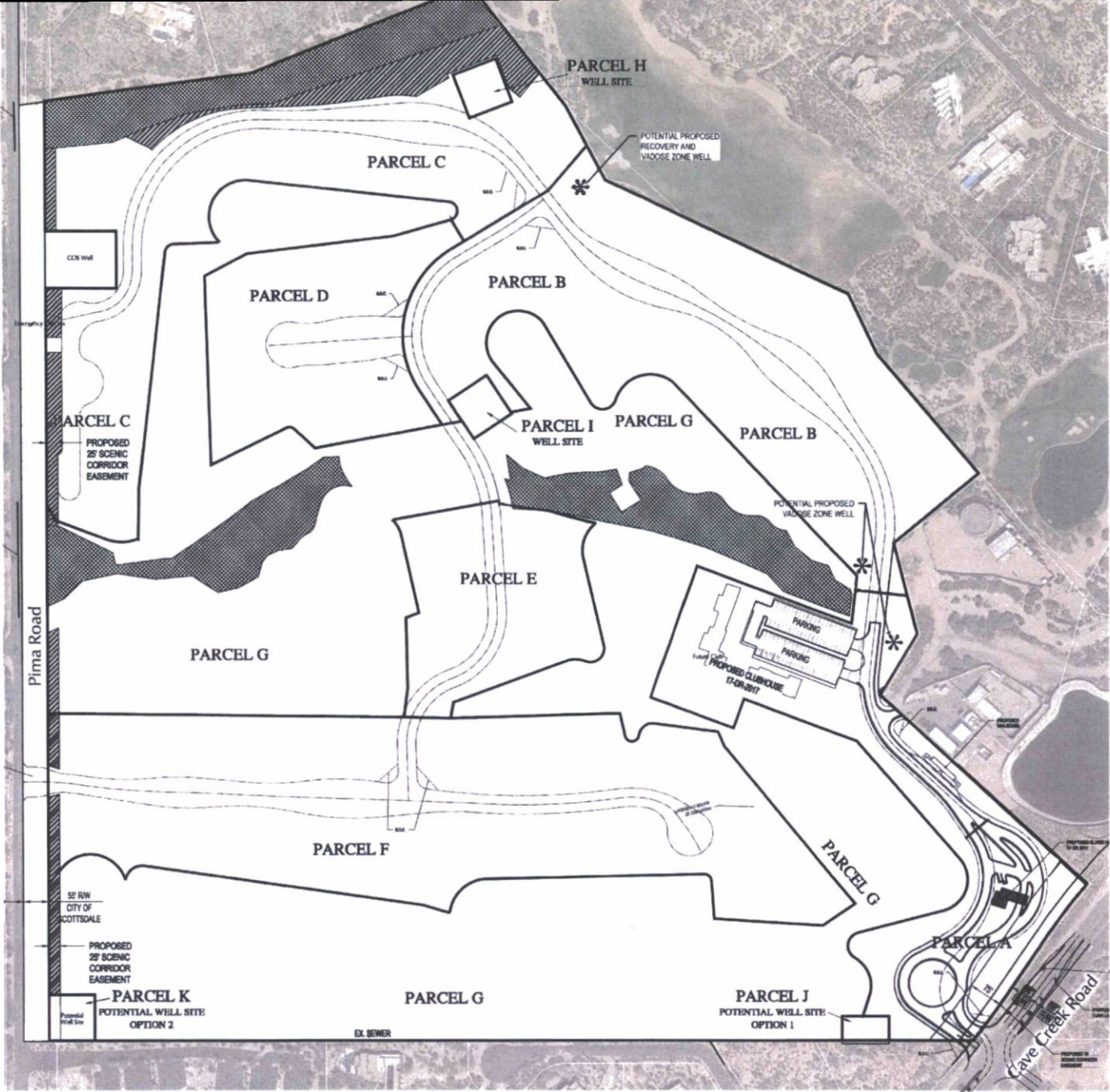
DATE	DESCRIPTION

NOT FOR CONSTRUCTION



SCALE (HORIZ.) 1" = 150'
SCALE (VERT.) 1" = 30'
DATE 7/20/22
JOB NUMBER 194
SHEET

OF

Exhibit E
NAOS Plan



NAOS ZONES

-  Undisturbed NAOS - 5.29 Acres
-  Revegetated NAOS - 1.81 Acres

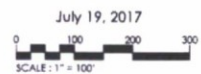
Desert Mountain NAOS Pool - 27.1 Acres
(Undisturbed NAOS)

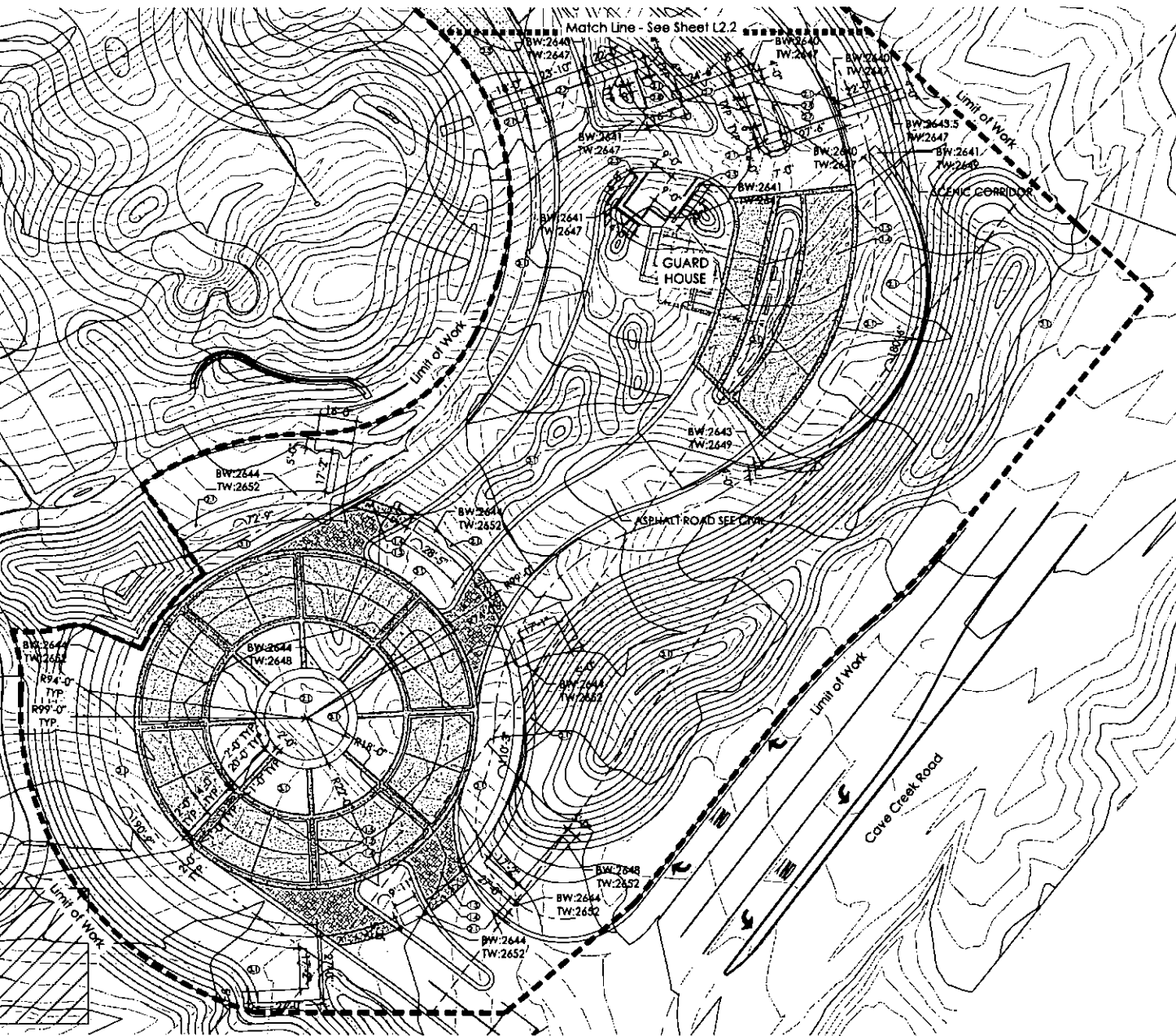
- NAOS Provided - 34.2 Acres = 37.3% of Property
- Required NAOS per Slope Analysis - 34.2 Acres = 37.3% of Property
- Gross Property Acreage - 91.7 Acres

Desert Mountain Parcel 19 - NAOS Calculation

Land Slope	Upper Desert	Area (Acres)	Percent Area	NAOS Required (Acres)
0-2%	25%	10.46	11.76%	2.62
2-5%	25%	10.13	11.38%	2.53
5-10%	35%	17.57	19.75%	6.15
10-15%	45%	20.78	23.35%	9.35
15-25%	45%	24.55	27.59%	11.05
Over 25%	45%	5.49	6.17%	2.47
		88.98	100.00%	34.17

TOTAL SLOPE AREA 88.98 AC
 TOTAL NAOS REQUIRED 34.17 AC
 UNDISTURBED REQUIRED 23.92 AC
 REVEGETATED ALLOWED (30% OF REQ'D) 10.25 AC



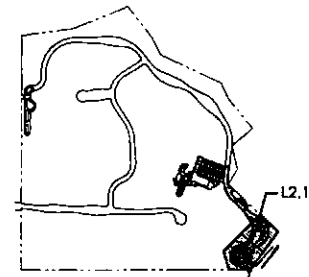


- KEYNOTES:**
 REFER TO SHEETS LA 1 & LA 3 FOR DETAILS
 REFER TO MATERIALS SCHEDULE FOR ADDITIONAL INFO
- 11 - COLORED CONCRETE FINISHES. SEE DETAIL 1.1 ON SHEET LA 1 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 12 - CONCRETE PAVEMENT - 1" BAND - BELGARD CATALINA DESERT BLEND. SEE DETAIL 1.4 ON SHEET LA 1 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 13 - CONCRETE PAVEMENT - BELGARD CATALINA 3 PRIDE TOBAC BLEND. SEE DETAIL 1.5 ON SHEET LA 1 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 14 - CONCRETE PAVING - EXPOSED AGGREGATE - FINE. SEE DETAIL 1.4 ON SHEET LA 1 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 15 - CONCRETE PAVING - EXPOSED AGGREGATE - COARSE. SEE DETAIL 1.5 ON SHEET LA 1 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 16 - STONE PAVING - FLAG STONE. SEE DETAIL 1.6 ON SHEET LA 1 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 17 - STONE PAVING - SLAB CUT. SEE DETAIL 1.7 ON SHEET LA 1 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 18 - PRE-CAST BRONZE GRATE. SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 19 - BOCAL BALL COURT. SEE DETAIL 1.9 ON SHEET LA 1 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 20 - SITE THEME STONE WALL. SEE DETAIL 2.1 ON SHEET LA 1 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 21 - SITE THEME STONE RETAINING WALL. SEE DETAIL 2.2 ON SHEET LA 1 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 22 - HORNED BLOCK WALL. SEE DETAIL 2.3 ON SHEET LA 2 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 23 - HORNED BLOCK RETAINING WALL. SEE DETAIL 2.4 ON SHEET LA 2 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 24 - CONCRETE STAIRS. SEE DETAIL 2.5 & 2.6 ON SHEET LA 2 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 25 - STEEL WHEEL STOP. SEE DETAIL 2.8 ON SHEET LA 2 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 26 - ENTRY VEHICULAR GATE. SEE DETAIL 2.7 ON SHEET LA 2 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 27 - STEEL FRAME PANEL SCREEN WALL. SEE DETAIL 2.8 ON SHEET LA 2 / SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 28 - PLANTING AREA. SEE PLANTING PLAN ON SHEETS LS 1 & LS 3
 - 29 - FURF AREA - 1/2" x 8,400 SQUARE FEET OF FURF WITHIN PROJECT LIMITS. SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 30 - RIP RAP. SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 31 - PLANTER POT. SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 32 - BRICK RACES. SEE MATERIALS SCHEDULE ON SHEET LD 0
 - 33 - TRASH CAN. SEE MATERIALS SCHEDULE ON SHEET LD 0

L2.1 - Desert Mountain Phase 1 Layout Plan

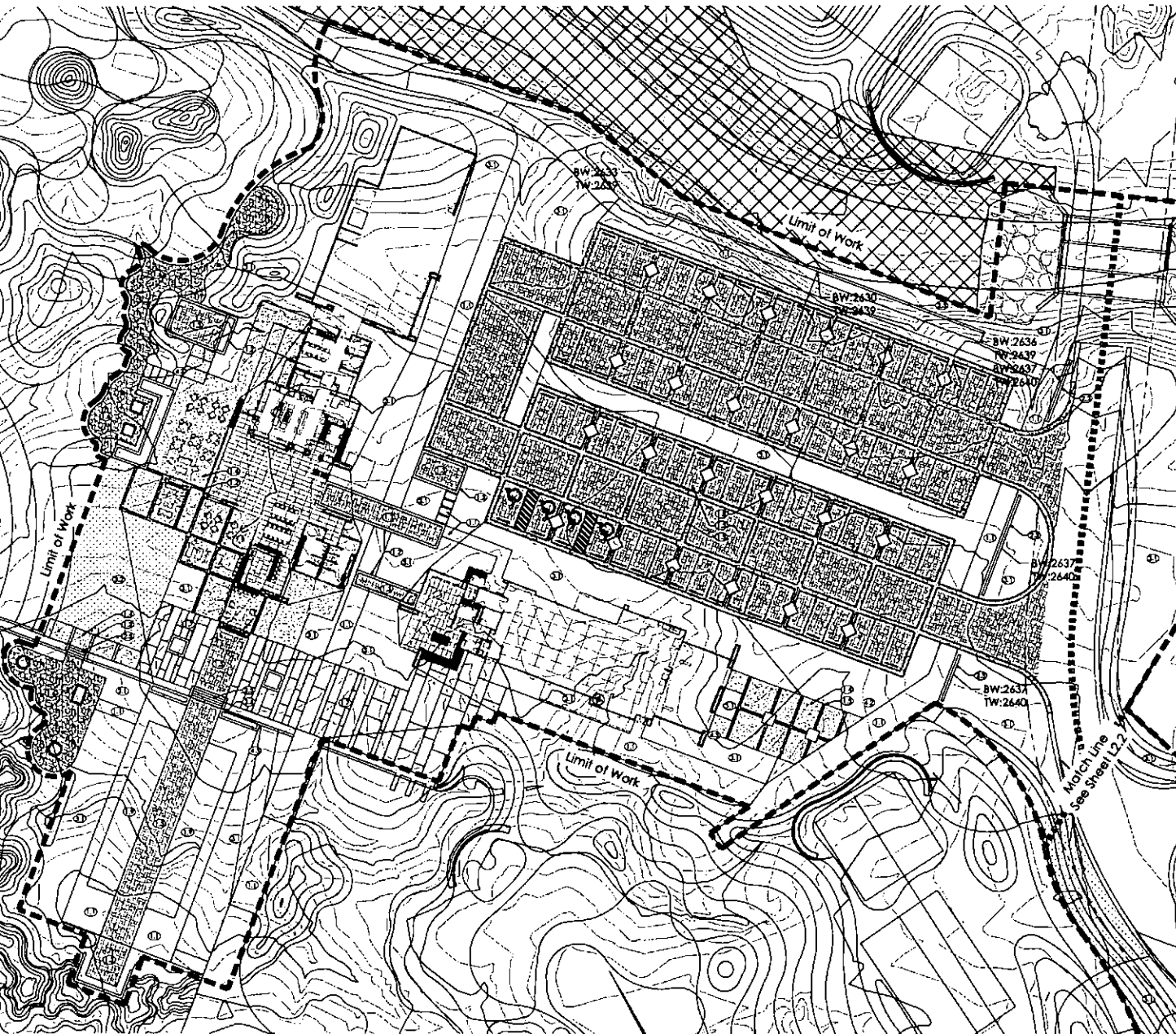


Key Map



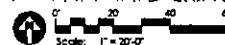
NTS

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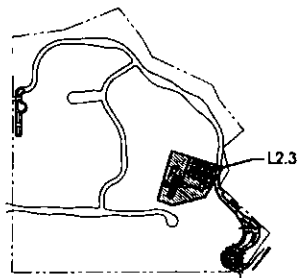


- KEYNOTES:**
 REFER TO SHEETS LA-1-6.3 FOR DETAILS
 REFER TO MATERIALS SCHEDULE FOR ADDITIONAL INFO.
1. COLORED CONCRETE SIDEWALK
 SEE DETAIL 1.1 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 2. CONCRETE PAVEMENT - 12" BAND - BELGIARD CATALINA DESERT BLEND
 SEE DETAIL 1.3 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 3. CONCRETE PAVEMENT - BELGIARD CATALINA 3 PIECE DESERT BLEND
 SEE DETAIL 1.3 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 4. CONCRETE PAVING - EXPOSED AGGREGATE - FINE
 SEE DETAIL 1.4 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 5. CONCRETE PAVING - EXPOSED AGGREGATE - COARSE
 SEE DETAIL 1.5 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 6. STONE PAVING - FLAG STONE
 SEE DETAIL 1.6 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 7. STONE PAVING - SLAB CUT
 SEE DETAIL 1.7 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 8. PRE-CAST BRONZE GRATE
 SEE MATERIALS SCHEDULE ON SHEET LD.0
 9. BOWTIE BALL COURT
 SEE DETAIL 1.9 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 10. SITE THEME STONE WALL
 SEE DETAIL 2.1 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 11. SITE THEME STONE RETAINING WALL
 SEE DETAIL 2.2 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 12. HONEYCOMB BLOCK WALL
 SEE DETAIL 2.3 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 13. HONEYCOMB BLOCK RETAINING WALL
 SEE DETAIL 2.4 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 14. CONCRETE STAIRS
 SEE DETAIL 2.5 & 1.10 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 15. STEEL WHEEL STOP
 SEE DETAIL 2.6 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 16. ENTRY VEHICULAR GATE
 SEE DETAIL 2.7 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 17. STEEL FRAME PANEL SCREEN WALL
 SEE DETAIL 2.8 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 18. PLANTING AREA
 SEE PLANTING PLAN ON SHEETS L3.1-13.3
 19. TURF AREA - 16" & 40" SQUARE FEET OF TURF WITHIN PROJECT LIMITS
 SEE MATERIALS SCHEDULE ON SHEET LD.0
 20. SEE BAY
 SEE MATERIALS SCHEDULE ON SHEET LD.0
 21. PLANTER POT
 SEE MATERIALS SCHEDULE ON SHEET LD.0
 22. TREE BACKS
 SEE MATERIALS SCHEDULE ON SHEET LD.0
 23. TRASH CAN
 SEE MATERIALS SCHEDULE ON SHEET LD.0

L2.3 - Desert Mountain Phase 1 Layout Plan

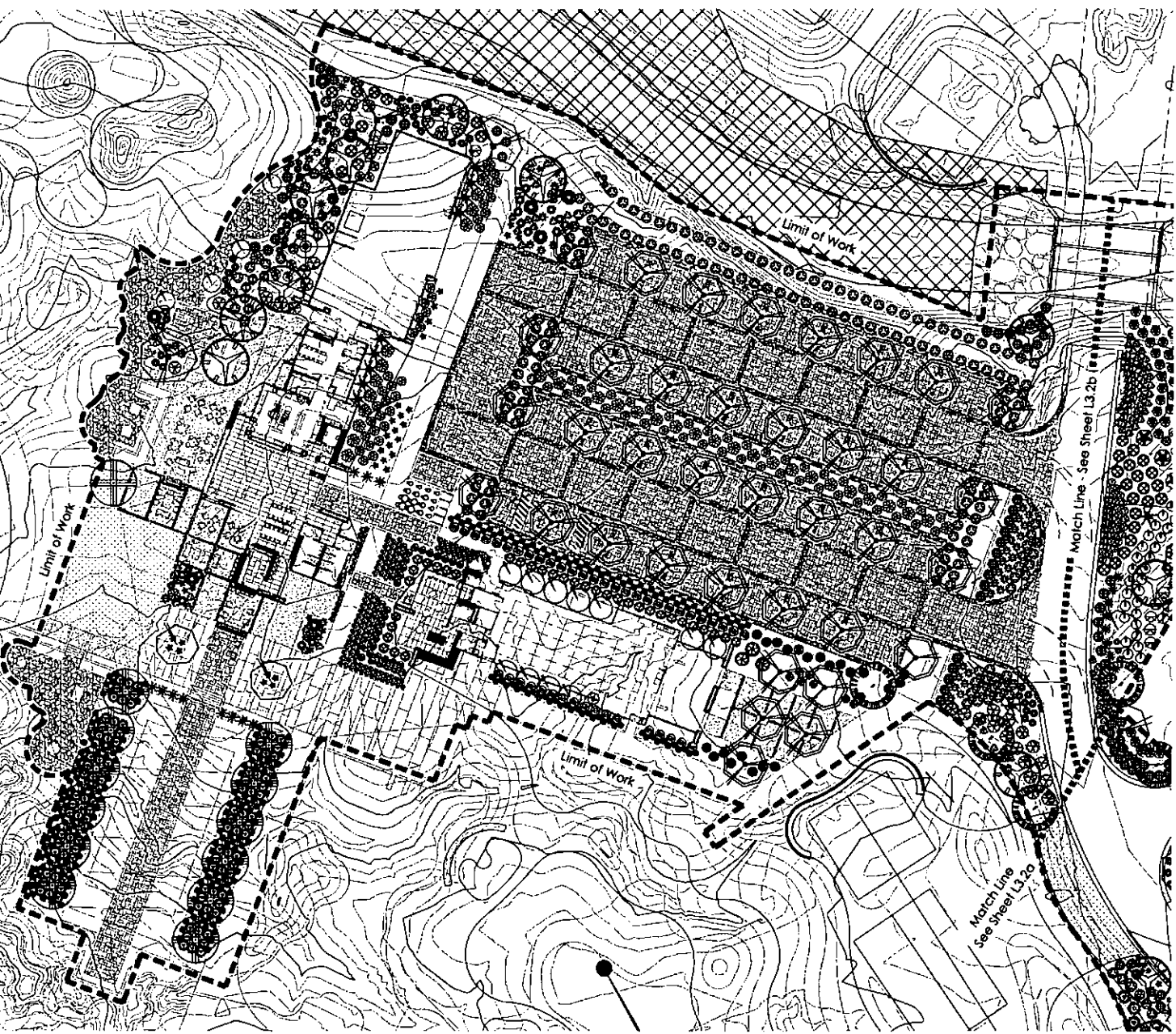


Key Map



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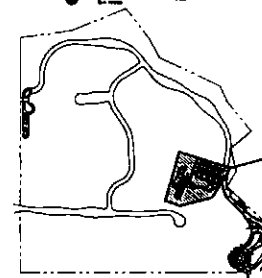
L3.3 - Desert Mountain Phase 1 Layout Plan



PLANT MATERIALS LEGEND

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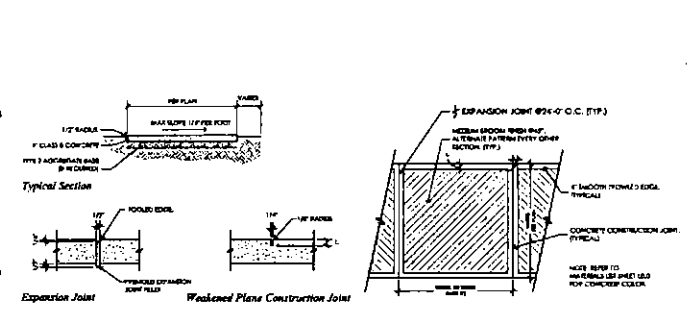
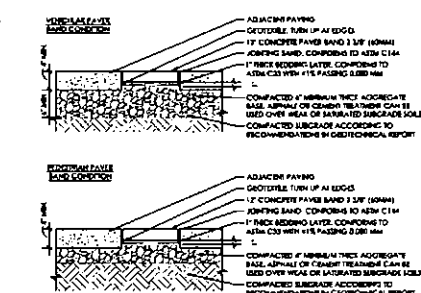
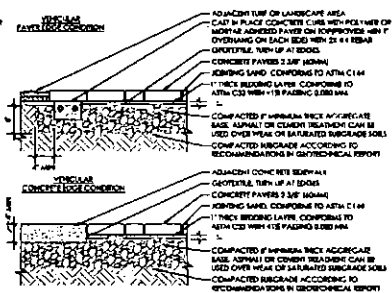
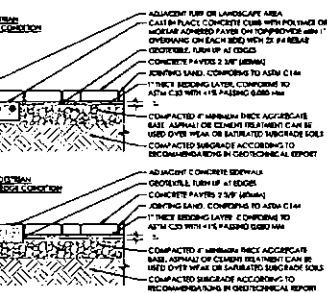
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Key Map

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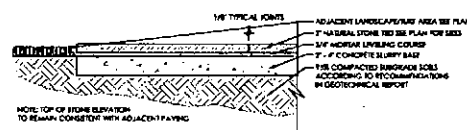
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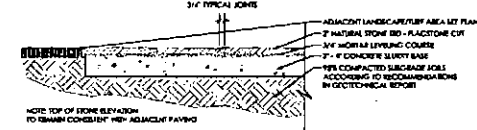
Concrete Pavers
Scale: 1" = 1'-0"

1.2 Concrete Paver - 12" Band
Scale: 1" = 1'-0"

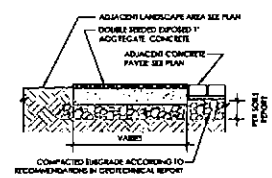
1.1 Concrete Sidewalk Finish
Scale: NTS



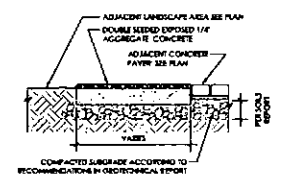
1.7 Stone Paving - Slab Cut
Scale: 1" = 1'-0"



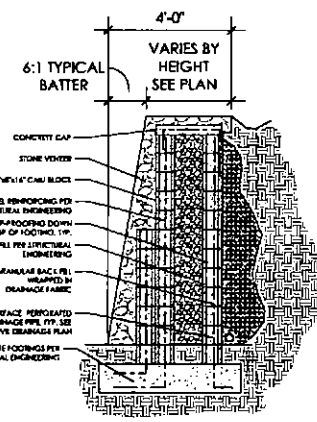
1.6 Stone Paving - Flagstone Cut
Scale: 1" = 1'-0"



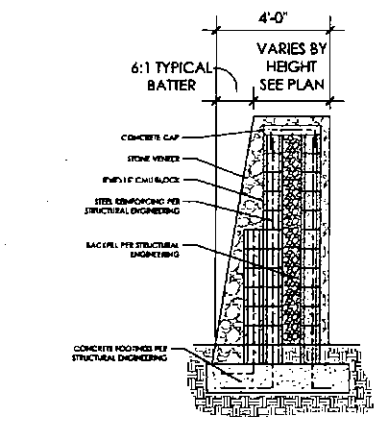
1.5 Exposed Aggregate - Coarse
Scale: 1" = 1'-0"



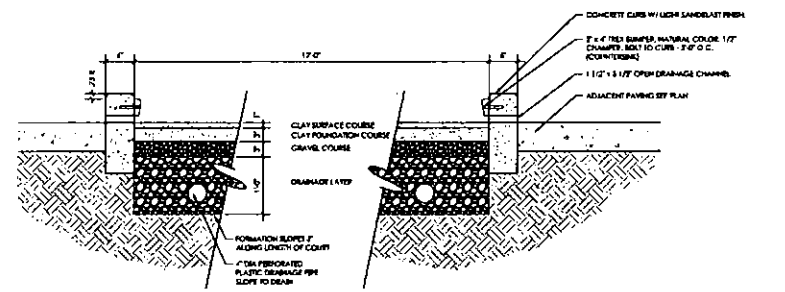
1.4 Exposed Aggregate - Fine
Scale: 1" = 1'-0"



2.2 Site Theme Stone Retaining Wall
Scale: 1/2" = 1'-0"

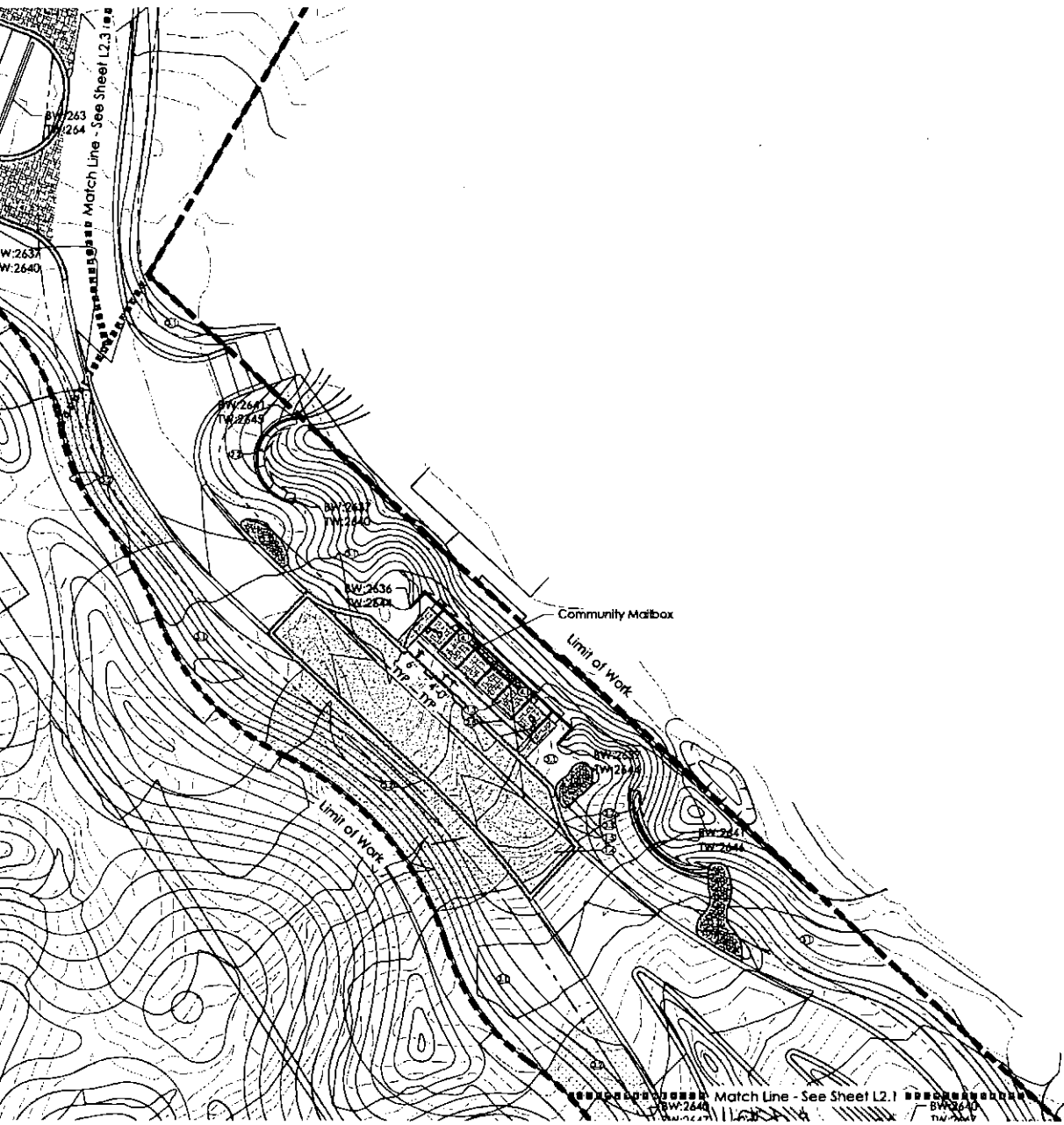


2.1 Site Theme Stone Wall
Scale: 1/2" = 1'-0"



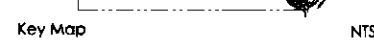
1.9 Bocce Ball Court
Scale: 1" = 1'-0"

DESERT MOUNTAIN 10



- KEYNOTES:**
- 1. REFER TO SHEETS LA.1-4.3 FOR DETAILS
 - 2. REFER TO MATERIALS SCHEDULE FOR ADDITIONAL INFO.
 - 1.1. COLORED CONCRETE SIDEWALKS
SEE DETAIL 1.1 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 1.2. CONCRETE PAVEMENT - 7" SAND - BELGIARD CATALINA "DESERT BLEND"
SEE DETAIL 1.2 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 1.3. CONCRETE PAVEMENT - BELGIARD CATALINA 3" PICE "DESERT BLEND"
SEE DETAIL 1.3 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 1.4. CONCRETE PAVING - EXPOSED AGGREGATE - FINE
SEE DETAIL 1.4 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 1.5. CONCRETE PAVING - EXPOSED AGGREGATE - COARSE
SEE DETAIL 1.5 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 1.6. STONE PAVING - FLAG STONE
SEE DETAIL 1.6 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 1.7. STONE PAVING - SLAB CUT
SEE DETAIL 1.7 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 1.8. PRE-CAST IRON TILE GRATE
SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 1.9. BOCCAL BALL COURT
SEE DETAIL 1.9 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 2.1. SITE TREMÉ STONE WALL
SEE DETAIL 2.1 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 2.2. SITE TREMÉ STONE RETAINING WALL
SEE DETAIL 2.2 ON SHEET LA.1 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 2.3. HONED BLOCK WALL
SEE DETAIL 2.3 ON SHEET LA.3 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 2.4. HONED BLOCK RETAINING WALL
SEE DETAIL 2.4 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 2.5. CONCRETE STAIRS
SEE DETAIL 2.5 & 1.10 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 2.6. STEEL WHEEL STOP
SEE DETAIL 2.6 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 2.7. ENTRY VEHICULAR GATE
SEE DETAIL 2.7 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 2.8. STEEL FRAME PANEL SCREEN WALL
SEE DETAIL 2.8 ON SHEET LA.2 / SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 3.1. PLANTING AREA
SEE PLANTING PLAN ON SHEETS L3.1-1.3
 - 3.2. FURN AREA - 11-8 ACRES SQUARE FEET OF FURN WITHIN PROJECT LIMITS
SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 4.1. DIP RAP
SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 4.2. PLANTER POT
SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 4.3. BEE BACKS
SEE MATERIALS SCHEDULE ON SHEET LD.0
 - 4.4. FLASH CAN
SEE MATERIALS SCHEDULE ON SHEET LD.0

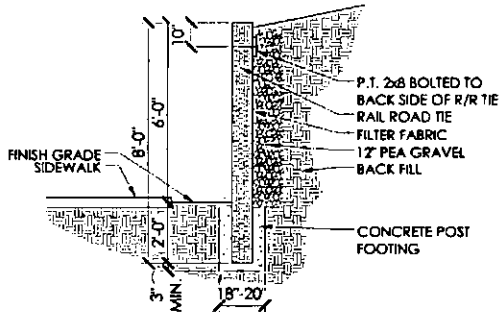
L2.2 - Desert Mountain Phase 1 Layout Plan



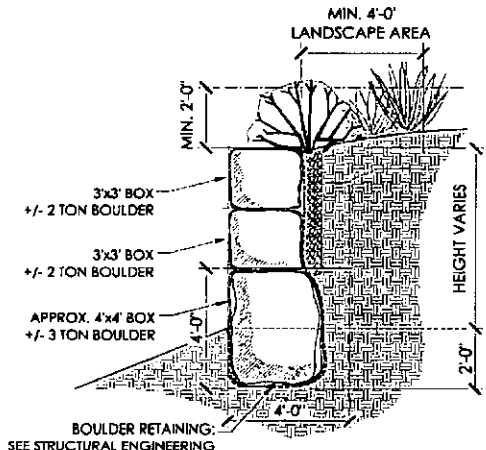
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Exhibit G

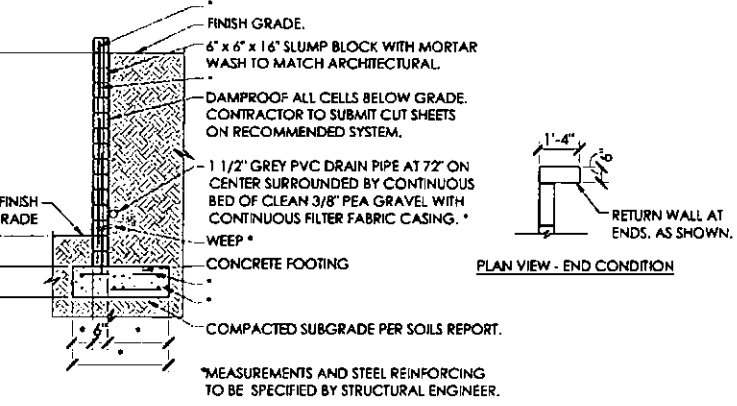
Perimeter Wall Site Plan



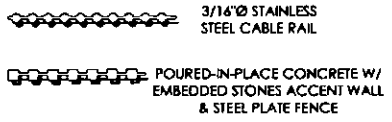
1.7 Retaining Wall Detail
Scale: 1/2"=1'-0"



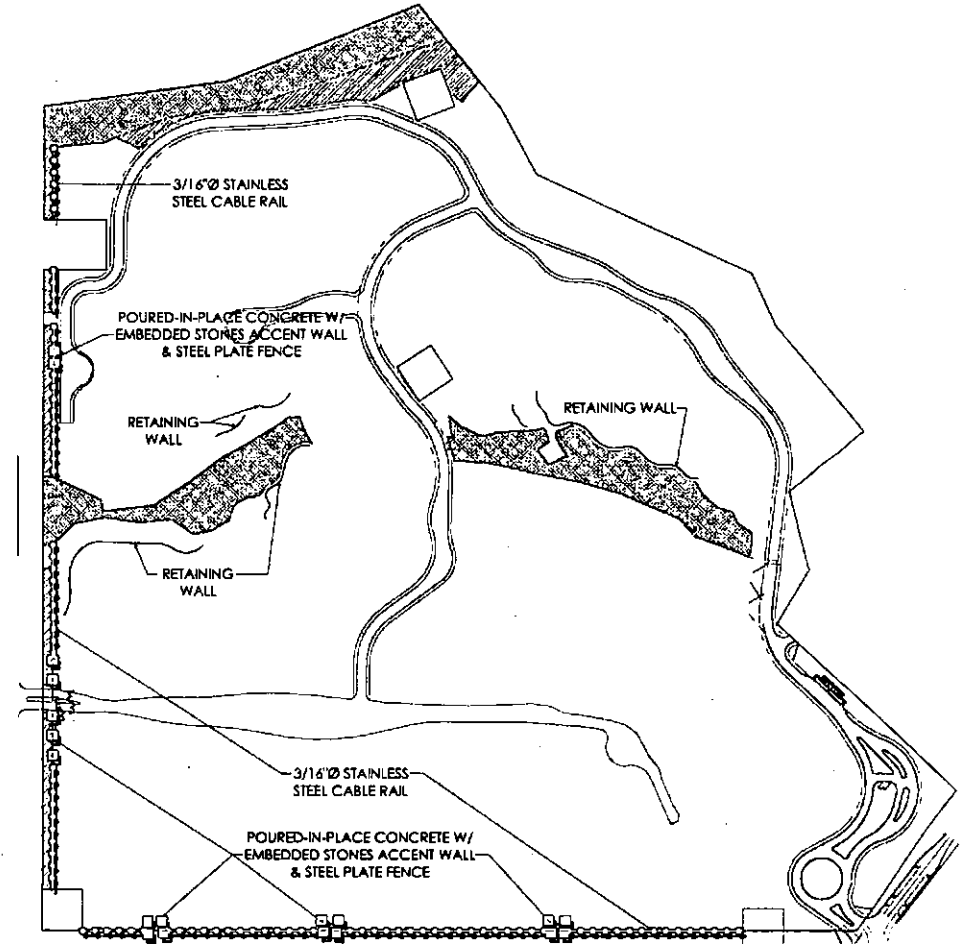
1.8 Retaining Native Boulder Wall Detail
Scale: 1/2"=1'-0"



Retaining Wall Detail
1/2"=1'-0"

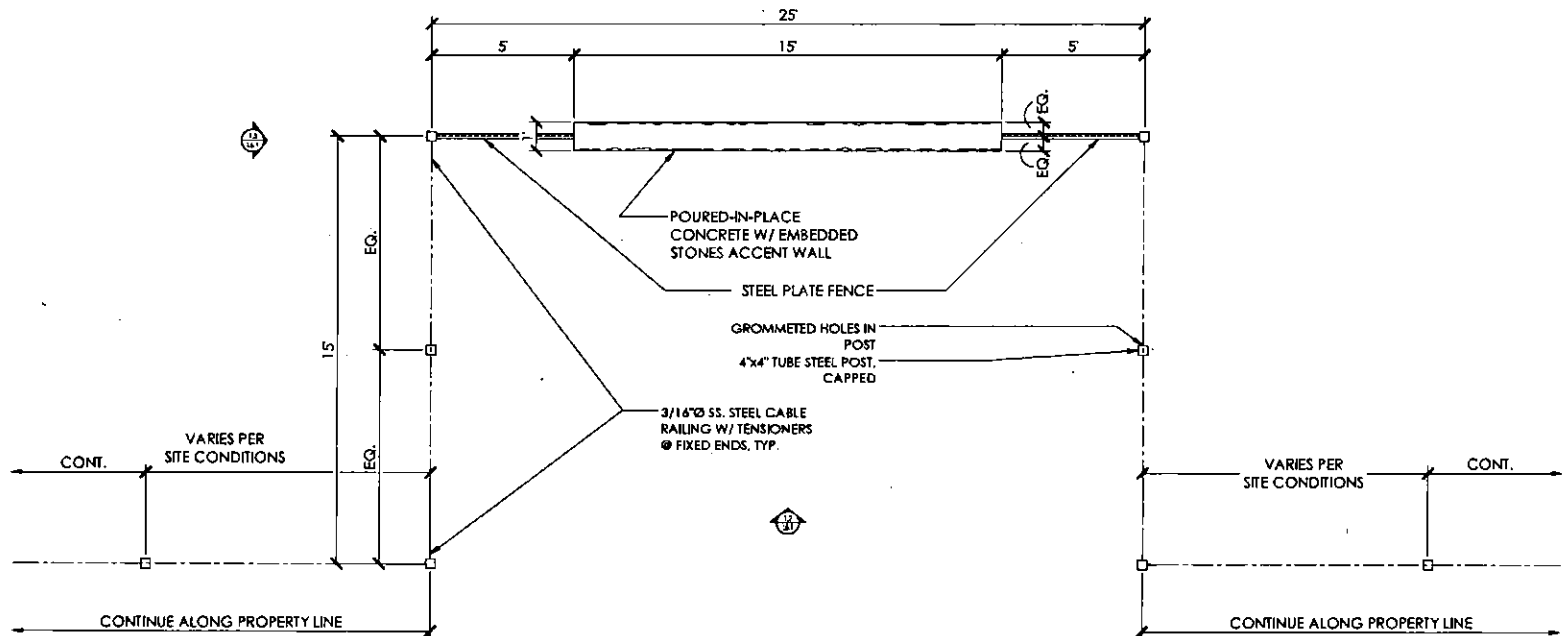


LINEAR FEET OF FENCE:	3,080'
STEEL CABLE % OPEN:	92%
STONE AND STEEL % SOLID:	8%

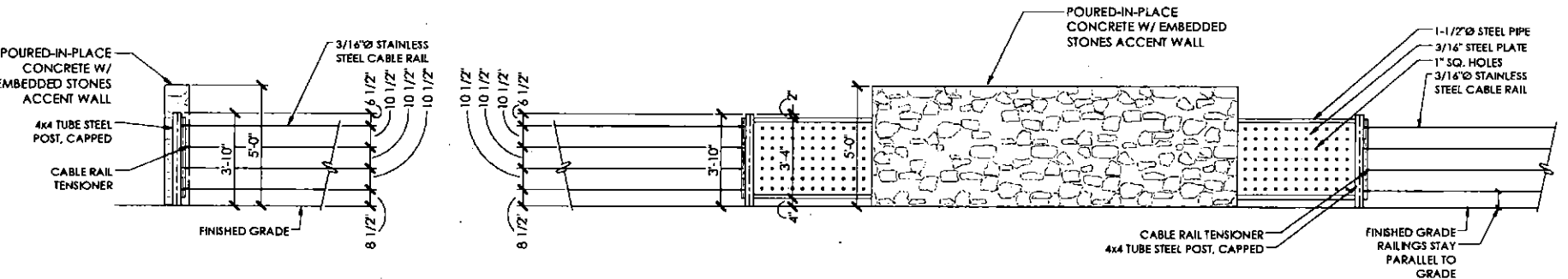


1.1 FENCE PLAN
Scale: N.T.S.

NOTE: RETAINING WALL DETAILS WILL BE UTILIZED AT THE RETAINING WALL LOCATIONS THAT ARE SHOWN ON THE FENCE PLAN.

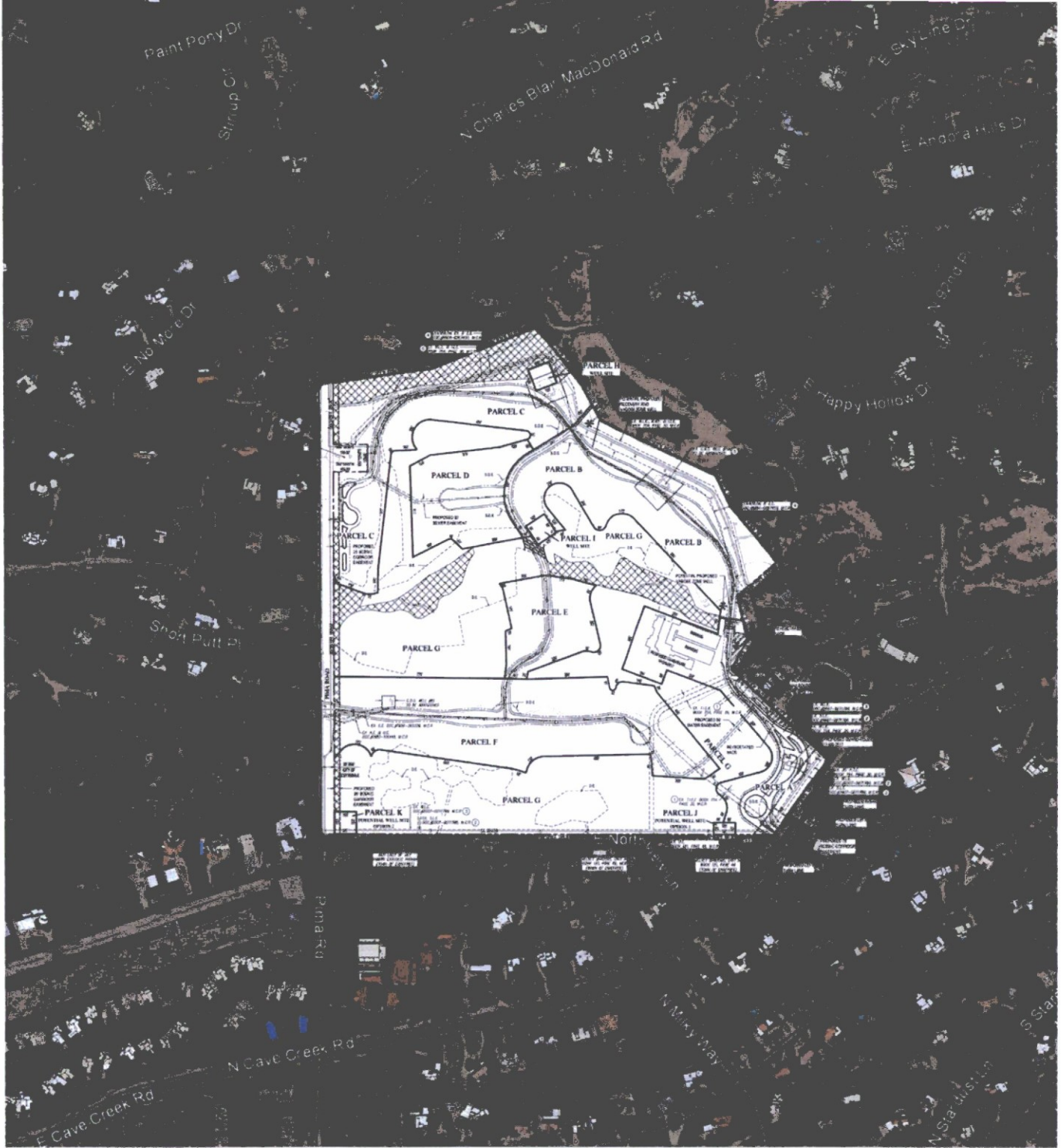


1.1 Area Railing Accent Wall - Plan
 Scale: 1/2"=1'-0"



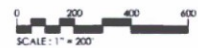
1.3 Area Railing Accent Wall - Side Elevation
 Scale: 1/2"=1'-0"

1.2 Area Railing Accent Wall - Front Elevation
 Scale: 1/2"=1'-0"

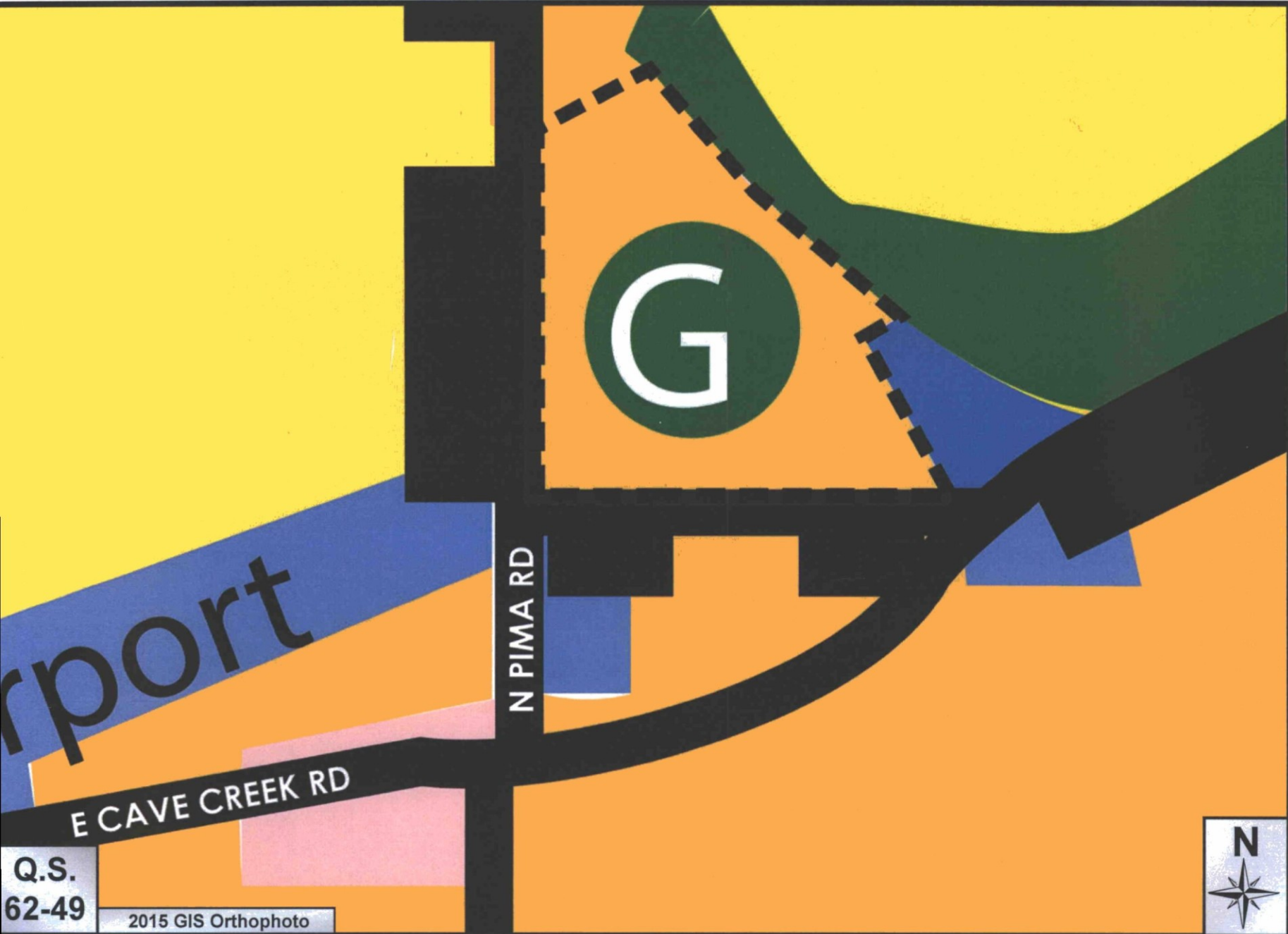


Parcel 19

August 9, 2017







Q.S.
62-49

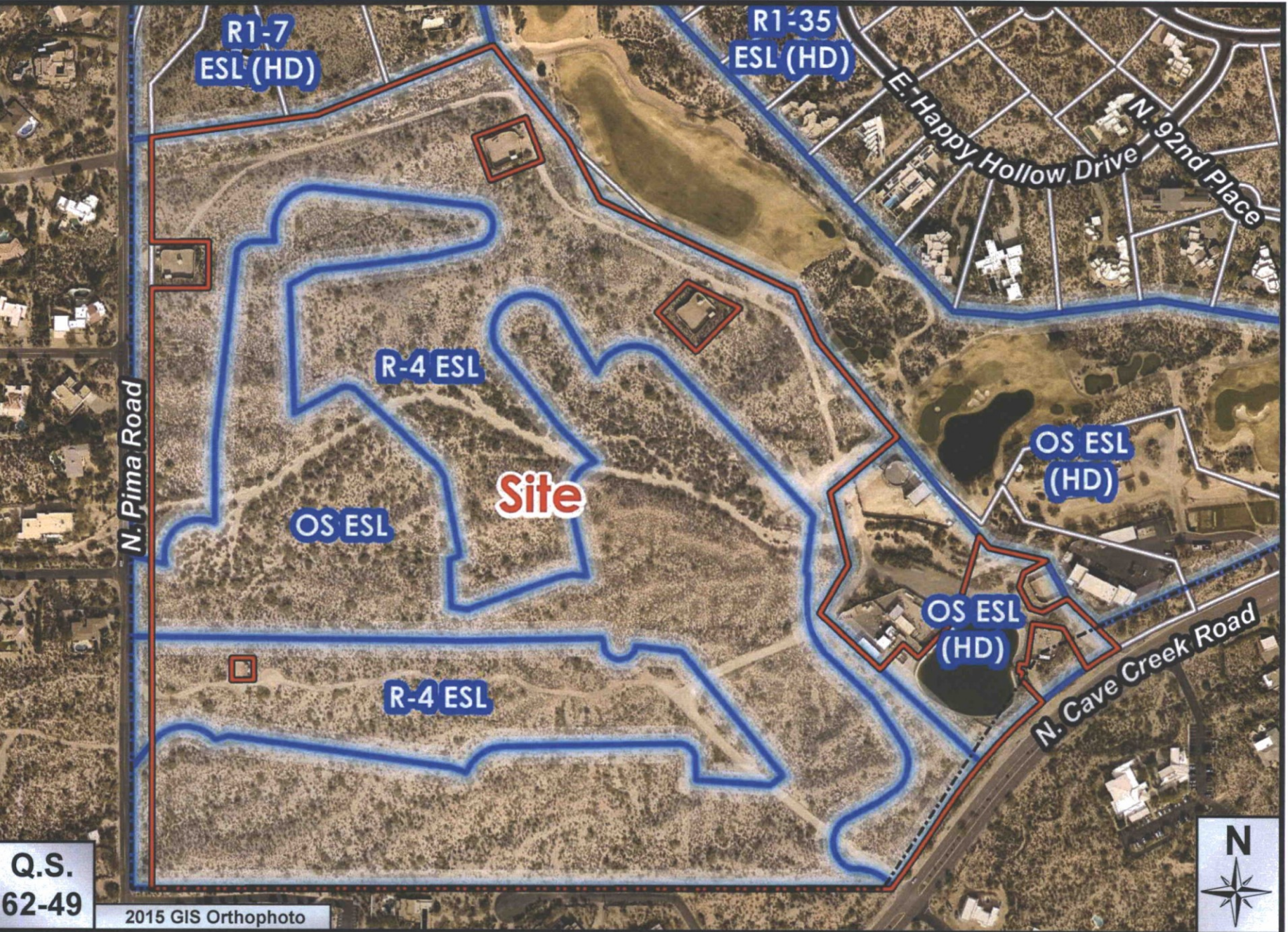
2015 GIS Orthophoto



Desert Mountain Parcel 19

ATTACHMENT #5

7-PP-2017



Desert Mountain Parcel 19

ATTACHMENT #6

7-PP-2017

NEIGHBORHOOD NOTIFICATION REPORT

Desert Mountain- Parcel 19

February 20, 2017

Overview

This neighborhood notification report is being performed in association with a Preliminary Plat Application to develop an exclusive single family residential community and short game golf course on a 91 +/- acre parcel located just north of the northeast corner of Pima Road and Cave Creek Road.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties has already begun and will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process. Communication with impacted and interested parties may take place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team began communicating via first-class mailing sent to neighboring property owners and interested parties community members. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information to receive additional information, and the opportunity to give feedback.

The development team has also met with the Town Manager and Planning leadership of the City of Scottsdale and the Town of Carefree to brief them on the proposal. The team continues to stay in contact with the Town leadership. Members of the outreach team will also continue to be available to meet with any neighbors who wish to discuss the project.

A vital part of the outreach process is to allow people to express their concerns, understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Notification letter

Notification lists

7-PP-2017

07/24/17

February 23, 2017

«Owner_Name»

«Company»

«Mailing_Address1»

«Mailing_Address_City», «Mailing_Address_State» «Mailing_Address_Zip_Code»

RE: Notice of Proposed Development

Dear Neighbor:

We are pleased to tell you about an upcoming request to be filed with the City of Scottsdale by M3 Companies on behalf of Desert Mountain to build an exclusive single-family residential community and 18-hole short game golf course located on approximately 91+/- acres just north of the northeast corner of Pima Road and Cave Creek Road known as Desert Mountain Parcel 19. The request is for a preliminary plat application.

If you have any questions, please contact me at the number above or at twarley@m3companiesllc.com. The City of Scottsdale Project Coordinator for the project is Jesus Murillo, who can be reached at 480-312-7849 or JMurillo@scottsdaleaz.gov.

Kind Regards,

A handwritten signature in blue ink, appearing to read "Thomas H. Warley", with a long, sweeping underline.

Thomas H. Warley
Director of Development

Owner	Company	Address	City	State	Zip
Annette Petrillo		1169 E. Cloverfield Street	Gilbert	AZ	85298
Audry Vilaverde	Withey Morris, PLC	2525 E. Arizona Billmore Circle; Suite A-212	Phoenix	AZ	85016
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gullino		7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-182
Ed Toschik, President		7857 E. Mariposa Grande Dr	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85282
Lori Haye		P.O. Box 428	Cave Creek	AZ	85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 8012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Richard Turner, Planning and Zoning Administrator	Town of Fountain Hills	18705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ	85072-202
	Withey Morris, PLC	2525 E. Arizona Billmore Circle; Suite A-212	Phoenix	AZ	85016
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004

NAME	ADDRESS	CITY	STATE	ZIP
1ST BAPTIST CHURCH OF SCOTTSDALE	7025 E OSBORN	SCOTTSDALE	AZ	85251
2ND STREET & MILLER ROAD PROPERTY	7550 E 2ND ST	SCOTTSDALE	AZ	85251
3134 CIVIC CENTER ASSOC	17217 AVENIDA DE LA HERRADU	PACIFIC PALISADES	CA	90272
4307 LLC	7505 E 8TH AVE STE 100	SCOTTSDALE	AZ	85251
5TH AVE SHORES L L C	8910 E 5TH AVE	SCOTTSDALE	AZ	85251
6338 CORPORATION	6639 LONGMEADOW	LINCOLNWOOD	IL	60712
6831 HOLDINGS LLC	6831 E 5TH AVE	SCOTTSDALE	AZ	85251
6920	2931 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
7007 LIMITED PARTNERSHIP	7007 5TH AVENUE TRAVEL & TOU	SCOTTSDALE	AZ	85251
7033 FIRST AVENUE LLC	2845 E CAMELBACK RD	PHOENIX	AZ	85016
70TH STREET OFFICE L L C	6961 1ST ST	SCOTTSDALE	AZ	85251
7330 LLC	4332 N WELLS FARGO STE 200	SCOTTSDALE	AZ	85251
7532 MCKNIGHT LLC	8411 N VIA DE LAGO	SCOTTSDALE	AZ	85258
A R M OF SAVE THE FAMILY FOUNDATION OF AZ TH	450 W 4TH PL 2ND FLR	MESA	AZ	85201
ABER MARY JO/DAVIS RICHARD W	2107 E ASPEN	TEMPE	AZ	85282
ADAMS RIB L L C	100001 PINNACLE PEAK	SCOTTSDALE	AZ	85255
ADAM'S RIB L L C	22228 CALLE ROYALE	SCOTTSDALE	AZ	85255
AEDD FAMILY TRUST	6220 E SURREY AVE	SCOTTSDALE	AZ	85254
AGEE WILLIAM S/BRENDA B	7232 E SOLANO DR	SCOTTSDALE	AZ	85253
AGNESE UDINOTTI LIVING TRUST THE	8505 E McDONALD DR	PARADISE VALLEY	AZ	85253
AHLBERG CHARLES TR/REICHARDT JAMES R	2041 E CAIRO DR	TEMPE	AZ	85282
AHO JOHN I/JOHN K/ C/SCHOENMANN D/R/E L	4200 N MILLER RD	SCOTTSDALE	AZ	85251
AHO JOHN K	750 S ROYAL CREST NO 438	LAS VEGAS	NV	89109
AHO JOHN K/CHARLOTTE	4200 N MILLER ROAD	SCOTTSDALE	AZ	85251
ALBAMONTE EUGENE/SUSAN ELAINE	6815 E SECOND ST UNIT 22	SCOTTSDALE	AZ	85251
ALBERSHARDT FRITZ/JOAN TR	4108 VIA LARGAVISTA	PALOS VERDES ESTATES	CA	90274
ALEXANDER PETER FRITZ TR	18182 N 88TH WAY	SCOTTSDALE	AZ	85255
ALVARO C CORRAL LIMITED PARTNERSHIP	15544 N PIMA RD	SCOTTSDALE	AZ	85260
AMERICOR DEVELOPMENT LLC	5705 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85250
ANCA MARAS TR	7327 E THOMAS RD	SCOTTSDALE	AZ	85251
ANCHOR NATIONAL LIFE INSURANCE COMPANY	2800 N CENTRAL AVE STE 2100	PHOENIX	AZ	85004
ANDERSEN REINHARDT & JANE A	426 18TH WEST	CLEAR LAKE WEST	IA	50428
ANDERSON DONALD	3854 N 70TH ST UNIT K	SCOTTSDALE	AZ	85251
ANDERSON EVELYN A	6825 E 4TH ST	SCOTTSDALE	AZ	85251
ANDERSON THOMAS G/ROBERTA D/THEODORE D	6820 E 5TH AVE	SCOTTSDALE	AZ	85251
ANDERSON WALTER H/MARY TR/GEREN ROBERT/M	2710 BAY CANYON CT	SAN DIEGO	CA	92117
ANDRES EDWARD W	40 OAK RIDGE DR	DECATUR	IL	62521
ANTIGUA INVESTMENTS INC	7058 E MAIN ST	SCOTTSDALE	AZ	85251
APA INVESTMENT CO	1034 HASTY TRAIL	CANTON	GA	30115
APPRECIATION & INCOME PROPERTIES INC	P O BOX P	SCOTTSDALE	AZ	85252
ARCADIA FARMS LTD	7014 E FIRST AVE	SCOTTSDALE	AZ	85283
ARCADIA WATER CO	7009 E CAMELBACK RD	SCOTTSDALE	AZ	85251
ARCTIC SELF STORAGE	7220 E STETSON DR	SCOTTSDALE	AZ	85251
ARENA CARMELO/MARY T/SCHILIRO MICHAEL TR	7035 N 23RD PL	PHOENIX	AZ	85020
ARIZONA BANK	120 N STONE	TUCSON	AZ	85701
ARIZONA BANK THE	750 B STREET STE 1500	SAN DIEGO	CA	92101
ARMER JOHN H TR	1041 E ROSE LN	PHOENIX	AZ	85014
ARTS DISTRICT GROUP LLC	5718 WESTHEIMER STE 2100	HOUSTON	TX	77057
ASHWORTH MITCHELL & BRAZELTON P L L C	4225 N BROWN	SCOTTSDALE	AZ	85251
ASKJEN ARNE/JUNE T	8219 N CHARLES DR	PARADISE VALLEY	AZ	85353
ATELIER INC	4242 B CRAFTSMAN CT	SCOTTSDALE	AZ	85251
ATKINSON HERMAN R/PHYLLIS G TR	5814 E WINDSOR AVE	SCOTTSDALE	AZ	85257
AUBUCHON DEBRA S	7024 E 8TH ST #102	SCOTTSDALE	AZ	85260
AUSTIN AUDREY/DEMING JILL A/ROBERT R ETAL	7720 N 16TH ST STE 350	PHOENIX	AZ	85020
AZEVEDO STANLEY J	4200 N MILLER RD 411	SCOTTSDALE	AZ	85251
AZURA EAST CONDOMINIUMS LLC	825 W BROADWAY RD	TEMPE	AZ	85282
B R WOLFE DEVELOPMENTS/ELDORADO LLC	12810 E LAUREL LN	SCOTTSDALE	AZ	85259
BACHAND MICHELLE L	7024 E 8TH DR 103	SCOTTSDALE	AZ	85251
BAGLEY ROBERT JR/BERGELIS MARY JANE	6804 E 2ND ST #18	SCOTTSDALE	AZ	85251
BAIRD THERESA L	6806 E 4TH ST 11	SCOTTSDALE	AZ	85251
BALADI KAMEL S/MARILYN R TR	444 W CAMELBACK RD	PHOENIX	AZ	85013
BALDWIN INVESTMENTS L L C	8143 E GARY RD	SCOTTSDALE	AZ	85260
BANK OF AMERICA NT SA	750 B STREET STE 1500	SAN DIEGO	CA	92101
BANK OF SCOTTSDALE THE	P O BOX 1510	SCOTTSDALE	AZ	85252
BAQUIER ARCELIA MARIA	6805 2ND ST 6	SCOTTSDALE	AZ	85251
BARBIERJ ELDEN A & CAROLYN J	6823 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250
BARISH FAMILY TRUST	5417 VIA LOS CABALLOS	PARADISE VALLEY	AZ	85253
BARNES RON N/DARON ETAL	7328 E STETSON DR	SCOTTSDALE	AZ	85251

BASS LOUISE/WILLIAMS EUGENE H	4077 MT VERNON DR	WOODSTOCK	GA	30189
BAUMGARTNER LEONORA V	4200 N MILLER RD #110	SCOTTSDALE	AZ	85251
BEARD SHEILA A	3834 N 70TH ST	SCOTTSDALE	AZ	85251
BEARDEN JOHN E/ESTHER M	4508 ALDRICH AVE SO	MINNEAPOLIS	MN	55409
BEBAF ENTERPRISES LIMITED PARTNERSHIP	9930 E DESERT COVE	SCOTTSDALE	AZ	85260
BEGONIA JULIUS A JR TR	7722 N IRONWOOD DR	SCOTTSDALE	AZ	85253
BELLEAU GLORIA M	6824 E 2ND ST 214	SCOTTSDALE	AZ	85251
BENNETT CHARLA DILL	7023 E 4TH ST 103	SCOTTSDALE	AZ	85251
BERG JOHN W/RUTH T	4200 N MILLER RD NO 510	SCOTTSDALE	AZ	85251
BERNICE MALPASS TR	3850 N 70TH ST	SCOTTSDALE	AZ	85251
BERRY MARILYN G	31857 MAYFAIR LN	BEVERLY HILLS	MI	48025
BERT B MALOUF LLC/WILLIAM B MALOUF LLC	7025 E MCDOWELL RD STE 6	SCOTTSDALE	AZ	85257
BIANCHI JAMES L/PAMELA T	27719 21ST PL S	FEDERAL WAY	WA	98003
BIANCHI RICHARD P/LINDA/R MICHAEL	C/O POX 418	VASHON	WA	98070
BILBY RICHARD J/SUZANNE M TR	5932 E PRESIDIO RD	PHOENIX	AZ	85254
BILTMORE-CAMELBACK I LLC	3550 N CENTRAL AVE #200	PHOENIX	AZ	85012
BIRTCHE MELBA J	4531 N 86TH ST	SCOTTSDALE	AZ	85251
BISCHOFF FAMILY LIMITED PARTNERSHIP	2040 4TH ST NW	ALBUQUERQUE	NM	87102
BJORNDA MELVIN B	5830 FALCON RD	WEST VANCOUVER	BC CANA	V7W 1S3
BLACKBURN DOUGLAS SJANN J	4200 N MILLER RD	SCOTTSDALE	AZ	85251
BLACKWELL JOAN & JOHN W	8901 1ST ST	SCOTTSDALE	AZ	85251
BLALACK THEA ELIZABETH	8938 E 4TH ST 17	SCOTTSDALE	AZ	85251
BLAU ELLIOT	7002 E OSBORN	SCOTTSDALE	AZ	85251
BLJ'S PROPERTIES LTD PARTNERSHIP	2244 W MCDOWELL RD	PHOENIX	AZ	85009
BMK PROPERTIES LLC	1254 WOODCREST AVE	SHOREVIEW	MN	55128
BMR INTERNATIONAL I L L C	5104 E CALLE DEL MEDIO	PHOENIX	AZ	85018
BOARD FREDERICK Z TR	6456 E CALLE DEL MEDIA	SCOTTSDALE	AZ	85251
BONNELL JON B & PAULLA M	P O BOX 1888	SCOTTSDALE	AZ	85252
BOSTETTER JEFFREY L TR	6824 E 2ND ST #109	SCOTTSDALE	AZ	85251
BOWERS MATTHEW C	8907 1ST ST	SCOTTSDALE	AZ	85251
BOYCE JERI G	1601 GREEN BERRY RD	JEFFERSON CITY	MO	65101
BOYD JAMES H/SHIRLEY D	701 W DEL RIO	CHANDLER	AZ	85224
BRANT ALAN G & NANCY H	360 HAWTHORNE LN NE	WARREN	OH	44484
BRE/HV PROPERTIES LLC	2100 RIVEREDGE PKWY FL 9	ATLANTA	GA	30328
BREEN ROBERT C/CAROL A	215 OLESEN DR	NAPERVILLE	IL	60540
BREGMAN & BURT REALTY LLC	7509 E 1ST ST	SCOTTSDALE	AZ	85251
BRESKIN JEAN G	3646 N 70TH ST	SCOTTSDALE	AZ	85251
BRICKER JACK A & BEVERLEY J TR	PO BOX 2280	STON MOUNTAIN	GA	30086
BRIDGE CAPTIAL PARTNERS LLC	4343 E CAMELBACK RD STE 400	PHOENIX	AZ	85018
BRIDGER LIVESTOCK INC	2000 W SIETZ RD	WILLSALL	MT	59086
BRIELMAIER DONALD F/ELSIE E	4200 N MILLER RD #212B	SCOTTSDALE	AZ	85251
BROOKS BUILDERS INC	4300 N MILLER RD #110	SCOTTSDALE	AZ	85251
BROWER JAMES G TR	3902 N 87TH ST	SCOTTSDALE	AZ	85251
BRUAKANE INVESTMENTS LLC	1457 AMMONS ST STE 100	LAKEWOOD	CO	80215
BRUTLAG ROBERT G	6943 E 3RD ST	SCOTTSDALE	AZ	85251
BRYANT ROBERT T	5808 S Clark Dr	TEMPE	AZ	85283
BULLINGTON ROBERT H/J DANIEL TR	P O BOX 32884	PHOENIX	AZ	85084
BULLOCK TERRY L/JESSICA L	11985 CENTRAL PIKE	MT JULIET	TN	37122
BUSCHEGGER OLEN P	4601 N 79RD ST 11	SCOTTSDALE	AZ	85251
BUTLER THOMAS MICHAEL & JANET GAIL	4331 LEXINGTON AVE	EL CERRITO	CA	94530
C & H PARTNERS LLC	5112 N 40TH ST SUITE 5	PHOENIX	AZ	85018
CACTUS RESORT PROPERTIES II INC	3200 N CENTRAL AVE STE 2500	PHOENIX	AZ	85012
CAHILL INC	3738 E BELL RD	PHOENIX	AZ	85032
CAISON SHELIA	8804 E 2ND ST UNIT 7	SCOTTSDALE	AZ	85251
CALLONA INVESTMENTS OF ARIZONA LLC ETAL	2850 E CAMELBACK RD #270	PHOENIX	AZ	85016
CAMELVIEW ADVENTURES INC	7131 E MAIN ST	SCOTTSDALE	AZ	85251
CANDLAND SCOTT/CAROL A	7652 E Camelback Rd	SCOTTSDALE	AZ	85251
CANEL INVESTMENTS I L L C	442 EL ARROYO RD	HILLSBOROUGH	CA	94010
CANNAMELA MELINDA J	6926 E 4TH ST	SCOTTSDALE	AZ	85251
CANYON PROPERTIES	5445 E CALLE CAMELIA	PHOENIX	AZ	85018
CARLI RAYMOND J & ROXANNE D	8431 E STELLA LN	SCOTTSDALE	AZ	85250
CARLSON RONALD/DIANA/POLLACK GARY/NANCY	5923 SCHULTZ PL	SHEPARD	MT	59079
CARNES MARY M/MONTENEGRO GILBERT/VIRGINIA	6841 E 2ND ST NO 3	SCOTTSDALE	AZ	85251
CARPENTER MARY S/CASEY D	7023 E 4TH ST 104	SCOTTSDALE	AZ	85251
CARRINGTON DAVID B	4145 E HOPE CIR	MESA	AZ	85205
CARTER PRISCILLA A	1113 E LAS COLINAS DR	CHANDLER	AZ	85249
CARTWRIGHT ANN	4255 N BROWN AVE	SCOTTSDALE	AZ	85251
GARY DIANNE C/DIETZ LUCILLE S	34750 N 81ST ST	SCOTTSDALE	AZ	85262
CASA DEL ENCANTO LTD	8939 E 1ST AVE	SCOTTSDALE	AZ	85251

CASSIDY DAVID B	4356 N CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
CATALANO FRANCESCO A/EVELYN C	6824 E 2ND ST #204	SCOTTSDALE	AZ	85251
CELLITI DOMINIC A	1801 E 12TH ST UNIT 1701	CLEVELAND	OH	44114
CHAGRIN RUDOLF E/MARGARETE	11811 AVENUE OF PGA BLG 6 AP1	PALM BEACH GARDENS	FL	33418
CHAMBERLAIN THOMAS E/MARY A	843 W 24TH ST	SAN PEDRO	CA	90731
CHAMBERLIN C D/MARIA T TR	PO BOX 7699	ALBUQUERQUE	NM	87104
CHANDLER EUGENE & JOAN A & RICHARD FUNKE	4408 N 68TH ST	SCOTTSDALE	AZ	85251
CHAPPLE LINDA J	8438 E Valley View Rd	SCOTTSDALE	AZ	85250
CHARBONEAU HAROLD/ROSE ANN	109 N ROBERTA	NORTHLAKE	IL	60184
CHARLES W BRILEY REVOCABLE TRUST	58 COLONIA MIRAMONTE	PARADISE VALLEY	AZ	85253
CHARLTON RICHARD R/FRAN	8232 E APPALOOSA TRL	SCOTTSDALE	AZ	85258
CHARVOZ ANDREW ELLISON	3625 N MARSHALL WAY	SCOTTSDALE	AZ	85251
CHASE EDWARD LILISA P	222 LOWER HIGHLANDS RD	CRESTED BUTTE	CO	81224
CHERNOV ROZANN	4200 N MILLER RD NO 208	SCOTTSDALE	AZ	85251
CHOUKALAS CYNTHIA ANN	8834 E 4TH ST NO 8	SCOTTSDALE	AZ	85251
CHRIS VAL PROPERTIES LLC	8023 N MERRILL	NILES	IL	60714
CHRISTENSEN GERALD N/MARY K TR/ETAL	5631 E WALTANN LN	SCOTTSDALE	AZ	85254
CK DOUBLE J LLC	7945 E CAMINO REAL	SCOTTSDALE	AZ	85255
CNL HOTEL INVESTORS INC	450 S ORANGE AVE	ORLANDO	FL	32802
COLETTE HANNAN TR	4200 N MILLER RD # 513	SCOTTSDALE	AZ	85251
COMMUNITY SERVICES OF ARIZONA	P O BOX 1776	CHANDLER	AZ	85244
COMPITELLO DEBORAH J	6938 E 3RD ST	SCOTTSDALE	AZ	85251
CONACHER PATRICK J/SUSAN L	6815 E 2ND ST UNIT 17	SCOTTSDALE	AZ	85251
CONE ELI	7855 LAKESHORE BLVD	MADISON	OH	44057
CONSERVATORY OF DESIGN I L C THE	5225 E DESERT VISTA RD	PARADISE VALLEY	AZ	85253
CONYERS ANTHONY REGAN	BOX 3429	SCOTTSDALE	AZ	85271
COP PROPERTIES LLC	7022 E MAIN ST	SCOTTSDALE	AZ	85251
CORDIER SUSAN	6824 E 2ND ST UNIT 209	SCOTTSDALE	AZ	85251
CORWIN BENSON LLC	8070 LA JOLLA SHORES DR STE 4	LA JOLLA	CA	92037
COVINGTON CHARLES E/MICHAEL A/ETAL	7501 E OSBORN RD	SCOTTSDALE	AZ	85251
COX DONALD K & CATHERINE H	12423 E DOUBLETREE RANCH RD	SCOTTSDALE	AZ	85259
COYOTE TRACKS LIMITED PARTNERSHIP	PO BOX 52085	PHOENIX	AZ	85072
CPJ ASSOCIATES	6940 O STREET STE 334	LINCOLN	NE	68510
CRAIL LILLIAN I TR	4200 N MILLER RD 406	SCOTTSDALE	AZ	85251
CRANDALL STEPHEN A/CYNTHIA J ETAL	2230 E CINNABAR	PHOENIX	AZ	85028
CRANE CARTER M	3300 N 60TH ST	PHOENIX	AZ	85018
CREATIVEWARE INVESTMENTS LLC	7440 E 8TH AVE	SCOTTSDALE	AZ	85251
CRIMMINS C JAMES/MELVA R	13908 121ST AVE NE	KIRKLAND	WA	98034
CRISAFULLI SAMUEL L/ROSE M TR	8805 E 2ND ST NO 14	SCOTTSDALE	AZ	85201
CSM LODGING LLC	2575 UNIVERSITY AVE	ST PAUL	MN	55114
Current Owner	6815 E 2ND ST	SCOTTSDALE	AZ	85250
Current Owner	6825 E 4TH ST #19	SCOTTSDALE	AZ	85251
Current Owner	6808 E 4TH ST #8	SCOTTSDALE	AZ	85251
Current Owner	6841 E SECOND ST #1	SCOTTSDALE	AZ	85251
Current Owner	4326 N 75TH ST	SCOTTSDALE	AZ	85251
Current Owner	6933 E FIRST ST	SCOTTSDALE	AZ	85251
Current Owner	6840 E 2ND ST #22	SCOTTSDALE	AZ	85251
Current Owner	6804 E 2ND ST 30	SCOTTSDALE	AZ	85251
Current Owner	6824 E 2ND ST #2	SCOTTSDALE	AZ	85251
Current Owner	6824 E 2ND ST #12	SCOTTSDALE	AZ	85251
Current Owner	6824 E 2ND ST NO 208	SCOTTSDALE	AZ	85251
Current Owner	6824 E 2ND ST #212	SCOTTSDALE	AZ	85251
Current Owner	7156 E MAIN ST	SCOTTSDALE	AZ	85251
Current Owner	3418 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
Current Owner	3295 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251
Current Owner	3985 N BROWN AVE	SCOTTSDALE	AZ	85251
Current Owner	3821 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
Current Owner	3426 N MILLER RD	SCOTTSDALE	AZ	85251
CUTTING CORNERS INC	13720 MIDWAY RD STE 200	DALLAS	TX	75244
D F K INVESTMENTS	38321 OAK TREE LOOP	MURRIETA	CA	92582
D K C VENTURES LLC	4251 N BROWN AVE	SCOTTSDALE	AZ	85251
D3 LLC	6989 E 1ST ST	SCOTTSDALE	AZ	85251
DALBEC MARY GWEN/SHEFVELAND WENDEE GWEN	6824 E 2ND ST NO 103	SCOTTSDALE	AZ	85251
DALEY RAY HERRY	11811 E TERRA DR	SCOTTSDALE	AZ	85259
DAVEY ELIZA H TR	5609 S WOODLAWN	CHICAGO	IL	60637
DAVID MICHAEL MILLER PROPERTIES LLC	7034 E 1ST AVE	SCOTTSDALE	AZ	85251
DAVIS ADAM	8918 E 2ND ST	SCOTTSDALE	AZ	85251
DAVIS LANCE G/MARY L	147 S SLUSSER ST	GRAYSLAKE	IL	60030
DAVIS LILLIAN STACIA	1188 TCF TOWER - 121 S 8TH STR	MINNEAPOLIS	MN	55402

DAWSON MARK	6824 E 2ND ST 208	SCOTTSDALE	AZ	85251
DE SCHELLING ANA V TR	7745 E EVANS RD	SCOTTSDALE	AZ	85280
DECOOK RICHARD P/KATECKI JAMES	8501 E SAN MARCOS	SCOTTSDALE	AZ	85258
DEFIEL MARY A	5840 N 46TH PL	PHOENIX	AZ	85018
DELONG JAMES	1530 N COUNTRY CLUB DR STE 11	MESA	AZ	85201
DEMPSEY GARDNER BRYANT PROPERTIES	28915 LA CARRETERRA	LAGUNA NIGUEL	CA	92677
DENNY'S REALTY INC	3345 MICHAELSON DR STE 200	IRVINE	CA	92715
DJ ROSS NICK TR	1208 E NORTHSHORE DR	TEMPE	AZ	85283
DILLARD B BENTLEY TERRACE	4400 N SCOTTSDALE RD UNIT 9 3	SCOTTSDALE	AZ	85251
DIMICHELE BRUNO	6834 E 4TH ST STE 19	SCOTTSDALE	AZ	85251
DIVERSIFIED PARTNERS LLC	6916 E 5TH AVE	SCOTTSDALE	AZ	85251
DJORDJEVICH MILIVOJE/MILOMIRKA	6040 E MAIN ST PMB 186 STE A1D	MESA	AZ	85205
DOANE JAMES K	P O BOX 57	SCOTTSDALE	AZ	85252
DOBBIN RANDALL/HASARUD KJRSTEN	8922 N 5TH AVE	SCOTTSDALE	AZ	85251
DOLE HARRY S/NADYNE TR	6456 N 79TH ST	SCOTTSDALE	AZ	85250
DOS GRINGOS INC	4213 S CRAFTSMAN CT	SCOTTSDALE	AZ	85251
DOUBLE A INVESTMENTS/FIVE COUSINS LLC	15300 N 90TH ST #300	SCOTTSDALE	AZ	85260
DOUTHIT DAVID L	8925 E 4TH ST	SCOTTSDALE	AZ	85251
DOWLEY MICHAEL F JR/CHARLOTTE M	4200 N MILLER RD #222	SCOTTSDALE	AZ	85251
DULIN MAURINE S TR/P F/S M/WILSON J D	28915 LA CARRETERRA	LAGUNA NIGUEL	CA	92677
DUNHAM RAYMOND M	6805 E 2ND ST UNIT 21	SCOTTSDALE	AZ	85251
EASTMORELAND LTD PARTNERSHIP	82 BILTMORE ESTATES	PHOENIX	AZ	85016
EGGERS PHILLIP A/ JANICE J	12625 W LUCHANA DR	LITCHFIELD PARK	AZ	85340
EHLERS EDGAR S/TERESA A TR	PO BOX 9685	SCOTTSDALE	AZ	85252
EISENBERG PHILIP W/ARLINE H TR	11719 N 119TH ST	SCOTTSDALE	AZ	85259
EISGROU JORDAN C/ROSALIE FAYE TR	11216 N 28TH ST	PHOENIX	AZ	85028
ELLIOTT RUTH C	1803 POPLAR ST	GREENSBURG	PA	15801
ELLIS EVELYN S	4200 N MILLER RD #511	SCOTTSDALE	AZ	85251
ELLIS J HARLAN/HAUSMANN-ELLIS LORRAINE TR	830 S ORANGE GROVE BLVD #3	PASADENA	CA	91105
ELLIS JAMES HARLAN/LORRAINE TR	830 S ORANGE BLVD #3	PASADENA	CA	91105
ELSIE A BRODKIN FAMILY LTD PARTNSHIP ETAL	1000 N WATER ST - TR 12	MILWAUKEE	WI	53202
EMELE EDITH	4508 N 68TH ST	SCOTTSDALE	AZ	85251
EMERALD EQUITIES L L C	2800 N 44TH ST STE 150	PHOENIX	AZ	85008
EMERITUS CORPORATION	3131 ELLIOTT AVE STE 500	SEATTLE	WA	98121
ENTIN PHILIP/BETTE R	3941 QUARTON RD	BLOMMFIELD HILLS	MI	48302
EQUITY INNS PARTNERSHIP L P	PO BOX 77 1020	MEMPHIS	TN	38177
ERIKSSON JIMMY D	7041 E 1ST AVE	SCOTTSDALE	AZ	85251
ESSES MAURICE	7165 E MAIN ST	SCOTTSDALE	AZ	85251
EVANS JULIE M	9636 N 70TH STREET	SCOTTSDALE	AZ	85251
EWING MARIAN V TR	4200 N MILLER RD	SCOTTSDALE	AZ	85251
EXCEL LEGACY CORPORATION	17140 BERNARDO CENTER DR S	SAN DIEGO	CA	92128
EYE EAR NOSE & THROAT CEN OF SCOTTSDALE	7245 E OSBORN RD	SCOTTSDALE	AZ	85251
F F P LLC	4332 N WELLS FARGO AVE	SCOTTSDALE	AZ	85251
FABIAN SHARON L	4200 N MILLER RD #307	SCOTTSDALE	AZ	85251
FAIRFIELD JOHN M/NORA R TR	1328 WINDWALKER	PRESCOTT	AZ	86305
FANATEL PROPERTIES INC	7473 E TUCKEY LN	SCOTTSDALE	AZ	85250
FARM GOLD LLC	BOX 328	LEOTI	KS	67861
FAST TRACK LLC	6611 N 64TH PL	PARADISE VALLEY	AZ	85253
FAZIO RUBY E TR	4200 N MILLER RD	SCOTTSDALE	AZ	85251
FERGUSON RICHARD B	500 LUNALILO HOME RD #13D	HONOLULU	HI	96825
FINCH ANITA L	4200 N MILLER RD UNIT 314	SCOTTSDALE	AZ	85251
FINCH HARRIET E	4801 N 73RD ST	SCOTTSDALE	AZ	85251
FIRST CHURCH OF CHRIST SCIENTIST SCOTTSD	6437 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	85251
FIRST INTERNATIONAL BANK & TRUST	6840 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	85251
FIRST INTERSTATE BANK OF AZ	1305 W 23RD ST BLDG F 2ND FL	TEMPE	AZ	85282
FIRST TITLE & TR CO	4434 N WINFIELD SCOTT PLAZA	SCOTTSDALE	AZ	85251
FIRST TRUST CORP/WESTOVER JOHN H/SUSAN R/E	4702 N 41ST PL	PHOENIX	AZ	85018
FIRST WATCH OF AZ INC	3200 N HAYDEN RD	SCOTTSDALE	AZ	85251
FISHER BURTON S/DOROTHY L TR	4200 N MILLER RD	SCOTTSDALE	AZ	85251
FISHER STEPHEN J	12496 E NATIONAL RD	SOUTH VIENNA	OH	45369
FLORIT VIVIAN D	6938 E 3RD ST	SCOTTSDALE	AZ	85251
FLOYD CARSON A/JOYCE M TR	6939 5TH AVE	SCOTTSDALE	AZ	85251
FLOYD INVESTMENTS LP	6939 5TH AVE	SCOTTSDALE	AZ	85251
FODDRELL PHILIP D/LORETTA G	2212 N CHELTON RD	COLORADO SPRINGS	CO	80909
FORBES RONALD R	6518 N TIMBERLANE DR	SCOTTSDALE	AZ	85258
FORESIGHT INVESTMENT GROUP LLC	69 E COLUMBUS AVE STE 1	PHOENIX	AZ	85012
FORREST CECIL E JR & SUE E	3842 N 70TH ST	SCOTTSDALE	AZ	85251
FORZANO ANTHONY	PO BOX 1236	SCOTTSDALE	AZ	85252
FOSS DONNA WILD TR	PO BOX 5051	SCOTTSDALE	AZ	85261

FOSTER VIVIAN/DEBRA A	4301 FULTON AVE #203	SHERMAN OAKS	CA	91423
FOUTZ RUSSELL/HELEN M TR	301 W MAIN ST	FARMINGTON	NM	87401
FOWLKES ANNA MAY/KENNETH E TR	333 S KIMBALL	CASPER	WY	82801
FRANZEN EDWARD C JR/PAMELA H	10870 E LEMARCHE	SCOTTSDALE	AZ	85259
FREDERICK Z BOARD LIVING TRUST	7353 E 8TH AVE	SCOTTSDALE	AZ	85251
FREDERICK Z BOARD TR	6456 E CALLE DEL MEDIA	SCOTTSDALE	AZ	85251
FRENKEL THOMAS C/JANE L	4332 N WELLS FARGO STE 200	SCOTTSDALE	AZ	85251
FRIEDMAN AARON	4200 N MILLER RD	SCOTTSDALE	AZ	85251
FRIEDMAN PETER J/BETSY ROGERS	5201 S BERCOIT RD	FREELAND	WA	98249
FRYE DONN C/RACHEL ANN LOUISE HAND TR	7128 E SAHUARO DR	SCOTTSDALE	AZ	85253
FULLER PATRICIA B/ALVAREZ PEDRO L/PETER L	7220 E 1ST AVE	SCOTTSDALE	AZ	85251
FUNKE FLORENCE M TR/ETAL	4409 N 66TH ST	SCOTTSDALE	AZ	85251
FUNKE RICHARD A TR	4409 N 68TH ST	SCOTTSDALE	AZ	85251
G R C BROWN AVENUE PROPERTY L L L P	10999 E PINNACLE VISTA DR	SCOTTSDALE	AZ	85255
GALL MARGARET	PO BOX 3783	SCOTTSDALE	AZ	85271
GATESH GEORGE/KATHLEEN CO-TR	16811 STONERIDGE COURT	FOUNTAIN HILLS	AZ	85288
GDO LIMITED PARTNERSHIP	7237 E MAIN ST	SCOTTSDALE	AZ	85251
GEIGER MITCHELL/JODI	13899 E PARADISE LN	SCOTTSDALE	AZ	85259
GEORGE JAMES C	PO BOX 20115	EL CAJON	CA	92021
GETTY JAMES O	2847 N 73RD PLACE	SCOTTSDALE	AZ	85257
GIANGOBBE INVESTMENT FUND LLC	444 W CAMELBACK RD	PHOENIX	AZ	85013
GIANGOBBE JAMES P & PATRICIA A TR	444 W CAMELBACK RD	PHOENIX	AZ	85013
GIEK THOMAS F & JO ANN	14548 E CALEY AVE	AURORA	CO	80016
GILCREST C THOMAS/TERRY L TR	4015 N 78TH ST # 110	SCOTTSDALE	AZ	85251
GILES GORDON B TR	7520 E 2ND ST	SCOTTSDALE	AZ	85251
GILLEN MARY E	4860 N 73RD ST	SCOTTSDALE	AZ	85251
GILLIGAN FAMILY TR ETAL	PO BOX 13630	SCOTTSDALE	AZ	85267
GILLIGAN JAMES P	P O BOX 14884	SCOTTSDALE	AZ	85267
GK INVESTMENTS LLC	2930 N 7TH ST	PHOENIX	AZ	85014
GLASS TED A	3866 N MILLER RD	SCOTTSDALE	AZ	85251
GLASSER ELLIOTT J TR	PO Box P	SCOTTSDALE	AZ	85252
GLIEGE GERHARDT J TR/SCHUBERTH HENRY/JEAN	4219 W 95TH ST	OAK LAWN	IL	60453
GLOBE CORPORATION	8730 N SCOTTSDALE RD STE 250	SCOTTSDALE	AZ	85253
GOLDMAN MORRIS B & SHEILA G BOLTON	444 W CAMELBACK RD	PHOENIX	AZ	85013
GOLDSTEIN EILEEN C	4200 N MILLER RD 508	SCOTTSDALE	AZ	85251
GOODWIN DAVID B	6925 E 4TH ST I	SCOTTSDALE	AZ	85251
GOOKN BUILDING LLC	4203 N BROWN AVE	SCOTTSDALE	AZ	85251
GORDON DAVID G	4432 E CAMELBACK RD	PHOENIX	AZ	85018
GOSNEY W W/CAPPELLO A M/GONZALES F J	7534 E 1ST ST	SCOTTSDALE	AZ	85251
GOSSETT JOSEPH ALAN/LOUISE ELLEN TR	4370 N 66TH ST	SCOTTSDALE	AZ	85251
GOTLIEB ROBERT P/JUDITH	4200 N MILLER RD	SCOTTSDALE	AZ	85251
GPW TRUST	5415 E EXETER BLVD	PHOENIX	AZ	85018
GRAHAM BARABARA	75 W CAVALIER	SCOTTSDALE	NY	14548
GRAHAM DANIEL/JO ANN	POBOX 8593	SASKATOON SK	CANADA	S7K 6K7
GREGG GLADSTONE E M	12407 N 74TH ST	SCOTTSDALE	AZ	85260
GREGORY DEAN TR	4425 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
GRESHAM GEORGE W	6349 N 78TH ST 146	SCOTTSDALE	AZ	85250
GRIMMINS JAMES/MELVA	13906 121ST AVE NE	KIRKLAND	WA	98034
GRUEN CLAUDE/NINA J	564 HOWARD STREET	SAN FRANCISCO	CA	94105
GRULLER ROLF/KRISTINA K	1942 E DAWN DRIVE	TEMPE	AZ	85284
GRUNBAUM LASZLO/ROZA	4200 N MILLER RD UNIT 526	SCOTTSDALE	AZ	85251
GUEVARA JUAN	2505 N 87TH WAY	SCOTTSDALE	AZ	85257
H AJ MOHAMMAD	4009 N BROWN AVE	SCOTTSDALE	AZ	85251
HALE DANA L/ROGER W	222 N 3RD ST	STOCKTON	KS	67669
HALLEMAN RICHARD S & MARGARET E	6354 E HUMMINGBIRD LANE	PARADISE VALLEY	AZ	85253
HAMILTON MARY G	7314 E OSBORN DR	SCOTTSDALE	AZ	85251
HAMMOND THOMAS G	1835 MIDLAND RD	SAGINAW	MI	48603
HANNY THOMAS M	6925 E 4TH ST 26	SCOTTSDALE	AZ	85251
HARBIN RAYDEAN	6951 E FIRST STREET	SCOTTSDALE	AZ	85251
HARDESTY RORY D	4801 N 73RD ST 8	SCOTTSDALE	AZ	85251
HARNEY JEAN T	6840 E 2ND ST	SCOTTSDALE	AZ	85251
HARRIS EQUITY L L C	P O BOX 1105	VENICE	CA	90291
HART HOLLIS W	8825 E ROANOKE	SCOTTSDALE	AZ	85257
HARTZ BARBARA TR	4200 N MILLER RD	SCOTTSDALE	AZ	85251
HAWKINS LYDIA	6804 E 2ND ST UNIT 15	SCOTTSDALE	AZ	85258
HAWKS ULEN O JR TR	9029 E CASITAS DEL RIO DR	SCOTTSDALE	AZ	85255
HAYSTACK HOLDINGS LLC	P O BOX 9787	SCOTTSDALE	AZ	85252
HEALTHCARE COMPARE CORP	4141 SCOTTSDALE BLVD	SCOTTSDALE	AZ	85251
HECKSEL REBECCA	6840 E 2ND ST UNIT 19	SCOTTSDALE	AZ	85251

HEINEMAN CHERYL	2395 SO MONROE ST	DENVER	CO	80210
HEINZ HENRY H/JEAN K	6249 STATE ST	SAGINAW	MI	48803
HELDA ERIC	6925 E 4TH ST #23	SCOTTSDALE	AZ	85251
HENDERSON JAYANN M TR	41 SPUR CIRCLE	SCOTTSDALE	AZ	85251
HENDERSON NEWTON H III/SHANNON C	4232 N BROWN AVE	SCOTTSDALE	AZ	85251
HENNESSY LENORE	4200 N MILLER RD	SCOTTSDALE	AZ	85251
HERMES PETER W/MAXINE M	PO BOX 1383	CAREFREE	AZ	85377
HERNANDEZ EDUARDO/ROSA E	7719 N 17TH DR	PHOENIX	AZ	85021
HERSHMAN MARTIN MGR HERSHMAN FAMILY LLC T	1940 E CAMELBACK RD	PHOENIX	AZ	85018
HERTEL PETER C	25889 MIDLOTHIAN RD	MUNDELEIN	IL	60060
HILL THOMAS	PO BOX 32913	PHOENIX	AZ	85064
HILLNER MICHAEL	6805 E 2ND ST	SCOTTSDALE	AZ	85259
HIRST KARYN M	7024 E 8TH ST #108	SCOTTSDALE	AZ	85251
HOCHHAUS STEVEN C	4340 N 75TH ST	SCOTTSDALE	AZ	85251
HODGE GAIL B	14022 N 81ST ST	SCOTTSDALE	AZ	85280
HOEMAN WILLIAM L	4200 N MILLER RD UNIT 428B	SCOTTSDALE	AZ	85258
HOFRENNING GERHARD L	3971 WOODDALE AVE	ST LOUIS PARK	MN	55416
HOLLAND CAROLE R TR	PO BOX 1161	SCOTTSDALE	AZ	85252
HOLLIDAY JANE	7539 E 1ST ST	SCOTTSDALE	AZ	85251
HOLTZ CHAD	6939 E 3RD ST	SCOTTSDALE	AZ	85251
HOLTZ DANIEL R	6928 E 3RD ST	SCOTTSDALE	AZ	85251
HOLYOKE DEVELOPMENT LLC	6800 E INDIAN SCHOOL RD NO 26	SCOTTSDALE	AZ	85251
HON NANCY E	3444 E MOUNTAIN VIEW	PHOENIX	AZ	85028
HOUSTON'S RESTAURANTS INC	2425 E CAMELBACK RD STE 200	PHOENIX	AZ	85018
HUERFANO RIVER RANCH CORPORATION	PO BOX 38113	COLORADO SPRINGS	CO	80937
HUFFSMITH MAXINE E	6805 E 2ND ST NO 11	SCOTTSDALE	AZ	85251
HUNTRESS F R/MORTON M H/KRAWCZYK J H ETAL	6223 E CALLE REDONDA	SCOTTSDALE	AZ	85251
HUSAYNO TARIQ/AHLAM	10731 E SUNNYSIDE DR	SCOTTSDALE	AZ	85259
IHRIG WILLIAM A/JUDITH C	202 N AVE NO 310	GRAND JUNCTION	CO	82601
IMPECCABLE PLAZA L L P	7042 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	85251
INGERSON KENNETH D/ALICIA A TR	12109 WINTERCREST 1	LAKESIDE	CA	92040
ISAACS JAMES/FRANCES	6936 E 4TH ST # D3	SCOTTSDALE	AZ	85251
ISMALLOFF BEN ZION	15758 TERRACE LAWN CIR	DALLAS	TX	75248
J J PEARSON PARTNERS LLC	5781 N ECHO CANYON CIR	PHOENIX	AZ	85018
JACK WILLIAM F TR	4601 N 73RD ST 3	SCOTTSDALE	AZ	85251
JACKSON BARBARA A/PATRICIA L	3546 E GOLD DUST	PHOENIX	AZ	85028
JACOBY ALAN J/TANYA L	10800 E CACTUS RD	SCOTTSDALE	AZ	85259
JAMES R WILL COX DMD P C EMP	514 BRENTWOOD DR	THE DALLES	OR	97058
JAMES W HARRIS INCORPORATED	3944 N MARSHALL WAY	SCOTTSDALE	AZ	85251
JANE ZIVNEY ACCESSORIES & LTD	4237 N CRAFTSMAN CT	SCOTTSDALE	AZ	85251
JANSEN CHRISTINA	6824 E 2ND ST 101	SCOTTSDALE	AZ	85251
JASPER RONALD L/SHARLYN R	6832 E CONTINENTAL DR	SCOTTSDALE	AZ	85257
JE SOUTHWEST GROUP REAL ESTATE LLC	3007 N 73RD ST STE C	SCOTTSDALE	AZ	85251
JENIK ALLAN/BETTY	6806 E 4TH ST APT 12A	SCOTTSDALE	AZ	85251
JENSEN E RAYMOND/MYRA R	BOX 908	SHEPHERD	TX	77371
JERHOFF ROBERT J	415 AVENUE D NO 204	BILLINGS	MT	59102
JLB INVESTMENTS LP	33 W LINGER LN	PHOENIX	AZ	85021
JOHNSON BRIAN W	7024 E 6TH ST #204	SCOTTSDALE	AZ	85251
JOHNSON CASEY D/LESLIE P	902 TURNBERRY LN	SOUTHLAKE	TX	76092
JOHNSON HAROLD A/CAROLE L/MATTHEW C	P O BOX 83	SAVANNAH	MO	64485
JOHNSON MATTHEW/DECURTIS SHERRI	6804 E 2ND ST UNIT 31	SCOTTSDALE	AZ	85251
JOHNSON ROBERT M & JANE ETAL	655 E THUNDERBIRD RD	PHOENIX	AZ	85022
JOHNSON ROBERT W & ROGER T HEALY	1732 GRAND AVE	ST PAUL	MN	55105
JOHNSON ROBERT W ETAL	1850 BAYARD AVE	ST PAUL	MN	55116
JOHNSON ROY A TR	6824 E 2ND ST NO 10	SCOTTSDALE	AZ	85251
JOHNSON THOMAS P	7318 E MINNEZONA	SCOTTSDALE	AZ	85251
JONES 4422 LLC	4422 CIVIC CENTER PLAZA STE 26	SCOTTSDALE	AZ	85251
JONES GRADY A/JUDITH E	4200 N MILLER RD 328	SCOTTSDALE	AZ	85251
JONES WOODROW WILSON	7509 E MCKNIGHT AVE	SCOTTSDALE	AZ	85251
JORDAN JOSEPH JR TR	6029 E LINDEN LN	PHOENIX	AZ	85018
JORGENSEN JOHN I/MURIEL L TR	6407 MCCORMICK WOODS DR S V	PORT ORCHARD	WA	98367
JORGES SUSAN L	9586 E CHUCKWAGON LANE	SCOTTSDALE	AZ	85282
JOSEPH WILFRED/LAUREL K	4200 N MILLER RD	SCOTTSDALE	AZ	85251
JUNE BRANDON	6804 E 2ND ST UNIT 22	SCOTTSDALE	AZ	85251
JUVENILEDIABETES RESEARCH FOUNDATION INTL	120 WALL ST 19TH FL	NEW YORK	NY	10005
K M CAPITAL VENTURES LLC	8241 E EVANS 102	SCOTTSDALE	AZ	85280
KAISER JUNE	20802 N GRAYHAWK DR UNIT 105	SCOTTSDALE	AZ	85255
KANDY K KENDALL TR	P O BOX 13416	SCOTTSDALE	AZ	85267
KARRAR ART/MARIAN	6834 E 4TH ST UNIT 15	SCOTTSDALE	AZ	85251

KARRAR KAREN J	6908 E MONTEREY WAY	SCOTTSDALE	AZ	85251
KAS HOLDING LLC	7229-7233 E MAIN ST	SCOTTSDALE	AZ	85251
KATHERYN A MAYER TRUST	4200 N MILLER RD 509	SCOTTSDALE	AZ	85251
KCAJ LLC	4045 S NONCHALANT CIR	COLORADO SPRINGS	CO	80917
KEENAN PATSY J	6834 E 4TH ST UNIT 3	SCOTTSDALE	AZ	85251
KELLEY PATRICK G/MARY C BAILEY	6936 E 4TH ST	SCOTTSDALE	AZ	85251
KENT MAE SONG TR ETAL	3600 81ST ST SE	MERCER ISLAND	WA	98040
KERSTEN RICK & ELLEN JANE ETAL	P O BOX 1765	SCOTTSDALE	AZ	85252
KEVIN ELEANORE G	4200 N MILLER RD UNIT 109	SCOTTSDALE	AZ	85251
KIMSEY PROPERTIES LTD PARTNERSHIP	P O BOX 812	SCOTTSDALE	AZ	85252
KING FRED M	4200 N MILLER RD 124	SCOTTSDALE	AZ	85251
KING M PECK	4200 N MILLER RD 422	SCOTTSDALE	AZ	85251
KINIETZ MARY P ETAL	6915 MAIN ST	SCOTTSDALE	AZ	85251
KIRKLAND DUANE E/FRANCES M TR	6840 E 2ND ST NO 3	SCOTTSDALE	AZ	85251
KIRKLAND PROPERTIES LLC	3719 N 75TH ST	SCOTTSDALE	AZ	85251
KOLL BREN FUND VLP	4343 VON KARMAN AVE	NEWPORT BEACH	CA	92660
KOLOKOTRONES THOMAS	8028 N 107TH PL	SCOTTSDALE	AZ	85258
KOMBOL PAULINE L TR	30411 234TH AVE SE	BLACK DIAMOND	WA	98010
KOPCHECK WILLIAM CHARLES	8328 E CHEERY LYNN RD	SCOTTSDALE	AZ	85251
KOPP KARL R	833 N JEFFERSON ST	MILWAUKEE	WI	53202
KR PROPERTIES LLC	6946 E 2ND ST	SCOTTSDALE	AZ	85251
KRAUSE PAUL E/MARY	6841 E 2ND ST 19	SCOTTSDALE	AZ	85251
KREHBIEL L J & DORIS M	4200 N MILLER RD #323	SCOTTSDALE	AZ	85251
KRON CARL R/JUDITH C TR	6908 E 4TH ST #15	SCOTTSDALE	AZ	85251
KUDO MASAYOKO	7170 E STETSON DR	SCOTTSDALE	AZ	85251
KUDO YOKO	7170 STETSON DR	SCOTTSDALE	AZ	85251
KUZARA J THOMAS/WINNIFRED	6824 E 2ND ST UNIT 207	SCOTTSDALE	AZ	85251
KWARCJANY DAVID G/MIVIAN V TR	2841 N 122ND ST	WAUWATOSA	WI	53222
LA GRIPPE JOSEPH/DOLORES	643 STIRLING LN	PROSPECT HEIGHTS	IL	60070
LA MIRADA ASSOC c/o MORGENSTERN BARBARA	7426 E BERRIDGE LN	SCOTTSDALE	AZ	85250
LANDRYS SEAFOOD HOUSE-AZ INC	3903 BELLAIRE BLVD	HOUSTON	TX	77025
LANE MARY B TR	P O BOX 2415	SCOTTSDALE	AZ	85252
LARKIN WILLIAM G & ROSALIA	8415 E JOSHUA TREE LN	SCOTTSDALE	AZ	85250
LATHEROW BRICE M/HELEN	6930 E 3RD ST	SCOTTSDALE	AZ	85251
LATISA L L C	5707 N 55TH PL	PARADISE VALLEY	AZ	85253
LAU RICHARD A/C DAWN	6834 E 4TH ST #5	SCOTTSDALE	AZ	85251
LAUGHLIN EVAN R/ANKENY KATHERINE H	17350 E SUNSET BLVD PH 2C	PACIFIC PALISADES	CA	90272
LAUNGER THOMAS J & JUDY A TR	6118 E CAMBRIDGE AVE	SCOTTSDALE	AZ	85257
LAZOVICH VIOLET TR	4601 N 73RD ST	SCOTTSDALE	AZ	85251
LEARNIHAN HELEN TOAL	BOX 1112	LA MIRADA	CA	90637
LEDJE ROBERT A L L C	12058 N 84TH PL	SCOTTSDALE	AZ	85280
LEE KATHERINE J	6804 E 2ND ST APT 23	SCOTTSDALE	AZ	85251
LEE MEI JEN/PLATO DONALD J	4625 E CLINTON ST	PHOENIX	AZ	85028
LILKEN	7330 N PIMA RD	SCOTTSDALE	AZ	85258
LIMMER JAMES R/KAREN E	8349 E SAN SALVADOR	SCOTTSDALE	AZ	85258
LINCOLN NATIONAL LIFE INSURANCE COMPANY	200 E BERRY ST 3RD FLOOR	FORT WAYNE	IN	46802
LINCOLN TRUST COMPANY CUSTODIAN	28815 LA CARRETTERRA	LAGUNA NIGUEL	CA	92677
LINDQUIST WILLIAM G/PATRICIA A	2930 NW MONTARA CT	PORTLAND	OR	97229
LISOGAR A EDWARD	3605 N 68TH ST #9	SCOTTSDALE	AZ	85251
LISOGAR EDWARD R/SHEBA T	3605 N 68TH ST	SCOTTSDALE	AZ	85251
LITTLE RED HOUSE ENTERPRISES L L C	8615 N 113TH WAY	SCOTTSDALE	AZ	85259
LMJ INVESTMENTS LP	7480 E SOLANO	SCOTTSDALE	AZ	85250
LMS 98 L L C	7340 E INDIAN PLAZA	SCOTTSDALE	AZ	85251
LOMAX REALTY CO	10447 S 45TH WAY	PHOENIX	AZ	85044
LORIA DOMINIC/ANNA	7022 SENTINEL RD	ROCKFORD	IL	61107
LORRAINE HAUSEMAN ELLIS FAMILY TRUST	630 S ORANGE GROVE BLVD #3	PASADENA	CA	91105
LOS TRES AMIGOS INVESTMENT CO	7500 E LINCOLN DR	SCOTTSDALE	AZ	85250
LR PARTNERS LLC	7328 E 6TH AVE	SCOTTSDALE	AZ	85251
LUDWIG MARTHA	1714 W STELLA LN	PHOENIX	AZ	85015
LUTSCH ROBERT J/NORA B	1211 N MILLER RD	SCOTTSDALE	AZ	85257
LUTZ WILLIAM/ROSE A	6804 E 2ND ST 1	SCOTTSDALE	AZ	85251
LYND T M/ANN R	1793 CLARK RD	ROCHESTER	NY	14625
MABEL K WEIRICH TR THE	4514 N ALTA HACIENDA DR	PHOENIX	AZ	85018
MAC UBEROL BEULAH	3851 COTTONWOOD DR	DANVILLE	CA	94506
MACDONALD WILLIAM A TR	4200 N MILLER RD #425	SCOTTSDALE	AZ	85251
MACIA STEVE H	4601 N 73RD ST 4	SCOTTSDALE	AZ	85251
MAH JERRY K & MARCELLA M S ETAL	7509 MCKNIGHT AVE	SCOTTSDALE	AZ	85251
MAIN STREET GALLERIES LLC	P O BOX 14587	SCOTTSDALE	AZ	85287
MAL & FLIP LLC	8009 N 68TH ST	PARADISE VALLEY	AZ	85253

MALITZ EUGENE/JUDITH TR	7350 E STETSON DR STE 113	SCOTTSDALE	AZ	85251
MALOUF B ROBERT	7025 E MCDOWELL RD #8	SCOTTSDALE	AZ	85257
MALOUF GARY	7025 E MCDOWELL RD STE 8	SCOTTSDALE	AZ	85257
MANDALL MARTIN & JOYCE RITA	5442 E CAMBRIDGE AVE	PHOENIX	AZ	85008
MANDALL SHOOTING SUPPLIES INC	3816 N SCOTTSDALE RD	SCOTTSDALE	AZ	85252
MARAS ANCA TR	7327 E THOMAS RD	SCOTTSDALE	AZ	85251
MARBAS ENTERPRISES	6824 E 2ND ST 215	SCOTTSDALE	AZ	85251
MAREINA DONALD J/GEORGETTE C TR	2728 CIRCLE DR	NEWPORT BEACH	CA	92663
MAREINA DONALD J/GEORGETTE C TR/JULIE ANN T	4200 N MILLER RD UNIT 207	SCOTTSDALE	AZ	85251
MARKOVIC MIHAILO A/REGINA M	4200 N MILLER RD 421	SCOTTSDALE	AZ	85251
MARLIS COMPANY WEST	5757 W CENTURY BLVD STE 700	LOS ANGELES	CA	90045
MARRIOTT SUITES LTD PARTNERSHIP	10400 FERNWOOD RD	BETHESDA	MD	20817
MARSHALL & ISLEY TR CO OF AZ	7702 E DOUBLETREE RANCH RD	SCOTTSDALE	AZ	85258
MARSHALL PROPERTY FAMILY LLP	7142 E 1ST ST	SCOTTSDALE	AZ	85261
MARTINEZ ELIAS P/ELODIA M TR	8402 E MUSTANG TR	SCOTTSDALE	AZ	85258
MARTINEZ VIVIANA M	6085 E 2ND ST U NO 12	SCOTTSDALE	AZ	85251
MARTZOLF MICHAEL J TR	8840 2ND ST	SCOTTSDALE	AZ	85250
MASI ROTA O/ JOSEPH CARL JR TR	4200 N MILLER RD #210	SCOTTSDALE	AZ	85251
MASUDA ROBERT W/DELORES K	6927 E 3RD ST	SCOTTSDALE	AZ	85251
MAUGHAN JOHN B/LICE-MARIE	1410 717TH AVE SW	CALGARY	ALBERTA	T2P 0Z3
MAX PROPERTIES LLC	4327 N SCOTTSDALE RD	SCOTTSDALE	AZ	85252
MAXWELL JAMES N/LYNNE A	5301 N QUAIL RUN PL	PARADISE VALLEY	AZ	85253
MAYEWSKI RAYMOND J/MARY CATHERINE	6 LARWOOD DR	ROCHESTER	NY	14618
MCALLISTER H Y/MARY BLUMLING	128 LAKESHORE DR	BUTLER	PA	16001
MCCALL JEAN R/ANNE R	6932 E 3RD ST	SCOTTSDALE	AZ	85251
MCCLARA BOYD B TR	5901 E WILSHIRE	SCOTTSDALE	AZ	85257
MCDONNELL NOEL/FREND MARY M	7528 E 2ND ST	SCOTTSDALE	AZ	85251
MCDOWELL CAMELBACK INVESTORS PARTNERHIP	PO BOX 2118	SCOTTSDALE	AZ	85252
MCENEANEY AGNES E	804 COACHWAY	ANNAPOLIS	MD	21401
MCGAREY ROBERT B/AMES S TR	5930 E ORANGE BLOSSOM LN	PHOENIX	AZ	85018
MCGINNIS THOMAS J	4200 N MILLER ROAD	SCOTTSDALE	AZ	85251
MCLAIN VENCE/APRIL R	6819 E 3RD ST	SCOTTSDALE	AZ	85251
MCWHORTER SCOTT/GREEN MICHAEL	7600 E DOUBLETREE RANCH RD	SCOTTSDALE	AZ	85258
MEADOWS MARGIE K/ROBERT W	PO BOX 1634	SCOTTSDALE	AZ	85252
MEIXLER MICHAEL C/DIANA L	P O BOX 2483	PINETOP	AZ	85935
MENKE INVESTMENTS LLC	4326 N 75TH ST	SCOTTSDALE	AZ	85251
MERRITT JOHN W/JUNE E	7802 E MONTEROSA ST	SCOTTSDALE	AZ	85261
MEYERSTEIN ARNOLD H JR/JERILYN TR	6001 TELEGRAPH RD	COMMERCE	CA	90040
MICHAELS MICHAEL M TR	8003 E CHENEY DR	SCOTTSDALE	AZ	85253
MIDZOR JOHN C & HILDEGARD M TR	6202 E CALLE ROSA	SCOTTSDALE	AZ	85251
MIEG JOHN R/CASSANDRA L	8943 E FIRST AVE	SCOTTSDALE	AZ	85251
MILLER COURT LLC	4332 N WELL FARGO STE 200	SCOTTSDALE	AZ	85251
MILLER HELEN T/BURNS SANDRA LEE	BOX 1756	NEW LISKEARD ONTARIO	CANADA	POJ1PO
MILLER HENRIETTA B	4200 N MILLER RD 320	SCOTTSDALE	AZ	85251
MILLER MAX D /JACQUELINE J TR	16351 256TH AVE	SPIRIT LAKE	IA	51390
MILLS JANET TR	20 BRIDGEGATE DR	SAN RAFAEL	CA	94903
MINOR JEFF A TR	PO BOX 15386	PHOENIX	AZ	85080
MINTER MATTHEW H	6805 E 2ND ST NO 17	SCOTTSDALE	AZ	85251
MITCHELL RUSSELL/FRANCES	6935 E 4TH ST UNIT 5	SCOTTSDALE	AZ	85251
MITCHELL TANYA L	6841 E 2ND ST UNIT 15	SCOTTSDALE	AZ	85251
MJD Investment	25407 S Tangelo Ave	Queen Creek	AZ	85242
MOEN CHRIS	6936 E 4TH ST	SCOTTSDALE	AZ	85251
MOERKERKE GEORGE A TR	5335 E LINCOLN DR	PARADISE VALLEY	AZ	85253
MOLA PARTNERS LTD	2830 S INTERLOCKEN DR	EVERGREEN	CO	80439
MOLINA FAMILY TRUST THE	3557 E OREGON AVE	PHOENIX	AZ	85018
MOLLARD JOHN H	7127 E 8TH AVE	SCOTTSDALE	AZ	85251
MOORE MICHAEL	6804 E 2ND ST 24	SCOTTSDALE	AZ	85251
MORGAN MIRIAM J	1710 S GRANADA	TEMPE	AZ	85281
MORGANROTH DAVID J	471 W BROADWAY	NEW YORK	NY	10012
MORGENSEN JUSTINE S TR	808 ASPEN DR	PHOENIX	AZ	85021
MOSS BETTY L	6824 E 2ND ST 14-115	SCOTTSDALE	AZ	85251
MOSS TODD R	6824 E 2ND #210	SCOTTSDALE	AZ	85251
MOULTON BETTY JANE	6841 4TH ST UNIT 2	SCOTTSDALE	AZ	85251
MOWRY LESTER/LABEULA	6836 MAIN ST	SCOTTSDALE	AZ	85251
MS WHITE ENTERPRISES LP	6245 E MCDONALD DR	PARADISE VALLEY	AZ	85263
MSR PROPERTIES LLC	7305 E GREENWAY RD	SCOTTSDALE	AZ	85260
MUDD ARLENE	4200 N MILLER RD 209	SCOTTSDALE	AZ	85251
MULLEN JOHN D/ELLEN TR	4200 N MILLER RD #223	SCOTTSDALE	AZ	85251
MURAD ALBERT M/DINA	6031 KELTON LN	SCOTTSDALE	AZ	85254

MURATORE MICHAEL J	6834 E 4TH ST UNIT 16	SCOTTSDALE	AZ	85251
MURPHY GROUP LIMITED PTNRSH	3200 E CAMELBACK RD	PHOENIX	AZ	85018
MURPHY PAMELA L	3648 N 70TH ST	SCOTTSDALE	AZ	85260
MURRAY NOEL T/MARGARET M/PATRICK	6805 E 2ND ST	SCOTTSDALE	AZ	85251
MYERS ORVILLE O & FLORENCE S	655 E THUNDERBIRD RD	PHOENIX	AZ	85022
NAJMI SOHRAB & PARVIN	PO BOX 2410	SCOTTSDALE	AZ	85252
NCN PLACE LLC	8120 E VALLEY VIEW RD	SCOTTSDALE	AZ	85250
NEALE RODERICK M & BARBARA L	16811 STONERIDGE COURT	FOUNTAIN HILLS	AZ	85268
NELSON BARNUM INTERIORS LTD	7135 E 1ST AVE	SCOTTSDALE	AZ	85251
NELSON MARY K	6834 E 4TH ST NO 10	SCOTTSDALE	AZ	85251
NELSON PETER R	6815 E 2ND ST UNIT 16	SCOTTSDALE	AZ	85251
NEWTON CHARLES D (LIFE ESTATE)	3666 N MILLER RD	SCOTTSDALE	AZ	85251
NICKS JESS/BARBARA M TR	5735 N 54TH ST	SCOTTSDALE	AZ	85253
NIEVES JOSE/JENNIFER C/O VIVIAN FLORIT	6836 E 3RD ST	SCOTTSDALE	AZ	85251
NOLTE PAUL L & JUDITH L	12216 N 28TH PL	PHOENIX	AZ	85032
NOLTE PAUL/JUDITH	390 N MILLER RD	SCOTTSDALE	AZ	85257
NORIEGA GERBACIO TR	8033 VIA DE LAGO	SCOTTSDALE	AZ	85257
NORLING CHARLENE	6805 E 2ND ST	SCOTTSDALE	AZ	85251
NORMAN SABA/GLENNYS DE VERE FAMILY TR	18 N BILLMOOSE CIR	CHANDLER	AZ	85224
NORTH MARSHALL WAY LIMITED PARTNERSHIP	949 SIBLEY MEMORIAL HWY	ST PAUL	MN	55118
NORTHERN TR CO OF AZ TR	PO BOX 29749 DEPT 734	PHOENIX	AZ	85038
NORTHERN TRUST BANK ARIZONA TR/TERESA CRO	4200 N MILLER RD 228	SCOTTSDALE	AZ	85251
NORTHERN TRUST BANK OF AZ N A TR	8777 N GAINNEY CENTER DR NO	SCOTTSDALE	AZ	85258
NORTHROP CHARLOTTE V	6906 E 4TH ST	SCOTTSDALE	AZ	85251
NTR INCORPORATED P C	7321 E 6TH AVE	SCOTTSDALE	AZ	85251
NUMERO UNO QUE PASA INC	7025 E 1ST AVE #3	SCOTTSDALE	AZ	85251
NUSSBAUM IRVING & IRIS	13051 N 94TH PL	SCOTTSDALE	AZ	85260
OASIS MOBILE HOME PARK INC	14651 DALLAS PKWY #500	DALLAS	TX	75240
OHANIAN KEGHAM	7232 E MAIN ST	SCOTTSDALE	AZ	85251
OLAFSON STEVEN/KIMBERLY A	231 S MARINA ST	PRESCOTT	AZ	86303
OLSEN ROXIE L TR	2940 N 67TH PL	SCOTTSDALE	AZ	85251
ORAH DINKHA O/NAZI D	3635 N 88TH ST UNIT 9	SCOTTSDALE	AZ	85251
ORONA JUAQUIN/GLORIA	6939 E 4TH ST	SCOTTSDALE	AZ	85251
OSWALT ROY	3701 N MARSHALL WAY	SCOTTSDALE	AZ	85251
P P & L INVESTMENTS	3200 E CAMELBACK RD STE 300	PHOENIX	AZ	85018
P R MANAGEMENT	4216 N BROWN #A	SCOTTSDALE	AZ	85251
PACIFIC HOLIDAY INC	1150 SOUTH KING ST STE 1200	HONOLULU	HI	96814
PACIMEO CARLO V & IDA N	14633 N 45TH PL	PHOENIX	AZ	85032
PAIN FRED J JR & CAROLYN E	3003 N CENTRAL STE 207	PHOENIX	AZ	85012
PALMER RICHARD H/MARJORIE M	4896 WEBB RD	PERRY	OH	44081
PALMER THOMAS M & ELIZABETH E	7023 E 4TH ST #101	SCOTTSDALE	AZ	85251
PALS LAND INC	4805 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
PARC HMS ENTERPRISES LLC	4327 N MILLER RD	SCOTTSDALE	AZ	85251
PARRY TOMMY E/MILDRED J TR	P O BOX 304	MORRISTOWN	AZ	85342
PARTNERS FOREVER LLC	4648 E BERNEIL DR	PHOENIX	AZ	85028
PASSARIELLO ROBERT	6905 E Mariposa Dr	SCOTTSDALE	AZ	85251
PASSELL SHIRLEY A TR	4200 N MILLER RD APT #321	SCOTTSDALE	AZ	85251
PATTERSON DWIGHT W/RUBY MAE/WALKER D D/C	250 W MAIN	MESA	AZ	85201
PAYNE BILLIE F	4200 N MILLER 311	SCOTTSDALE	AZ	85251
PCL LLC	PO BOX 70534	FAIRBANKS	AK	99707
PEEBLES SUSAN E	6841 E 2ND ST #4	SCOTTSDALE	AZ	85251
PEGLER PEARL D TR	2999 N 44TH ST	PHOENIX	AZ	85018
PELTZ JACK/MARJORIE S	5441 N 77TH ST	SCOTTSDALE	AZ	85250
PENTZ HANS/KARIN V TR	6449 W ROSEMONTE DR	PEORIA	AZ	85382
PERILLO MICHELE	4400 N CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
PERKINS SANDRA	6825 E 4TH ST NO 1	SCOTTSDALE	AZ	85251
PERNA HOLDINGS L L C	7245 E MAIN ST	SCOTTSDALE	AZ	85251
PESIC IVAN M/KATHERINE NGAI	1802 CHENEY DR	SAN JOSE	CA	95128
PETERS JUDY E/ROBERT DOUGLAS LTD	6611 E HILLSIDE DR	PARADISE VALLEY	AZ	85253
PETERSON JANE A TR	7408 E CAMELBACK ROAD	SCOTTSDALE	AZ	85251
PETERSON JOHN R/DIANE O TR/RAPP JOHN R	4211 WINFIELD SCOTT PLAZA	SCOTTSDALE	AZ	85251
PETERSON PAM	7501 E MINEZONA	SCOTTSDALE	AZ	85251
PETRILLO ANNETTE TR	5041 N 83RD ST	SCOTTSDALE	AZ	85250
PINE STEVEN S	3370 N HAYDEN RD 123-292	SCOTTSDALE	AZ	85251
PINK PLAZA L L C	87 MOUNTAIN SHADOWS WEST	PARADISE VALLEY	AZ	85253
PLANETA PROPERTIES LIMITED PARTNERSHIP	PO BOX 2118	SCOTTSDALE	AZ	85252
PLAYTON PAUL	9980 N 78TH PL	SCOTTSDALE	AZ	85258
PLAZA CODORNIZ ASSOC	536 B ST	SANTA ROSA	CA	95401
PM SCHEIN LLC	7526 E MCKNIGHT	SCOTTSDALE	AZ	85251

POAST WILLIAM G	4801 N 73RD ST	SCOTTSDALE	AZ	85251
POLLACK FAMILY OFFICE BUILDING LLC	7505 E 8TH AVE	SCOTTSDALE	AZ	85251
POLLIFRONE RICHARD/DIANE	7024 E OSBORN RD	SCOTTSDALE	AZ	85251
POLLOCK GARY/NANCY	821 18TH ST W	BILLINGS	MT	59102
POTTERY PARADISE INC	4338 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
PRAIRIE SKY L L C	PO BOX 329	LEOTI	KS	67861
PRANTCO LLC	130 W NORTHERN AVE	PHOENIX	AZ	85021
PRENTICE THOMAS E	4200 N MILLER RD	SCOTTSDALE	AZ	85251
PRESSON SCOTTSDALE LLC	501 E THOMAS RD #200	PHOENIX	AZ	85012
PRIME HOSPITALITY CORP	700 RT 48EAST	FAIRFIELD	NJ	07004
PRINCE STEPHEN E/KIMBERLY A	8930 E 1ST ST	SCOTTSDALE	AZ	85251
PRISTO PAUL JAMES & ELLEN L & LARRY J	719A N SCOTTSDALE RD	TEMPE	AZ	85281
PROEST DONALD W/MARGARET A	1589 FOXCHASE DR	BLACKLICK	OH	43004
PUEBLO ARTS CORP	3625 BISHOP LN	SCOTTSDALE	AZ	85251
RATHER LARRY D/SUZANNE M	N8222 HWY 67	OCONOMOWOC	WI	53086
RAZOR JEROME M & CYNTHIA JANÉ & DAVID P	8829 E 2ND ST	SCOTTSDALE	AZ	85251
REDEKER MARY ANN TR	4200 N MILLER RD #310	SCOTTSDALE	AZ	85251
REED RUTH H/DOUGLAS/MOGEL CHRISTIE	4200 N MILLER RD UNIT 107	SCOTTSDALE	AZ	85251
REEVES BRADFORD/HOLLEY D	418 W 7TH ST	MANKATO	MN	56001
REGISTER HAZEL	6906 E 4TH STREET	SCOTTSDALE	AZ	85251
REHFELDT RUTH M TR	4200 N MILLER 205	SCOTTSDALE	AZ	85251
RENKISS LLC	4441 N 75TH ST	SCOTTSDALE	AZ	85251
REPUBLIC BANK/RIZKALLAH TAWFIK H TR	8130 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
RICHARDS DAVID S	8625 E COLUMBUS	SCOTTSDALE	AZ	85251
RICHARDS WENDY J	4518 N 73RD ST #8	SCOTTSDALE	AZ	85252
RICHTER RITA M ETAL	4200 N MILLER RD	SCOTTSDALE	AZ	85251
RILEY PATRICK J	7531 E MCKNIGHT	SCOTTSDALE	AZ	85251
RIVES CHARLES RICHARD & DEBORAH JEAN	7345 E SHOEMAN LN STE C	SCOTTSDALE	AZ	85251
RKJC LP	7234 E SHOEMAN LN	SCOTTSDALE	AZ	85251
ROBBINS LISA E	7024 E 8TH ST	SCOTTSDALE	AZ	85251
ROBBINS MICHAEL J/KATHRYN N	11835 N CAVE CREEK RD	PHOENIX	AZ	85020
ROBERT A LEDLIE LLC	12058 N 94TH PL	SCOTTSDALE	AZ	85260
ROMAN CATHOLIC DIOCESE OF PHOENIX	400 E MONROE	PHOENIX	AZ	85004
ROSACI GINO A/POWELL MARGARET A	1516 E MCLELLAN DR	MESA	AZ	85203
ROSE WILLIAM C TR	PO BOX 5146	INCLINE VILLAGE	NV	89450
ROTH PAUL I/BERNICE W TR	54 GLEN EDGE RD	WHITE BEAR LAKE	MN	55110
ROYAL CREST CORPORATION	PO BOX 2025	SCOTTSDALE	AZ	85252
RUBIN HARVEY/TOBYE TR	2714 KELTON AVE	LOS ANGELES	CA	90084
RUCINSKI TIMM R/CYNTHIA A	4200 N MILLER ROAD	SCOTTSDALE	AZ	85251
RUFF MITCH/SHELLEY	6925 E 4TH ST	SCOTTSDALE	AZ	85251
RUSSELL VERONICA C TR	1813 E VELVET DR	TEMPE	AZ	85284
RUTHERFORD BILLY E/JOYCE F	6908 E 4TH ST	SCOTTSDALE	AZ	85251
RUTHERFORD BILLY/JOYCE	7932 LAKE PLEASANT DR	SPRINGFIELD	VA	22153
RYBKA RICHARD G/LORRAINE V	10951 COLORADO CT	ORLAND PARK	IL	60482
S & J INVESTMENTS L L C	7436 E STETSON SR NO 190	SCOTTSDALE	AZ	85251
S & S CIVIC CENTER PROPERTY	7503 E 1ST ST	SCOTTSDALE	AZ	85251
S S H EQUITIES LLC	4445 N BUCKBOARD TRAIL	SCOTTSDALE	AZ	85281
SAADIE PATRICIA P	6925 E 4TH ST	SCOTTSDALE	AZ	85251
SABA BROTHERS RENTAL	3935 N BROWN AVE	SCOTTSDALE	AZ	85251
SABA BROTHERS RENTALS c/o SHERRA LYON	HC 31 BOX 29	MORMON LAKE	AZ	86038
SABAS STORES INC	3985 N BROWN AVE	SCOTTSDALE	AZ	85251
SABRETOOTH INVESTMENTS INC	4201 N MARSHALL WY	SCOTTSDALE	AZ	85251
SADLEBAG LLC	985 S RESEDA AVE	MESA	AZ	85208
SAIFI DAVE	3730 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
SAMOTH USA INC	6900 E 2ND AVE	SCOTTSDALE	AZ	85251
SAN FILIPPO LOUIS/FLORENCE	11453 E MARK LN	SCOTTSDALE	AZ	85262
SAN MARIN APARTMENTS LTD	434 S EUCLID ST	ANAHEIM	CA	92802
SANDOVAL NICHOLAS J/KRISTI A	5802 E WALTANN LN	SCOTTSDALE	AZ	85254
SAVAGE FAMILY PARTNERSHIP LTD	#7 PARLIAMENT PLACE	DALLAS	TX	75225
SAVAGE JOHN N & DORRACE A	#7 PARLIAMENT PL	DALLAS	TX	75225
SAVAGE KIMBER	8841 E 2ND ST NO 8	SCOTTSDALE	AZ	85251
SAVEN THOMAS C TR	6824 E 2ND ST 101	SCOTTSDALE	AZ	85251
SCALZILLI LAURA L	6815 E 2ND ST	SCOTTSDALE	AZ	85251
SCHADE DEWEY D	7240 N BROOKVIEW WAY	SCOTTSDALE	AZ	85253
SCHAFFER BENJAMIN/JILL R TR	600 GREENWICH LN	FOSTER CITY	CA	94404
SCHALLER ALBERT L & MARILYN E	8208 LAKESHORE DR	N LAKEPORT	MI	48059
SCHARDIN ALVIN J ETAL	7023 E 4TH ST	SCOTTSDALE	AZ	85251
SCHELLINGS PROPERTIES	3712 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
SCHIPMA PETER B/JUDITH A	7023 E 4TH ST	SCOTTSDALE	AZ	85251

SCHIRM STANLEY G/KAY L	7111 E DOUBLETREE RD	PARADISE VALLEY	AZ	85253
SCHISLER WILLARD P/MARYANN	6804 E 2ND ST 9	SCOTTSDALE	AZ	85251
SCHLAEFFER AUDREY A	4200 N MILLER RD	SCOTTSDALE	AZ	85251
SCHLEMMER CAROL J TR/RICHARD A	2811 N NOKOMIS ST NE	ALEXANDRIA	MN	56308
SCHOEN BRAD/JULIE TR	5104 E CALLE DEL MEDIO	PHOENIX	AZ	85018
SCHOENMANN DONN R/E LYNN	920 POWELL ST	SAN FRANCISCO	CA	94108
SCHUBERT CHRISTOPHER RHETT	4601 N 73RD ST UNIT 2	SCOTTSDALE	AZ	85251
SCHULTZ STEPHEN E	111 PERKINS ST	BOSTON	MA	02130
SCHUSTER RONALD J/MASSEY SHARON R	4215 N WINFIELD SCOTT PLAZA	SCOTTSDALE	AZ	85251
SCHWARTZ CHARLES R/DORIS M TR	7024 E 6TH ST #107	SCOTTSDALE	AZ	85251
SCKRABULIS DONALD J/HELEN A/CAROL	6912 E 3RD ST	SCOTTSDALE	AZ	85251
SCKRABULIS HELEN A	6910 3RD STREET	SCOTTSDALE	AZ	85251
SCOTTSDALE ACQUISITION LLC	150 BROADWAY	NEW YORK	NY	10038
SCOTTSDALE BOARD OF REALTORS INC	4221 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
SCOTTSDALE CANAL PROJECT LLC	7154 E STETSON DR	SCOTTSDALE	AZ	85251
SCOTTSDALE CHAMBER OF COMMERCE	7343 SCOTTSDALE MALL	SCOTTSDALE	AZ	85251
SCOTTSDALE DIALYSIS CENTER LTD	7321 E OSBORN DR	SCOTTSDALE	AZ	85251
SCOTTSDALE DOWNTOWN INVESTMENTS LLC	12858 N 82ND ST	SCOTTSDALE	AZ	85260
SCOTTSDALE EXECUTIVE CENTER LTD PRTRNSP	PO BOX 4209	MESA	AZ	85211
SCOTTSDALE FASHION SQUARE PARTNERSHIP	11411 N TATUM BLVD	PHOENIX	AZ	85028
SCOTTSDALE FIFTH AVE INVESTORS	4455 E CAMELBACK #215-A	PHOENIX	AZ	85018
SCOTTSDALE FINANCIAL CENTER II LTD PARTNRSH	ONE EMBARCADERO CENTER #2	SAN FRANCISCO	CA	94111
SCOTTSDALE GAS LAMP DISTRICT INVESTMENT L L	8313 E HUBBELL ST	SCOTTSDALE	AZ	85257
SCOTTSDALE GIRLS CLUB	8250 E ROSE LN	SCOTTSDALE	AZ	85253
SCOTTSDALE HEALTHCARE REALTY CORP	7400 E OSBORN RD	SCOTTSDALE	AZ	85251
SCOTTSDALE LODGING LLC	E 8923 MISSION AVE #135	SPOKANE	WA	99212
SCOTTSDALE MAIN STREET INVESTORS L L C	7182 E STETSON DR	SCOTTSDALE	AZ	85251
SCOTTSDALE MEMORIAL HOSPITAL	7400 E OSBORN RD	SCOTTSDALE	AZ	85251
SCOTTSDALE MEMORIAL REALTY CO INC	7400 E OSBORN RD	SCOTTSDALE	AZ	85251
SCOTTSDALE METHODIST CHURCH	4140 MILLER RD	SCOTTSDALE	AZ	85251
SCOTTSDALE PALMS GENERAL PARTNER LTD	6824 E 2ND ST #2	SCOTTSDALE	AZ	85251
SCOTTSDALE REALTY INVESTORS	7154 E STETSON DR	SCOTTSDALE	AZ	85251
SCOTTSDALE SUMMERFIELD ASSOCIATES LP	8100 E 22ND ST BLDG 500	WICHITA	KS	67226
SCOTTSDALE WATERFRONT LLC	2525 E CAMELBACK RD SUITE NO	PHOENIX	AZ	85018
SEAGREN JAMES A	PO BOX 894	CAREFREE	AZ	85377
SEARLES WARREN L/MARY L TR	14555 N SCOTTSDALE RD STE 206	SCOTTSDALE	AZ	85260
SGNG INVESTMENTS LLC	4211 N MARSHALL WAY	SCOTTSDALE	AZ	85251
SHAERZADEH AMIR ALI	3652 N 70TH ST	SCOTTSDALE	AZ	85251
SHAFFER STEVEN S/JUDD W	7248 N VIA NUEVA	SCOTTSDALE	AZ	85258
SHEARER MATTHEW J	3638 N 70TH ST	SCOTTSDALE	AZ	85251
SHELBY MARK K & MARVIN C/DOROTHY	15316 RIDGEVIEW PL	POWAY	CA	92064
SHIDAKER DARLENE	6815 E 2ND ST APT 14	SCOTTSDALE	AZ	85251
SHINN MICHAEL	4518 N 73RD ST 6	SCOTTSDALE	AZ	85251
SHIPP LTD	PO BOX 356	SCOTTSDALE	AZ	85252
SHORT HAROLD/JANE	6841 E 2ND ST UNIT 2	SCOTTSDALE	AZ	85251
SHORT JANE A	6841 E 2ND ST UNIT 2	SCOTTSDALE	AZ	85251
SHUNICK RICHARD E/MARGERY A TR	4200 N MILLER RD	SCOTTSDALE	AZ	85251
SIEGEL MORRIS J	6936 E 4TH ST	SCOTTSDALE	AZ	85251
SIKORSKI RICHARD F/ELISABETH A	1111 ANNABAR DR	CASTLE ROCK	CO	80104
SILVER WARREN M/JUDITH G TR	5668 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
SIMON DEBRA A	6824 E 2ND ST	SCOTTSDALE	AZ	85251
SIMONSON BUILDINGS INC	5842 N 38TH PL	PARADISE VALLEY	AZ	85253
SINGER DAVID/CORA S CHATEAUNEUF	4124 E CAMELBACK RD	PHOENIX	AZ	85018
SINGH RANDHIR	5552 W PARKVIEW LANE	GLENDALE	AZ	85310
SINGH RANDHIR/GURDEEP K	5552 W PARKVIEW LN	GLENDALE	AZ	85310
SK HOLDINGS LLC	4040 E MCDOWELL RD STE 501	PHOENIX	AZ	85008
SKIPTON DEE ANN	6902 E INDIAN BEND RD	SCOTTSDALE	AZ	85253
SKYVIEW HOMES	2218 N 78TH ST	SCOTTSDALE	AZ	85257
SLETTEN PHILLIP D & MYRA J	6001 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
SMART EARL B/WINFRED E TR	4200 N MILLER RD	SCOTTSDALE	AZ	85251
SMETANA TIMOTHY J/DECIANCIO RACHEL M	6834 E 4TH ST #1	SCOTTSDALE	AZ	85251
SMITH & SMITH INC	3737 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
SMITH DAVID BURNELL & RITA JEAN	4310 N 75TH ST	SCOTTSDALE	AZ	85251
SMITH TERRELL SPILLER/RICHARD L	9009 E NITTANY DR	SCOTTSDALE	AZ	85255
SMITH VICKI L ETAL	7302 E SIXTH AVE	SCOTTSDALE	AZ	85251
SOFFER ISAAC/DELORES TR	7154 E STETSON DR	SCOTTSDALE	AZ	85251
SOGAN IRENE & BELLAMAY GREGORICH	P O BOX 20454	PHOENIX	AZ	85036
SOLOMON RAYMOND M/KATHYMAE	11741 N 128TH ST	SCOTTSDALE	AZ	85259
SONMAR OF SCOTTSDALE LTD LIABILITY CO	15 BROADWAY STE 401	FARGO	ND	58102

SPIEGEL RICHARD M & JUDITH K	5502 E CALLE DEL NORTE	PHOENIX	AZ	85018
SREGOR LLC	3839 N MARSHALL WAY	SCOTTSDALE	AZ	85251
STABLER JEFFREY ADDISON	3840 N 70TH ST	SCOTTSDALE	AZ	85251
STAVE ASTOR & SONJA	7325 E SHOEMAN LN	SCOTTSDALE	AZ	85251
STAVE ASTOR & THORE SABO	7325 SHOEMAN LN	SCOTTSDALE	AZ	85251
STEINDORFF ROBERT A/CAROL JEAN TR	4200 N MILLER RD 308	SCOTTSDALE	AZ	85251
STEPHAN EUGENE W/FRANCES L	7407 E MINNEZONA AVE	SCOTTSDALE	AZ	85251
STERNITZKE ROBERT E/BETTY L	6815 E 2ND ST	SCOTTSDALE	AZ	85251
STETSON PROPERTY LLC	7308 E STETSON DR 101	SCOTTSDALE	AZ	85251
STODOLA JEYEMELL	6841 E SECOND ST #5	SCOTTSDALE	AZ	85251
STOUT CAROLYN	7528 E 1ST ST	SCOTTSDALE	AZ	85251
STRAATSMA CAMERON	4518 N 73RD STREET	SCOTTSDALE	AZ	85251
STRONG THOMAS/VICTORIA L TR	3002 W CETON DR	LAVEEN	AZ	85339
STUART STEVEN W	7024 E 6TH ST NO 205	SCOTTSDALE	AZ	85251
SUEBA-MARK XI LLC	6823 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250
SUMMIT RIDGE INVESTMENT COMPANY L L C	7834 E MARIPOSA DR	SCOTTSDALE	AZ	85251
SUNBRELLA PROPERTIES LTD	6925 E 5TH AVE	SCOTTSDALE	AZ	85251
SUNDIAL RESORTS INC	6884 N 40TH ST	PARADISE VALLEY	AZ	85253
SW FOUNTAIN TERRACE LLC	3621 N 88TH ST	SCOTTSDALE	AZ	85251
TAMASCO FLORINE J TR	4400 N SCOTTSDALE RD NO 8277	SCOTTSDALE	AZ	85251
TASH JOYCE A TR	6730 E SUNNYVALE RD	PARADISE VALLEY	AZ	85253
TAVASSOLI MOGHATA	8214 E MARIPOSA DR	SCOTTSDALE	AZ	85251
TEQUILA GRILL LLC	4363 N 75TH ST	SCOTTSDALE	AZ	85251
TERRASTAR INC	7627 E KRALL ST	SCOTTSDALE	AZ	85250
THAKUS MENS WEAR INC	4237 W SANDRA TERRACE	PHOENIX	AZ	85023
THE GALE FIRST FAMILY LIMITED PARTNERSHIP	6840 E EXETER BLVD	SCOTTSDALE	AZ	85251
THIELKING DAVID H TR	4200 N MILLER RD	SCOTTSDALE	AZ	85251
THIRD AVENUE LOFTS LLC	2777 E CAMELBACK RD STE 150	PHOENIX	AZ	85018
THOMAS CARL RICHARD & KATHLEEN A	7500 E DOUBLETREE RANCH RD	SCOTTSDALE	AZ	85258
THOMAS ERIC A/CARROLL SUZANNE	6804 E 2ND ST UNIT 19	SCOTTSDALE	AZ	85251
THOMPSON MARK S/LEWIS CLAIRE B TR	4730 E INDIAN SCHOOL NO 120-18	PHOENIX	AZ	85018
THOMPSON SILVIA I	4902 E HAZEL DR #1	PHOENIX	AZ	85044
TIBSHRAENY INVESTMENT COMPANY	5444 E SANNA ST	PARADISE VALLEY	AZ	85253
TIBTOR INVESTMENTS	5444 E SANNA ST	PARADISE VALLEY	AZ	85253
TINSLEY THEODORE E & FRED A C	PO BOX 1798	PINE	AZ	85544
TJB PROPERTIES LLC	11515 N 91ST ST STE 109	SCOTTSDALE	AZ	85260
TNT INVESTMENTS	7531 E 2ND ST	SCOTTSDALE	AZ	85251
TOMPKINS ANDREW H/SUSAN B TR	725 RANCHO CIR	LAS VEGAS	NV	89107
TONKA & BERG COLLABORATIVE L L C	4332 N WELLS FARGO STE 200	SCOTTSDALE	AZ	85251
TOWNSEND REX R/JANET-MAE	6840 E 2ND ST	SCOTTSDALE	AZ	85251
TRAFF JOHNLYNN	921 RIDGEFIELD LN	BUFFALO GROVE	IL	60089
TRAINER C W/MOORE WILLIAM	2802 N GARFIELD ST	MIDLAND	TX	79705
TRANÉ JUDITH	7518 1ST ST	SCOTTSDALE	AZ	85251
TRAVNICEK KENNETH W	6925 E 4TH ST NO 22	SCOTTSDALE	AZ	85251
TRI-ZONE PROPERTIES LLC	11515 N 91ST ST 109	SCOTTSDALE	AZ	85260
TUFTS STEVEN L/L B/BRAMBERRY H M III	6824 E 2ND ST UNIT 11	SCOTTSDALE	AZ	85251
TURNER NEIL & MARY K	6211 E CORTEZ	SCOTTSDALE	AZ	85254
UHLEN CARL F/VIRGINIA P TR	4012 VIA OPATA	PALOS VERDES ESTATES	CA	90274
UNGTHEIM STEVEN P/SANDRA J	13041 W CHERRY HILLS DR	EL MIRAGE	AZ	85335
UNIQUE INC	7232 E 1ST ST	SCOTTSDALE	AZ	85263
UNISPEC DEVELOPMENT CORPORATION	4440 N CIVIC CENTRE PLAZA	SCOTTSDALE	AZ	85251
UNITED COLUMBIA CORP	7228 E 1ST AVE	SCOTTSDALE	AZ	85251
UNITED STATES POSTAL SERVICE	475 L'ENFANT PLAZA SW	WASHINGTON	DC	20260
VA DRUNEN SCOTT/KOPCHECK WILLIAM	7037 E 6TH ST	SCOTTSDALE	AZ	85251
VAKILI REZA	9889 E TOPAZ	SCOTTSDALE	AZ	85251
VANCE MARIE E TR	4200 N MILLER RD #524	SCOTTSDALE	AZ	85251
VARGAS BERTHA O	11515 N 91ST ST STE 109	SCOTTSDALE	AZ	85260
VEATCH DOROTHY A TR	7403 E 6TH AVE	SCOTTSDALE	AZ	85251
VELASCO DEMETRIO/NATIVIDAD TR	8513 E CITRUS WY	SCOTTSDALE	AZ	85250
VENTURA INTERNATIONAL INC	3805 N 68TH ST	SCOTTSDALE	AZ	85251
VILLA BONITA ENTERPRISES LLC	8815 N 113TH WAY	SCOTTSDALE	AZ	85259
VILLA JASON	6824 E 2ND ST 201	SCOTTSDALE	AZ	85251
VINGER STETSON HOLDING COMPANY INC	PO BOX 12355	SCOTTSDALE	AZ	85267
VJ SCOTTSDALE MEDICAL LLC	4300 N MILLER RD 153	SCOTTSDALE	AZ	85251
VOGEL JON V/FANCHON S TR	4312 N 89TH ST	SCOTTSDALE	AZ	85251
VOLLARO AUDRA E	8701 E SHERIDAN ST	SCOTTSDALE	AZ	85257
VOMERO JOSEPH J & LYNETTE A	7324 8TH AVE	SCOTTSDALE	AZ	85251
VON GUNTEN WALTER	6925 E 4TH ST #18	SCOTTSDALE	AZ	85251
WALGREEN #03163	300 WILMOT RD	DEERFIELD	IL	60015

WALGREEN ARIZONA DRUG CO	200 WILMOT RD	DEERFIELD	IL	60015
WALK THE LINE LLC	4300 N MILLER 222	SCOTTSDALE	AZ	85251
WALKER PETER & CLAUDETTE	5800 RIVERSIDE DRIVE	VANCOUVER	WA	98001
WALL MICHAEL VIANN C TR	7130 E BERNEIL	PARADISE VALLEY	AZ	85253
WALLACH STEPHAN R/MICHELLE G	1057 WATERVILLE LAKE RD	CHULA VISTA	CA	90025
WALSH ROBERT J/JEAN M	135 S BLANCHARD	WHEATON	IL	60187
WASBOTEN WILLIAM L	7545 E 1ST ST	SCOTTSDALE	AZ	85251
WEBER ERWIN A/KATHLEEN ROSE TR	8009 N 68TH ST	PARADISE VALLEY	AZ	85253
WEFLEN ARNOLD E/MONICA L TR	7109 E 2ND ST	SCOTTSDALE	AZ	85251
WEGNER DEAN G	6936 E 4TH ST	SCOTTSDALE	AZ	85251
WEISS HARRY M & IRENE TR	49 BILTMORE ESTATES	PHOENIX	AZ	85016
WEISSMANN CRAIG/KATHARINE	1 GREENVIEW DR	CARLSBAD	CA	92009
WENTLAND MARY ANN	W3098 OLD HWY US 2/41	POWERS	MI	49874
WEST JUDITH A TR	1909 KAHAKAI DR NO10	HONOLULU	HI	96814
WEST K JANE TR	4200 N MILLER RD	SCOTTSDALE	AZ	85251
WESTCOR COMPANY II LTD PRTRNSHIP THE	611 OLIVE ST	ST LOUIS	MO	63101
WESTCORP COMPANY LTD PARTNERSHIP	11411 N TATUM BLVD	PHOENIX	AZ	85028
WESTERHOF JACOB P/KATHLEEN	5504 N COOK ST	MC FARLAND	WI	53558
WESTERHOF JACOB R/CAROL J TR	818 S 8TH ST	MANITOWOC	WI	54220
WESTERN SECURITY BANK	7401 E CAMELBACK RD	SCOTTSDALE	AZ	85251
WHITE WALTER A/MARTINA J	3019 WAUBENOOR DR	GREEN BAY	WI	54301
WILDCHILD INVESTMENTS	15550 N FRANK LLOYD WRIGHT B	SCOTTSDALE	AZ	85280
WILHELM JEROME A/YVONNE E	765 LAKE RIDGE DR	WOODBURY	MN	55129
WILKINS WILLIAM F	6925 E 4TH ST 7	SCOTTSDALE	AZ	85251
WILLIAMS HAROLD V/CYNTHIA L TR	2172 E CALLE DE ARCOS	TEMPE	AZ	85284
WILLIAMS MAXINE Y/WILLIAMS-FISHER NAN M	4200 N MILLER RD 414C	SCOTTSDALE	AZ	85258
WILLIAMS MERVIN GATLIFF JR/YOLANDA OSBORNE	433 CANYON DR	GLENDALE	CA	91206
WILLIAMSON WALTER A/GERALDINE D TR	7521 E 1ST ST	SCOTTSDALE	AZ	85251
WILLMOTH GEORGE B & FERN M TR	P O BOX 907	SCOTTSDALE	AZ	85252
WILSON FREDERICK M/JACQUELYN D	28915 LA CARRETERRA	LAGUNA NIGUEL	CA	92677
WINKLER ROBERT A/DEANNA C TR	2161 W MADERO	MESA	AZ	85202
WINSTANLEY PEARSE H & MAUREEN J ETAL	6805 E 2ND ST	SCOTTSDALE	AZ	85021
WISEMAN ROY EARL	6925 E 4TH ST UNIT B	SCOTTSDALE	AZ	85251
WISNER PAMELA D	PO BOX 10588	SCOTTSDALE	AZ	85271
WOLF CYNTHIA E	6820 E 4TH ST 208	SCOTTSDALE	AZ	85251
WOLFE TIMOTHY/MCCARTHY-WOLFE MARY	4175 ASPEN AVE	JUNEAU	AK	99801
WONG ASTRIA & ANTHONY F SAVARESE	7121 1ST AVE	SCOTTSDALE	AZ	85251
WONG CHEUNG C/SING L	4417 N SADDLEBAG TR	SCOTTSDALE	AZ	85251
WONG MARY/WILMA TR/SONG JOE H/JOHN/GEORGE	4803 N 7TH AVE	PHOENIX	AZ	85013
WOOD CHARLES S III/SUSAN A	9958 E CINNABAR AVE	SCOTTSDALE	AZ	85258
WORLD WIDE INVESTMENT	P O BOX 215	DOWNS	KS	67437
WORTHINGTON CHAD R	6954 E 2ND ST	SCOTTSDALE	AZ	85251
YAHRAUS LISA	4601 B 73RD ST UNIT 12	SCOTTSDALE	AZ	85251
YANKE INVESTMENTS PARTNERSHIP	2 RAVINIA DR 500	ATLANTA	GA	30346
YOGODA ALETTA MARIE	6925 E 4TH ST	SCOTTSDALE	AZ	85051
YOUNGJOHN JAMES ROBERT JR	7533 E 1ST ST	SCOTTSDALE	AZ	85251
YUAN ROCKY SO LUN/STEPHANIE YEN FEN TR	8308 E SAN SIMON	SCOTTSDALE	AZ	85258
ZAPPE JO ANNE	4200 N MILLER RD	SCOTTSDALE	AZ	85251
ZERBE JOHN N	110 VILLAGE GREEN LN	LANCASTER	PA	17603
ZIMMER ASHLEY K	6920 E 3RD ST	SCOTTSDALE	AZ	85251
ZUBKE LESTER E/JUDITH A	6908 E 4TH ST	SCOTTSDALE	AZ	85251
MARSON LOUIS JR/THERESA	7528 E CAMELBACK RD	SCOTTSDALE	AZ	85251
MAVROKEFALOS GEORGE/MARGARET	7625 E CAMELBACK RD #A121	SCOTTSDALE	AZ	85251
GILBERT EDGAR/JEANNIE	7625 E CAMELBACK RD #128A BLU	SCOTTSDALE	AZ	85251
FILEK DIANE L	7641 E MINNEZONA ST 19	SCOTTSDALE	AZ	85251
SEIBERT BETTY G TR	7639 E MINNEZONA	SCOTTSDALE	AZ	852510000
MINAHAN ROBERT	7637 E MINNEZONA	SCOTTSDALE	AZ	85251
PRESCHER KENNETH E & CAROL A	7635 E MINNEZONA	SCOTTSDALE	AZ	85251
DAY WILLIAM B/MAUREEN E	6490 CYPRESS LN	GILBERT	MI	55741
FOX JUDITH MARY TR	7640 E CAMELBACK	SCOTTSDALE	AZ	85251
KELLEY ANTHONY W/BARBARA A	7665 E MINNEZONA AVE	SCOTTSDALE	AZ	852510000
MELIUS MICHAEL L	7663 E MINNEZONIA	SCOTTSDALE	AZ	85251
CARTER CAMERON C/ROBYN A	7661 E MINNEZONA	SCOTTSDALE	AZ	85251
ANDERSON STEVEN R/LESMEISTER CHRISTA P	716 4TH ST S	MOORHEAD	MN	56500
REDMAN GERALD E/FRANCES E	7119 E SHEA BLVD PMB 288	SCOTTSDALE	AZ	85254
GLICKMAN ELISE R	7655 E MINNEZONA	SCOTTSDALE	AZ	85251
GOEBEL PAUL C & MARY JANE	P O BOX 15433	LAKWOOD	CO	80215
LAWTON DORIS E	7653 E MINNEZONA AVE	SCOTTSDALE	AZ	85251
DYKSHORN TERRY L	7629 E MINNEZONA AVE	SCOTTSDALE	AZ	85251

LANNES EVELYN M	7627 E MINNEZONA AVE	SCOTTSDALE	AZ	85251
DOWDELL PAUL F	7625 E MINNEZONA	SCOTTSDALE	AZ	852510000
DONLEY GERTRUDE MCANULTY TR	7623 E MINNEZONA	SCOTTSDALE	AZ	85251
HADDY IRMA R	7613 E MINNEZONA	SCOTTSDALE	AZ	852510000
ALEXANDER JOHN R/FULLER DOROTHY K	7615 E MINNEZONA AVE	SCOTTSDALE	AZ	852510000
DLUZANSKY DARLENE	301S SIGNAL BUTTE RD A 1	APACHE JUNCTION	AZ	85220
STAMBAUGH LEBERN B TR	7619 E MINNEZONA AVE	SCOTTSDALE	AZ	85251
SCHROEDER JACQUELINE J	7609 E MINNEZONA	SCOTTSDALE	AZ	85251000
MEYN SUSAN S/TAYLOR MICHAEL D	7607 E MINNEZONA AVE	SCOTTSDALE	AZ	852510000
ERICKSON CAROL M/STEVEN B	7605 E MINNEZONA AVE #35 B-1	SCOTTSDALE	AZ	852510000
BUSH KARLIS/MARIJA/KERWIN LILITA S	7603 E MINNEZONA	SCOTTSDALE	AZ	85251
LARSON RAYMOND G	5431 N MILLER RD	SCOTTSDALE	AZ	852510000
SMITH NORMAN E	2346 W MAIN ST	LITTLETON	CO	80120
BOILEAU CHRISTOPHER JACQUEA ETAL	4525 N MILLER RD	SCOTTSDALE	AZ	85251000
GARLASCO GRACE	1425 S SHORE DR	DELAVAN	WI	53115
BEATTY WENDY L	7851 E MINNEZONA AVE	SCOTTSDALE	AZ	85251
ZINGARELLI FRANK	7825 E CAMELBACK RD #239B	SCOTTSDALE	AZ	85251
MOSSMAN HELEN & MICHAEL ARNOLD	145 W 78TH ST APT 1A	NEW YORK	NY	10024
BENSON MARGARET M	7825 E CAMELBACK RD #340B	SCOTTSDALE	AZ	85251
DARMIENTO FRANK & KATHLEEN & FILOMENA	13426 N 79TH ST	SCOTTSDALE	AZ	85260
HARRIS MAVIS	7825 E CAMELBACK RD #141B	SCOTTSDALE	AZ	85251
THOMAS LORRAINE A	7825 E CAMELBACK RD #142B	SCOTTSDALE	AZ	852510000
TRUST COMPANY OF AMERICA	7103 S REVERE PKWY	ENGLEWOOD	CO	80112
FOSTER ROSEMARY D	7825 E CAMELBACK RD #339B	SCOTTSDALE	AZ	85251
KELLGREN MARTA R	7625 E CAMELBACK RD #433B	SCOTTSDALE	AZ	852510000
COLWELL ARTHUR R TR	14245 N CAMEO DR	SUN CITY	AZ	85351
DWYER ANITA L	7825 E CAMELBACK RD #135B	SCOTTSDALE	AZ	85251
BOSTROM PATRICIA L TR	PO BOX 21768	SEATTLE	WA	981113766
YOKOBOSKY WILLIAM R JR	140 TWIN OAKS DR	LOS GATOS	CA	95032
FALLS JOHN R	7002 N TATUM BLVD	PARADISE VALLEY	AZ	85253
KOPLON LEA TR	7625 E CAMELBACK RD #336B	SCOTTSDALE	AZ	85251000
PING DONALD/JEANNE TR	7625 E CAMELBACK RD #436B	SCOTTSDALE	AZ	85251
ROBISON STACY R	2144 ASH LN	NORTHBROOK	IL	60062
RICHEY JACK A/E RUTH	8508 142 ND AVE NE	REDMOND	WA	98052
ZINGARELLI MICHAEL/JANET	7625 E CAMELBACK RD #234B	SCOTTSDALE	AZ	85251
STICKLE LUCY T	7625 E CAMELBACK RD #138B	SCOTTSDALE	AZ	85251
RUSTON JAMES M/PANOREA	7625 E CAMELBACK RD #338B	SCOTTSDALE	AZ	85251
GRUNDTNER LAWRENCE J	2210 HIGH POINTE RD	ST PAUL	MN	55120
JIRAN JOAN E	7825 E CAMELBACK RD #229B	SCOTTSDALE	AZ	85251
JOSS REUBEN S & EDNA S	2828 N 61ST ST	MESA	AZ	85251
STATLAND ALBERT	7625 E CAMELBACK RD #130B	SCOTTSDALE	AZ	85251
WATSON WILLIAM T/THERESA B	7625 E CAMELBACK RD #230B	SCOTTSDALE	AZ	85251
YEGEN DONNA J TR	6341 E EVENING GLOW DR	SCOTTSDALE	AZ	85262
NOAH ARIE	7625 E CAMELBACK RD #203A	SCOTTSDALE	AZ	85251
ZERMUHLEN IRMA K TR	7625 E CAMELBACK RD #105A	SCOTTSDALE	AZ	85251
SHERMAN JOSEPH D/SIDNEY	7625 E CAMELBACK RD #205A	SCOTTSDALE	AZ	85251
SPENCE MARY ELEANOR ETAL	7625 E CAMELBACK RD #106A	SCOTTSDALE	AZ	85251
DONNER PAUL C/TAMI	7625 E CAMELBACK RD #330B	SCOTTSDALE	AZ	85251
BRAVO ALFRED M/MILDRED V	4331 N 78TH ST #D-205	SCOTTSDALE	AZ	852510000
BECK ROBERT A/WINER BRENDA	7625 E CAMELBACK RD #130A	SCOTTSDALE	AZ	852510000
KONOSKY KENNETH E	7625 E CAMELBACK RD #331A	SCOTTSDALE	AZ	85251
WARD ALAN J	5415 N SHERIDAN RD	CHICAGO	IL	60640
ROGERS ROC RYAN TR	7625 E CAMELBACK RD #437A	SCOTTSDALE	AZ	85251
EUSEPPI KATHY J	7625 E CAMELBACK RD #A143	SCOTTSDALE	AZ	85251
CIPRIANO PATRICIA A	7625 E CAMELBACK RD #150B	SCOTTSDALE	AZ	85251
NELSON RONALD A/MARIE A	7625 E CAMELBACK RD #344B	SCOTTSDALE	AZ	85251
DAHLKE DARVIN S & JANET M	25407 LOGAN LN	HILLMAN	MN	583389478
LITTERIELLO LOUIS SR	7625 E CAMELBACK RD #334B	SCOTTSDALE	AZ	85251
THROCKMORTON RICHARD T	7525 E CAMELBACK RD 435B	SCOTTSDALE	AZ	85251
ZDANOWSKI EDWARD/RHONDA E	4224 E PINNACLE VISTA DR	CAVE CREEK	AZ	85331
CHAMBERLAIN FREDERICK R III/LINDA L CO-TR	7625 E CAMELBACK RD #328-B	SCOTTSDALE	AZ	85251
SCHUSTER HELMUT/PARTNERS LIMITED PTNRSHIP	5808 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
HELMUT SCHUSTER & PARTNERS INC	5808 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
DAVIDSON CAROL J	7625 E CAMELBACK RD #422B	SCOTTSDALE	AZ	85251
LUCY E DUFFY REV LIVING TRUST	7625 E CAMELBACK RD #439B	SCOTTSDALE	AZ	852510000
HALVERSON ARCHIBALD T/ROSE D	7625 E CAMELBACK RD #236B	SCOTTSDALE	AZ	852510000
MERRILL LYNCH TRUST CO TR	7625 E CAMELBACK RD #437B	SCOTTSDALE	AZ	85251
CALDERON MARIA	6640 E CAMINO DE LOS RANCHOS	SCOTTSDALE	AZ	85254
GOOD ELIZABETH SUSAN	7625 E CAMELBACK RD #415B	SCOTTSDALE	AZ	852510000

BOLDUC ROGER W/SUSAN I	7500 N VIA CAMELLO DEL NORTE	SCOTTSDALE	AZ	85258
PARIS GEORGE/MICHELINE TR	7625 E CAMELBACK RD #328A	SCOTTSDALE	AZ	85251
BASS BILL S/SHEPHERD CATHY A	7625 E CAMELBACK RD #250A BL	SCOTTSDALE	AZ	852510000
RUESGA VERA	7625 E CAMELBACK RD #252A	SCOTTSDALE	AZ	852510000
SURIN DARLA KAY	7625 E CAMELBACK RD #122A	SCOTTSDALE	AZ	85251
WHITAKER ROBERT E & GENEVIEVE R	7625 E CAMELBACK RD #133A7	SCOTTSDALE	AZ	85251
MADDEN ESTHER LTR	5462 E ELMWOOD ST	MESA	AZ	85205
COVERT MARK A	7625 E CAMELBACK RD #418A	SCOTTSDALE	AZ	85251
WALLERICH CATHERINE TR	6944 E MONTICITO	SCOTTSDALE	AZ	85251
COLEMAN WILLIAM E/SHIRLEY A	7625 E CAMELBACK RD #107A	SCOTTSDALE	AZ	85251
DAVISON BARRY	7625 E CAMELBACK RD #109A	SCOTTSDALE	AZ	85251
HORTON CHRISTINE/KHELLION HAGAN	7625 E CAMELBACK RD #246A	SCOTTSDALE	AZ	85251
BOEHLING HENRY F & MARIANNE M TR	7625 E CAMELBACK RD #439A	SCOTTSDALE	AZ	85251
WHITE GILBERT W	7625 E CAMELBACK RD #315A	SCOTTSDALE	AZ	85251
FALLS JOHN R	7635 E CAMELBACK RD NO 115A	SCOTTSDALE	AZ	85251
MC FALL CATHERINE M	7625 E CAMELBACK RD #244B	SCOTTSDALE	AZ	85251
RICHARD E HEBERT REVOCABLE LIVING TRUST THE	7625 E CAMELBACK RD #293B	SCOTTSDALE	AZ	85251
LEGGITT WALLACE E/CAROLYN S	301 N ALLEN	ROBINSON	IL	82454
WATERS FORREST/FRANCES	7625 E CAMELBACK RD #227A	SCOTTSDALE	AZ	85251
PHILIPP ISABEL J ETAL	7625 E CAMELBACK RD #332A	SCOTTSDALE	AZ	85251
WARD BARBARA	7620 E CAMELBACK RD 1	SCOTTSDALE	AZ	85251
BILLEN DONNA MARIE	7622 E CAMELBACK RD	SCOTTSDALE	AZ	85251
KALUHA JOSEPH C & FRANK K & MARY M	7624 E CAMELBACK RD	SCOTTSDALE	AZ	85251
DUPONT CHARLES P	7626 E CAMELBACK RD	SCOTTSDALE	AZ	85251
LITTLE LINDA	7628 E CAMELBACK RD	SCOTTSDALE	AZ	85251
MOSER JENNIFER A	7632 E CAMELBACK RD	SCOTTSDALE	AZ	85251
KIDD EDDIE R/TERI B	7634 E CAMELBACK RD	SCOTTSDALE	AZ	85260
CRUSE LOUIS/JOYCE/CAGE THOMAS G/KATHLEEN	9711 E BECKER LN	SCOTTSDALE	AZ	85260
HANDLEY PATARICIA	1109 ROSARIO ST	DAVIS	CA	95816
MAGUIRE KEVIN M	7508 E CAMELBACK RD	SCOTTSDALE	AZ	85251
WALDO WILLIAM	7625 E CAMELBACK RD #101A-1	SCOTTSDALE	AZ	852510000
MOONEY JAMES W/KATHLEEN N	58 STONY RIDGE DR	HONEOYE FALLS	NY	14472
KVAASE KARLA K	7625 E CAMELBACK RD #146B	SCOTTSDALE	AZ	85251
STOCKHAUS FRED C/JUNE A TR	8962 YUCCA ST	SCOTTSDALE	AZ	85260
BUCHAN DIANA	7625 E CAMELBACK RD #308A	SCOTTSDALE	AZ	85251
LUKAVICS MARIE B TR	7625 E CAMELBACK RD #A320 BL	SCOTTSDALE	AZ	852512123
MORVATH LISE J	7625 E CAMELBACK RD #224A	SCOTTSDALE	AZ	85251
ADAIR JENNIFER A	4583 DARROW CT	FREMONT	CA	945365811
LYON HERVEY ROBERT TR/SALLY A	2286 22ND ST	WYANDOTTE	MI	48192
PLOTNIK JENNIE TR	7625 E CAMELBACK RD #341A	SCOTTSDALE	AZ	85251
FEICK GEORGIANNA	7625 E CAMELBACK RD #346A	SCOTTSDALE	AZ	85251
ALLEN THOMAS N & JEANNIE E	24306 FARMINGTON	FARMINGTON HILLS	MI	48018
RAHM RICHARD M/SARALEE	7625 E CAMELBACK RD #248B	SCOTTSDALE	AZ	85251
ANDERSON JAMES D/CORRINE A	7625 E CAMELBACK RD #222B	SCOTTSDALE	AZ	85251
KUPPERSTEIN GEORGE & LEE	7625 E CAMELBACK RD #324B	SCOTTSDALE	AZ	85251
MEYER MADELINE	13505 CHELTENHAM DR	SHERMAN OAKS	CA	91423
BLITZ PAUL/BETTY TR	7625 E CAMELBACK RD #122B	SCOTTSDALE	AZ	85251
SCOFIELD VIRGINIA TR	6530 E MONTEROSA DR	SCOTTSDALE	AZ	85250
CLARK CHERYL/GUZINSKI JOSEPH/PAM	723 19TH AVE SW	ROCHESTER	MN	559020000
CHRISTIANSEN ROBERT U/BARBARA A	7883 SW SACAJISEA WAY	WILSONVILLE	OR	97070
BOYNTON BEATRICE	8532 E VISTA DRIVE	SCOTTSDALE	AZ	85250
DRESSLER JEAN S	7502A SW BARNES RD	PORTLAND	OR	972256260
TARRACCIANO ROSE M	7625 E CAMELBACK RD #438B	SCOTTSDALE RD	AZ	85251
KLASSMAN ROBERTA TR	8324 LAVERGNE	SKOKIE	IL	60077
MARIE TRISHA	7625 E CAMELBACK RD #322B	SCOTTSDALE	AZ	85251
LATHROP GERARD H & JOSEPHINE P	32 E 2ND ST	FREEPORT	NY	11520
FEOLA ANDREW A	7625 E CAMELBACK RD #341B	SCOTTSDALE	AZ	85251
CIENTO CONDOMINIUMS HOMEOWNERS ASSN	3313 N 68TH ST	SCOTTSDALE	AZ	85251
WRIGHT TIMOTHY R	1702 S LA ROSA	TEMPE	AZ	85281
GAUL SHIRLEY W	7625 E CAMELBACK RD #218A	SCOTTSDALE	AZ	85251
WIGTON CHESTER M	151 RIVERVIEW DR	DURANGO	CO	81301
BOWES RICHARD MICHAEL/MILLICENT M	7625 E CAMELBACK RD #129-A	SCOTTSDALE	AZ	85251
ZSANOWSKI EDWARD/RHONDA E	7625 E CAMELBACK RD #309B	SCOTTSDALE	AZ	85251
CHARVOZ ANDREW E	7107 STETSON DR	SCOTTSDALE	AZ	85251
DECANE KATHERINE TR/BEATRICE EVA	7555 E MINNEZONA	SCOTTSDALE	AZ	85251
ARBOGAST WOODROW & SYLVIA	7625 E CAMELBACK RD #322A	SCOTTSDALE	AZ	85251
LOKEN LARRY W	7625 E CAMELBACK RD #118A	SCOTTSDALE	AZ	85251
MACHNOWSKI CLAIRE A	7625 E CAMELBACK RD #316A	SCOTTSDALE	AZ	852512117
KALUHA FRANK K & JOSEPH C	7625 E CAMELBACK RD #213A-3	SCOTTSDALE	AZ	85251

LEGRAND JAY/RUTH	7625 E CAMELBACK RD #314A	SCOTTSDALE	AZ	85251
BENGLAS IONEL/GITTA	15 STEWART PLACE	WHITE PLAINS	NY	10603
NUMIKOSKI REBEKA KAY	7625 E CAMELBACK RD #130B	SCOTTSDALE	AZ	85251
WHALEN DONALD/PAULINE/GARY/TERRI/DANN/SMIT	1911 DELWOOD	DURANGO	CO	81301
REAGAN CHRISTINA	7625 E CAMELBACK RD #208A	SCOTTSDALE	AZ	85251
FOX MARGARET P	7625 E CAMELBACK RD #438A	SCOTTSDALE	AZ	85251
DALY JENNIFER LYNN	1716 E EARLL DR	PHOENIX	AZ	85016
ISRAEL ALAN/MARY	4615 N LAUNFAL	PHOENIX	AZ	85018
THEISEN CAROL A	8678 E WINDROSE DR	SCOTTSDALE	AZ	85260
VALENZUELA ALICIA G	7625 E CAMELBACK RD #939B	SCOTTSDALE	AZ	852510000
CAMPBELL MASON	7625 E CAMELBACK RD #250B	SCOTTSDALE	AZ	85251
KIEFER BARBARA	7625 E CAMELBACK RD #252B	SCOTTSDALE	AZ	85251
TRULSON MARY JANE	7625 E CAMELBACK RD #312A	SCOTTSDALE	AZ	85251
RUGOLO STEVEN/MOLLY S	7625 E CAMELBACK RD #142A	SCOTTSDALE	AZ	85251
R T C LLC	7555 E CAMELBACK RD	SCOTTSDALE	AZ	85260
DREVAR ISABEL P/EDWARD W JR	1501 ORANOLE RD	MAITLAND	FL	32751
BOHNENKAMP JOHN S	951 OLD COUNTRY RD NO 118	BELMONT	CA	94002
ADAMS DALE ROBERT & DEANNA DAWN	3324 E HARMONY AVE	MESA	AZ	85204
ROBERSON GORDON K	7625 E CAMELBACK RD #241A	SCOTTSDALE	AZ	85251
JOYCE NANCY	PO BOX 447	FISH CREEK	WI	54212
GARCIA INVESTMENTS LLC	4300 N MILLER RD STE 124	SCOTTSDALE	AZ	85251
DRAGGOO DUWAYNE	7625 E CAMELBACK RD #233A	SCOTTSDALE	AZ	85251
RZEPNIK JACK/LUXENBERG REVA	7625 E CAMELBACK RD #105B	SCOTTSDALE	AZ	85251
WESSE WILBERT D/IRENE D REVOC TRUST	8601 N SCOTTSDALE RD #100	SCOTTSDALE	AZ	85253
CUSACK DIANE D	7625 E CAMELBACK RD #202A	SCOTTSDALE	AZ	85251
MONDRY HOWARD JAMES/ALICE JOYCE	7048 DAWN COURT E	INVER GROVE HEIGHTS	MN	55078
MCKEEN THERESA M TR	7625 E CAMELBACK RD #249B	SCOTTSDALE	AZ	85251
BEECH JEANNIE	1651 SILVER PINE DR	NORTHBROOK	IL	600625131
ZAHIRI AHMAD/HANID REZA/MAHVASH	7625 E CAMELBACK RD #241B	SCOTTSDALE	AZ	85251
QUIRIN EMIL W	7625 E CAMELBACK RD #204A	SCOTTSDALE	AZ	85251
STEWART ROBERT B & MARIE	8040 E DEL CAVERNA DR	SCOTTSDALE	AZ	85258
FRENKEL DAN S/HEATH KELLIE D	7170 N NAVAJO	GLENDALE	WI	53217
KASSAY-FARKAS PETER P/JOAN E	307 HELENE PL	BELLVIEW	NE	68005
DA SILVA BERNARD F/DINA C	8530 SW MARISSA DR	TIGARD	OR	97223
MILLIKEN MARLYN R TR/MILLIKEN ALMA J TR	1122 MCMILLAN ST	HOLDREGE	NE	68949
NOEL RONALD EARL	831 COLE	MONROE	MI	48162
MUELLER KARLA N	7625 E CAMELBACK RD #138A	SCOTTSDALE	AZ	85251
ROJAS AMBROSE	7625 E CAMELBACK RD #A345	SCOTTSDALE	AZ	85251
MCKINLEY MICHAEL L/LUSI K/MARK S	8018 GAVELWOOD CT	SPRINGFIELD	VA	22153
FALLS JOHN	7625 E CAMELBACK RD #133B	PHOENIX	AZ	85016
PATTON JERRY/MARLENE	1208 19TH AVE N E	ROCHESTER	MN	55906
HORTON JUDITH	7625 E CAMELBACK RD #132B	SCOTTSDALE	AZ	85250
DOLINKA DANIEL & LILLIAN	1250 RUDOLPH #3-P	NORTHBROOK	IL	60062
DIXON MAXINE L	7625 E CAMELBACK RD #317B	SCOTTSDALE	AZ	85251
SPEARS JIMMIE F	7625 E CAMELBACK RD #204B	SCOTTSDALE	AZ	85251
CAMEL INVESTMENTS LLC	7343 E CAMELBACK RD	SCOTTSDALE	AZ	85251
GARIBALDI SHERRY/HELEN	7625 E CAMELBACK RD #213B	SCOTTSDALE	AZ	85251
MUNITZ ELSIE	7625 E CAMELBACK RD #318B	SCOTTSDALE	AZ	85251
VIZCARRA JOSE E/HERMINIA G	7625 E CAMELBACK RD #103B	SCOTTSDALE	AZ	85251
HONG HENG P/LYNDA N	7514 E CAMELBACK RD	SCOTTSDALE	AZ	852510000
SLEEMAN JOAN G	7625 E CAMELBACK RD #118A	SCOTTSDALE	AZ	85251
KARAVIDAS GUS	1415 N DEARBORN	CHICAGO	IL	606100000
SZUTOWICZ WALTER & LEONIE L TR	7625 E CAMELBACK RD #308A	SCOTTSDALE	AZ	85251
SCOTTSDALE CAMELBACK PROFESSIONAL PLAZA	7600 E CAMELBACK RD	SCOTTSDALE	AZ	85251
DAHLKE DARVIN S & JANET M	RR 1 BOX 278	HILLMAN	MN	563389478
KOVNAT MOLLIE TR	7625 E CAMELBACK RD #311B	SCOTTSDALE	AZ	85251
HERC ROBERT J/SHARON	35273 QUAKER WAY	FARMINTON HILLS	MI	483310000
HASLETT MARIE	2013 S LINCOLN AVE	LOMBARD	IL	60148
HARMS DEENA L	7625 E CAMELBACK RD #212B	SCOTTSDALE	AZ	85251
SESKIND AUDREY E TR	7625 E CAMELBACK RD #312B	SCOTTSDALE	AZ	852510000
ZARECOR DEBRA L	7625 E CAMELBACK RD #412B	PHOENIX	AZ	85251
FITZGERALD BARBARA J	PO BOX 208	HEXFORD	PA	15090
KOLOMAY RICHARD/PATRICIA	7625 E CAMELBACK RD #413B	SCOTTSDALE	AZ	85251
DAUPARAS JANET R	9405 S 54TH AVE	OAK LAWN	IL	60453
LONG DON E/MARIE	4826 E CROCUS DR	PHOENIX	AZ	85032
ACERNO ANGELA	7625 E CAMELBACK RD #419B	SCOTTSDALE	AZ	85251
BLAIR SHIRLEY C TR	7625 E CAMELBACK RD #120B	SCOTTSDALE	AZ	85251
GARRISON MARGARET C TR	7625 E CAMELBACK RD #220B	SCOTTSDALE	AZ	852510000
DAUPARAS SONJA	7625 E CAMELBACK RD #320B	SCOTTSDALE	AZ	85251

WAGNER EVELYN R	7825 E CAMELBACK RD #420B	SCOTTSDALE	AZ	85251
WILLIAMS PAUL D/ BARBARA J	1144 MARAPAI RD	PRESCOTT	AZ	85303
DAUPARAS JOSEPH/SONJA	7825 E CAMELBACK RD #221B	SCOTTSDALE	AZ	85251
EVANS WILLIAM S/GLORIA P	RD 2 BOX 334	NORTH FAYETTE CITY	PA	15438
PETERSON ANNA K	7825 E CAMELBACK RD #314B18	SCOTTSDALE	AZ	85251
TEMPLE NANCY G	7825 E CAMELBACK RD #414B	SCOTTSDALE	AZ	85251
STENGER WILLIAM L TR	7825 E CAMELBACK RD #432A	SCOTTSDALE	AZ	852510000
MILTON JOSEPH/KATHRYN N	11078 B SHARP AVE	MISSION HILLS	CA	91345
EGAN DENIS W/SIGRID G	7825 E CAMELBACK RD #315B	SCOTTSDALE	AZ	85251
BELT JOHN C/ALLYSON	7825 E CAMELBACK RD #116B	SCOTTSDALE	AZ	85251
CORYELL RUTH R	7825 E CAMELBACK RD #218B	SCOTTSDALE	AZ	85251
DAUPARAS JOSEPH S/SONJA	8347 S KEELER	CHICAGO	IL	608523125
HAHNE FRANCES V	7825 E CAMELBACK RD #107B	SCOTTSDALE	AZ	85251
FLAHIFF GARY E	7825 E CAMELBACK RD #207B	SCOTTSDALE	AZ	85251
SIMPSON WALLACE A/ROSE G	7825 E CAMELBACK RD #307B	SCOTTSDALE	AZ	85251
WATKINS FAMILY TRUST	32 ROLLINGWOOD DR	ROLLING HILLS ESTATE	CA	902740000
BLACKBURN GERALD S/NORA L	7825 E CAMELBACK RD #208B	SCOTTSDALE	AZ	85251
TEADERMAN DONNA N TR	7708 E 1ST AVE	SCOTTSDALE	AZ	852514602
WEBER ROBERT	7826 E CAMELBACK RD #110B	SCOTTSDALE	AZ	852510000
BOYD A M DIANNA	7825 E CAMELBACK UNIT B310	SCOTTSDALE	AZ	85251
DAVIS DOUGLAS GLENN	7825 E CAMELBACK RD #101B	SCOTTSDALE	AZ	85251
VALLAR MARGARET M	7825 E CAMELBACK RD #201-B	SCOTTSDALE	AZ	85251
STANELLE JOHN J	7825 E CAMELBACK RD #202B	SCOTTSDALE	AZ	85251
HUMPHREYS ELTON R/HARTMANN KATHLEEN M	7825 E CAMELBACK RD #231B	SCOTTSDALE	AZ	85251
HURWITZ GITA	7825 E CAMELBACK RD #331B	SCOTTSDALE	AZ	852516888
RECKARD DAVID D	2439 E INGLEWOOD	MESA	AZ	85213
ZARAKAS S E	7825 E CAMELBACK RD #123B	SCOTTSDALE	AZ	85851
LANGEVIN ARTHUR J/MARGALIDA O	7826 E CAMELBACK RD #223 B	SCOTTSDALE	AZ	85251
STRAINIS FRANK W/SUSAN M	125 RAVINE AVE	LAKE BLUFF	IL	60044
KAROL HELEN ANN	3915 HECKTOWN RD	BETHLEHEM	PA	180207503
KOCH CARLETON L/MARGARET A	7825 E CAMELBACK RD #224B	SCOTTSDALE	AZ	85251
WEBER ARDATH I/GILDERSLEEVE ALTA J	7825 E CAMELBACK RD #125-B	SCOTTSDALE	AZ	85251
GRASIS VALIDA/TUMAN WALTER V	7825 E CAMELBACK RD #325B	SCOTTSDALE	AZ	85251
HORVATH LISE	5702 E EVERETT DR	SCOTTSDALE	AZ	85254
FIFFER PAUL/FRIEDA TR	7825 E CAMELBACK RD #227B	SCOTTSDALE	AZ	85251
LIEHR PATRICIA MAUD	7826 E CAMELBACK RD #128B	SCOTTSDALE	AZ	85251
ENDRICH INC	11429 N BANCROFT DR	PHOENIX	AZ	85028
BIERLY JAMES C TR	7171 ADA RD	HARROD	OH	45850
KING JUDY J	7825 E CAMELBACK RD #117B	SCOTTSDALE	AZ	85251
ANDERSON JAMES D/CORRINE A	7770 E CAMELBACK RD UNIT 14	SCOTTSDALE	AZ	85251
SHIRVANI GRISH	3440 EMERALD ISLE DR	GLENDALE	CA	92106
STEELE NAOMI RUTH	7825 E CAMELBACK RD #219B	SCOTTSDALE	AZ	85251
WILBANKS HEIDRUN H	7825 E CAMELBACK RD #220A	SCOTTSDALE	AZ	85251
SHIRAN RONALD L/DARLENE R	7825 E CAMELBACK RD #420A	SCOTTSDALE	AZ	85251
COOK JAMES S TR	7825 E CAMELBACK RD #221A	SCOTTSDALE	AZ	85251
ULLEY DARRIN	7825 E CAMELBACK RD #321A	SCOTTSDALE	AZ	85251
PETHIGAL JOHN R	17200 NEW HOPE NO 201A	FOUNTAIN VALLEY	CA	92708
WAMPOLD THOMAS	207 E EDGAR	SEATTLE	WA	98102
HAIG MARGARET E	7875 E CAMELBACK RD 207A	SCOTTSDALE	AZ	85251
ZERMUHLEN NINA M ETAL	7825 E CAMELBACK RD #105A	SCOTTSDALE	AZ	85251
OROZCO GLADYS R TR	1204 KARLOVY	PALM BAY	FL	32907
TEBELMAN RITA/GOLLBACH HILDA	7825 E CAMELBACK RD #209A	SCOTTSDALE	AZ	85251
COLEMAN K FRED/JUDITH A	7825 E CAMELBACK RD #210A	SCOTTSDALE	AZ	85251
WILBANKS HEIDRUN H	7825 E CAMELBACK RD #111A	SCOTTSDALE	AZ	85251
GARIBALDI SHERRY M	7825 E CAMELBACK RD #A211	SCOTTSDALE	AZ	85251
KAISER CATHERINE	7825 E CAMELBACK RD #411A	SCOTTSDALE	AZ	85251
JENKINS KEVIN N	7825 E CAMELBACK RD #203B	SCOTTSDALE	AZ	85251
HAAG NORMAN H & KATHLEEN R	7825 E CAMELBACK RD #104B	SCOTTSDALE	AZ	85251
LUXENBERG REVA	7825 E CAMELBACK RD #105B	SCOTTSDALE	AZ	85251
DREVAR EDWARD W/SABEL PADILLA	7825 E CAMELBACK RD #295B	SCOTTSDALE	AZ	85251
CANNON JOANNE C	7810 E BONITA DR	SCOTTSDALE	AZ	85250
HUGHES JEROME M/AUDREY M	7825 E CAMELBACK RD #246B	SCOTTSDALE	AZ	85251
PRUSS LORETTA E	PO BOX 896	SCOTTSDALE	AZ	85262
KAISER JOEL	7825 E CAMELBACK RD #124A	SCOTTSDALE	AZ	85251
BOSTROM RICHARD/PATRICIA L TR	831 COLE RD	MONROE	MI	48162
SHERMAN JOSEPH D	3759 E SURREY AVE	PHOENIX	AZ	85032
COOK JAMES S/THERESA M	7825 E CAMELBACK RD #325A	SCOTTSDALE	AZ	852510000
WIEGARD WILLIAM B/PATRICIA J	7825 E CAMELBACK RD #128A	SCOTTSDALE	AZ	85251
PETHIGAL JOHN R	7825 E CAMELBACK RD #228A	SCOTTSDALE	AZ	85251

HUBER MARION A	7625 E CAMELBACK RD #328A	SCOTTSDALE	AZ	85251
WOODCOCK LARRY A/CAROL L	HC 20 BOX 8	PEARCE	AZ	85625
HOFFMAN ROGER A/LENORA A	7625 E CAMELBACK RD #A228	SCOTTSDALE	AZ	85251
FRADELLA LENA(LIFE ESTATE)	7738 E HARVARD ST	SCOTTSDALE	AZ	852671817
HANNON VIVIAN ALICE TR	7625 E CAMELBACK RD #A230	SCOTTSDALE	AZ	85251
WHEELER E JOANN	135 NANTUCKET COVE	SAN RAFAEL	CA	94901
JENNINGS JOYCE J	7625 E CAMELBACK RD #A231	SCOTTSDALE	AZ	85251
THOMPSON GEORGE	7625 E CAMELBACK RD #431A	SCOTTSDALE	AZ	85251
BROOKS NED N / MILDRED I	7625 E CAMELBACK RD #132A	SCOTTSDALE	AZ	852510000
DORSEY JAMES RICHARD & JEANNINE JOSEPHIN	7625 E CAMELBACK RD #332A	SCOTTSDALE	AZ	85251
J & G INVESTMENTS	111 LONGVIEW	WHITE ROCK	NM	87544
KAISER FRANCIS T	1904 PARKNOLL LN	PORT WASHINGTON	WI	530740000
STRUCKMAN ROBERT M	7625 E CAMELBACK RD #221B	SCOTTSDALE	AZ	85251
GANTOS RICHARD L & DAVID T	1105 SANTA BARBARA SE	GRAND RAPIDS	MI	49508
EDWARDS JAMES R JR	7625 E CAMELBACK RD #434A	SCOTTSDALE	AZ	85251
MONDRY HOWARD/ALICE J	5688 BRENT AVE UNIT 212	INVERGROVE HEIGHTS	MN	550761591
CAMPONOVO PATRICIA M	8402 N 82ND WAY	SCOTTSDALE	AZ	85250
RITCHIE JOHN G	10784 SAND POINT WAY NE	SEATTLE	WA	981258826
JONES VERNON J	7625 E CAMELBACK RD #436A	SCOTTSDALE	AZ	85251
SCOTT LEO D/LORRANIE A TR	1841 MEADOWRIDGE	PRESCOTT	AZ	86301
WEINGARTZ FRANCIS J/MILDRED M	7625 E CAMELBACK RD #337A	SCOTTSDALE	AZ	85251
STEKETEE HOLDINGS LP	7843 E PLAZA	SCOTTSDALE	AZ	85250
CUNNINGHAM RUTH J	7625 E CAMELBACK RD #139A	SCOTTSDALE	AZ	852510000
GALATA JO ANN TR	7625 E CAMELBACK RD #A239	SCOTTSDALE	AZ	85251
BOCK RICHARD GEORGE	P O BOX 1500 STAR RT 2	CAVE CREEK	AZ	85331
FOLEY JAMES T TR/MARYANNA T	7925 E BONITA DR	SCOTTSDALE	AZ	85250
METAL INVESTMENTS LLC	7552 E CAMELBACK RD	SCOTTSDALE	AZ	85251
GEORGE FRANCES E	7548 E CAMELBACK RD	SCOTTSDALE	AZ	85251
BROADLEY MINDY D TR	8210 E DEL CADENA	SCOTTSDALE	AZ	85285
PACULT LAUREL J	7530 E CAMELBACK RD	SCOTTSDALE	AZ	85251
MARTINGILIO ANTHONY/KAREN	7375 E STETSON DR #102	SCOTTSDALE	AZ	852510000
WILKINSON JOHN R/KAREN K	785 PINE LN	SAN RAFAEL	CA	94903
PISANO NINA F	7625 E CAMELBACK RD #440A	SCOTTSDALE	AZ	85251
DREHS JAMES W & LU B	395 N 14TH ST	SAN JOSE	CA	951120000
KOPF PERRY W/WHEELER E JOANN	135 NANTUCKET COVE	SAN RAFAEL	CA	94901
ZISU ALEXANDER/MALKA	152 LOCUST AVE	CORTLANDT MANOR	NY	10566
KRUSZYNA ROSE	7625 E CAMELBACK RD #342A	SCOTTSDALE	AZ	852510000
ABBOTT DAND G	7625 E CAMELBACK RD #442A	SCOTTSDALE	AZ	85254
PACE NANCY	7625 E CAMELBACK RD #243A	SCOTTSDALE	AZ	85251
TRIEGLAFF BYRON W & RUTH E	7625 E CAMELBACK RD #343A	SCOTTSDALE	AZ	85251
MONDRY JOSEPH M	3001-G JUNIPER LN	WOODBURY	MIN	55125
MOLINARI ROSEMARIE P	7625 E CAMELBACK RD #344A	SCOTTSDALE	AZ	852510000
ZAHIRI AHMAN/MAHVASH	3911 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
ELOWITZ JERROLD/ GERRY ANN	53285 AVENIDA VILLA	LA QUINTA	CA	92253
LOOS PAUL J JR & WINIFRED T	1312 AVE K	STERLING	IL	61081
JAFFEE JAMES C SR/STEPHANIE S	3 POWELL ST	FARMINGDALE	NY	11735
LUCIANO ANNE BELLEZZA	8625 E CAMELBACK RD	SCOTTSDALE	AZ	85251
AMES CONSTRUCTION INC	14420 COUNTY RD 5	BURNSVILLE	MN	553370000
MARSHALL WILLIAM P & VIRGINIA G	7625 E CAMELBACK RD #149A	SCOTTSDALE	AZ	85251
BROWNELL MARY/PANYKO MARGARET	7625 E CAMELBACK RD #150A	SCOTTSDALE	AZ	852510000
GAMSON W HENRY/ROSE N	7625 E CAMELBACK RD #151A	SCOTTSDALE	AZ	85251
RAGAN WILLIAM T/CYNTHIA L	3310 AIRFIELD AVE	KINGMAN	AZ	86401
LEE GEORGE THOMAS/RAIMONDI RENEE MARIA	7625 E CAMELBACK RD #152A	SCOTTSDALE	AZ	85251
RUDNER BARBARA/LATZKE PHYLLIS	7625 E CAMELBACK RD #313A	SCOTTSDALE	AZ	85251
BARCZAK DAVID J	8730 E MCDOWELL RD 122	SCOTTSDALE	AZ	85257
HARRIS MAVIS M TR	7625 E CAMELBACK RD #114A	SCOTTSDALE	AZ	85251
PETSCHAUER ERWIN/ROBYN	4232 COMMONWEALTH AVE	LA CANADA	CA	91011
WINTERS HEATHER I	7241 E VIRGINIA	SCOTTSDALE	AZ	85257
HELEN AND COLLIER JOHNSON FAMILY TRUST	7324 E SAN MIGUEL	SCOTTSDALE	AZ	852530000
SHRINER JO ANNE	7625 E CAMELBACK RD #418A	SCOTTSDALE	AZ	85252
BRAUN DOROTHY G TR	7551 E THOMPSON PEAK PKWY	SCOTTSDALE	AZ	85255
CRILLEY DAVID J/CHARLENE D	34100 MONROE RD NO 480	STOUTSVILLE	MO	652832048
FANGMAN JAMES R	309 SHORE CLUB DR	ST CLAIR SHORES	MI	48080
MCELHINEY JAMES R/IDA J TR	7625 E CAMELBACK RD #219A	SCOTTSDALE	AZ	85251
ALFIERI DAVID R	2829 N MCALLISTER AVE	TEMPE	AZ	85281
DYE JAMES E/STEVEY DONA K TR/FRANCH A VETA	5784 RUSTIC KNOLLS	BOULDER	CO	80303
MARTIN ARTHUR E TR	7625 E CAMELBACK RD #120A	SCOTTSDALE	AZ	85251
BFS RETAIL & COMMERCIAL OPERATIONS LLC	333 E LAKE ST	BLOOMINGDALE	IL	60108
CAMPBELL JUANITA JO/FIRST INTRSAE BANK CO-T	8601 N SCOTTSDALE RD STE 100	SCOTTSDALE	AZ	85253

MATTHEWS JEFFREY J
OVERDORF JEFFREY J
ANDERSON WADDY M JR
FARLOW MILDRED M TR
MAY MARY P TR
KENNEY THOMAS J/JUDITH S M TR
OVERDORF GENE/JEANE
CARSON DONALD G/ LANA/ GIANNIS DONNA C
CUSACK JOSEPH A/DIANE D
Kori Michelle

7634 N VIA ELEMENTAL B149
7625 E CAMELBACK RD #151B
P O BOX 8782 STATION A
7625 E CAMELBACK RD #152B
7625 E CAMELBACK RD #143B
7912 E BONNIE ROSE AVE
12433 BROMPTON RD
6445 E CALLE DEL MEDIA
5744 E OAK ST
4248 N Craftsman Ct

SCOTTSDALE
SCOTTSDALE
GREENVILLE
SCOTTSDALE
PHOENIX
SCOTTSDALE
CARMEL
SCOTTSDALE
SCOTTSDALE
SCOTTSDALE

AZ 85251
AZ 852512133
SC 92604
AZ 85251
AZ 85251
AZ 852507824
IN 46035
AZ 852513149
AZ 85257
AZ 85251

CITY COUNCIL REPORT



Meeting Date: July 6, 2017
General Plan Element: *Public Services & Facilities*
General Plan Goal: *Ensure Renewable, long-term water supplies*

ACTION

Well Purchase Agreement and Escrow Instructions for Desert Mountain, Parcel 19. Adopt Resolution No. 10800 authorizing Contract No. 2017-075-COS, the Parcel 19 Well Purchase Agreement and Escrow Instructions between the City of Scottsdale and DM19 LLC, an Arizona limited liability company (DM19)

BACKGROUND

In 2016, City staff was approached by Desert Mountain Club, Inc. (DMCI) and Developer DM19 regarding the intent to develop approximately 92 acres of property commonly known as Parcel 19, located in the southwest portion of the Desert Mountain community.

Although the majority of Parcel 19 is vacant desert, the City of Scottsdale owns and operates multiple wells and pipelines in dedicated parcels and easements within the boundaries of the property. However, the layout of some existing infrastructure was found to be incompatible with the proposed development plan for Parcel 19 which features a mix of upscale residential units and an executive golf course.

Therefore to facilitate the proposed development, the City agreed to sell some of its wells and sites to DM19. A detailed well purchase agreement was required to specify the terms and conditions by which:

- Existing well and pipeline parcels and easements would be purchased by DM19;
- Existing well and pipeline infrastructure would be physically removed and abandoned by DM19;
- Replacement parcels and easements would be furnished to the City by DM19;
- Replacement well and pipeline infrastructure would be designed, constructed, and permitted by DM19, then dedicated to the City; and
- All infrastructure replacements would be fully implemented to the City's requirements and at no cost to the City.

As a result of numerous meetings between City staff, DM19, and DMCI personnel, an agreement with escrow instructions was developed to fully replace in-kind, all existing well and pipeline infrastructure proposed to be disturbed by the proposed development.

Through this process, it was determined that the well and pipeline infrastructure identified for replacement included assets that were both municipal and part of the irrigation water distribution system (IWDS). The IWDS serves water to the Desert Mountain and Scottsdale National golf courses. As a condition of the well purchase agreement, both Desert Mountain and Scottsdale National were required to review and sign a consent letter acknowledging the terms and conditions outlined in the agreement.

ANALYSIS & ASSESSMENT

Since the summer of 2016, the City has worked collaboratively with DMCI and DM19 to develop the terms and conditions of a well purchase agreement and escrow instructions. The agreement is necessary to replace well and pipeline infrastructure currently occupying property and easements incompatible with the proposed development for that area in Desert Mountain commonly known as Parcel 19.

Under this agreement, DM19 is to build new well and pipeline infrastructure in locations that would be compatible with the proposed development layout, but that perform to a service level that is equal to or better than existing City infrastructure. The agreement further stipulates that DM19 will construct, test, and demonstrate to the City's satisfaction, that the replacement infrastructure meets the established requirements before removing the corresponding existing infrastructure.

As part of the agreement development process, an analysis will be conducted to determine the current market value of all existing infrastructure and property to be conveyed to DM19 by the City. In turn, an analysis will be conducted to determine the value of the replacement property and infrastructure to be conveyed to the City by DM19.

The proposed development is important to the Desert Mountain community because it:

- Maintains the residential character compatible with Desert Mountain and surrounding communities
- Introduces the potential for 150 to 200 new memberships
- Provides additional funds for Desert Mountain to continue investing in its community

RESOURCE IMPACTS

Available funding

No City Funding is associated with this action.

City Council Report | Well Purchase Agreement and Escrow Instructions

Staffing, Workload Impact

The City will hire a contract administrator at DM19's cost to manage the processes outlined in the well purchase agreement and escrow instructions.

Future Budget Implications

No future City budget implications are associated with this action.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach

Adopt Resolution No. 10800 authorizing Contract No. 2017-075-COS, the Parcel 19 Well Purchase Agreement and Escrow Instructions between the City of Scottsdale and DM19.

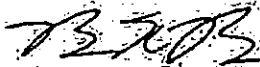
RESPONSIBLE DEPARTMENT(S)

Water Resources Department

STAFF CONTACTS (S)

Chris Hassert, Water Resources Planning and Engineering Director
(480) 312-5681, chassert@scottsdaleaz.gov

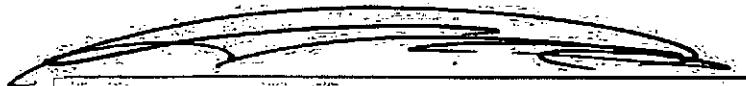
APPROVED BY



Brian Biesemeyer, Water Resources Director
(480) 312-5683

6-22-2017

Date



Jim Thompson, City Manager
(480) 312-2811

6/22/2017

Date

ATTACHMENTS

1. Resolution No. 10800
2. Contract 2017-075-COS

ATTACHMENT 1

RESOLUTION NO. 10800

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE CITY TO ENTER INTO CONTRACT NO. 2017-075-COS, THE PARCEL 19 WELL PURCHASE AGREEMENT AND ESCROW INSTRUCTIONS WITH DM19 LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

WHEREAS, the City owns a network of wells and related infrastructure on land commonly known as Parcel 19;

WHEREAS, DM19 LLC, an Arizona Limited Liability Company (DM19) is purchasing Parcel 19 to develop a residential community with an executive golf course (planned development);

WHEREAS, the planned development is incompatible with the existing locations of City-owned water recovery, vadose zone, drain, and recharge wells, well sites, and a potable well (City-owned wells) and related infrastructure;

WHEREAS, DM19 is willing to replace the existing City-owned wells and related infrastructure with equivalent wells and infrastructure in different locations that are compatible with the planned development, to modify a specified well site, and to rehabilitate specified City-owned well(s) (Work), all at no cost to the City; and

WHEREAS, this agreement sets forth the required conditions for DM19 to perform the Work in exchange for the existing City-owned wells and related infrastructure;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. The City Council hereby authorizes, approves and directs the Mayor to execute, on behalf of the City, Contract No. 2017-075-COS, the Parcel 19 Well Purchase Agreement and Escrow Instructions with DM19 LLC.

Section 2. The City Council hereby authorizes the City's Water Resources Director or his designee to execute any other documents and take such other actions as are necessary to carry out the intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 6th day of July, 2017.


CITY OF SCOTTSDALE, an Arizona
municipal corporation

ATTEST:

Carolyn Jagger, City Clerk

W.J. "Jim" Lane, Mayor



APPROVED AS TO FORM:


Bruce Washburn, City Attorney
By Janis L. Bladine, Senior Assistant City Attorney

City Notifications – Mailing List Selection Map



Map Legend:

-  Site Boundary
-  Properties within 750-feet
- 58 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Desert Mountain Parcel 19

7-PP-2017