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and approved Minutes can found at:**

<https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

Development Review Board Hearing: 03/02/2017

City Council Hearing: 12/05/2017

Case History: 897-PA-2015

1-PP-2016#2

Skye on McDowell Phase II

CITY COUNCIL REPORT



Meeting Date: December 5, 2017
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Skye on McDowell Phase II 1-PP-2016#2

Request to consider the following:

1. Approval of a final plat for Phase II of the Skye on McDowell residential subdivision, consisting of 24 lots added to the existing 55-lot subdivision, located at 6801 E. McDowell Road, and zoned Multi-Family Residential (R-5) District

Key Items for Consideration

- Landscape tracts proposed along street frontages
- Open space accessible to public provided at the intersection of N. 68th Street and E. McDowell Road
- Lots with rear yards adjacent to E. McDowell Road include gated pedestrian access to the street
- Development Review Board approved the Preliminary Plat with a unanimous vote of 6-0

OWNER

777 Properties LLC
480-783-4630

APPLICANT CONTACT

ANNIE VOS
LVA URBAN DESIGN STUDIO, LLC
480 994 0994

LOCATION

6801 E McDowell Rd

BACKGROUND

Zoning

The site is zoned Multi-Family residential District (R-5), which allows for higher density multi-family and single-family residential development, as well as other uses common in residential settings such as places of worship, schools and parks. The site is currently occupied by a vehicle sales use that will eventually relocate to make way for the proposed subdivision. The zoning district map amendment was approved by City Council on October 10, 2016 under case 16-ZN-2016.

General Plan

The zoning district map amendment included an application to change the land use designation in the 2001 General Plan from Mixed-Use Neighborhoods to Urban Neighborhoods (7-GP-2016). These areas are typically located near retail centers, offices or other compatible non-residential uses, and densities are typically greater than eight dwelling units per acre. The density proposed for this development is 7.05 dwelling units per acre. The non-major General Plan amendment was approved by City Council on October 10, 2016.

Southern Scottsdale Character Area Plan (SSCAP)

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. This site is located within the SSCAP on a Regional Corridor (E. McDowell Road). In Southern Scottsdale, Regional Corridors only occur within General Plan designated Growth Areas, as these corridors support greater residential density that complements Regional Center land uses; such as dining, employment, business incubation, technology and innovation services, entertainment, higher density vertical mixed-use residential, office, commercial, and retail development.

Context

Located at the southeast corner of N. 68th Street and E. McDowell Road, the project site is situated in an area consisting of a mix of uses, including single-family residential, retail, and vehicle sales.

Adjacent Uses and Zoning

- North: Multi-Family Residential, zoned R-5 (15-ZN-2015)
- South: Single-Family Residential, zoned R1-7
- East: Multi-Family Residential, zoned R-5 (18-ZN-2015)
- West: Vehicle Sales, zoned C-3

Other Related Policies, References:

- Zoning Ordinance
- 7-GP-2016: Approval of a non-major General Plan amendment to change the land use designation from Mixed-Use Neighborhoods to Urban Neighborhoods
- 16-ZN-2016: Approval of a rezone from C-3 to R-5

APPLICANT'S PROPOSAL

The applicant seeks approval of the final plat for Phase II of the Skye on McDowell subdivision. Phase II consists of 24 lots, which when combined with Phase I will result in a subdivision consisting of 79 lots. This proposal will convert a parcel currently being used for vehicle sales to attached single-family residential on fee-title lots. The existing Phase I subdivision is gated with private internal streets, and primary access is off E. McDowell Road; with secondary access provided off 70th Street. No additional access to external streets is proposed as part of this phase. The internal streets will also serve as required fire lanes. As such, vehicles will not be allowed to park on the streets. To accommodate guest parking, the site plan includes a row of parallel parking on the east side of the internal north/south street. The open space area at the northwest corner of the site will not be enclosed by barriers and will be accessible to the public.

IMPACT ANALYSIS

Traffic

The City's Transportation Division reviewed this proposal as part of the Zoning District Map Amendment request and determined that the proposed subdivision will not have an adverse impact on existing traffic patterns.

Water/Sewer

Basis of Design Reports for water and sewer were reviewed and accepted by the City Water Resources Division as part of the zoning district map amendment request. The applicant will construct all water and sewer improvements needed to serve the proposed subdivision.

Open Space

The proposed subdivision meets all open space requirements of the R-5 zoning district, including the private open space requirements for each lot. Frontage open space is highlighted by a large open space area at the northwest corner of the project that will not be fenced off; allowing for public access and enhancing the pedestrian experience. The open space area will include sidewalks to connect residents to E. McDowell Road. As recommended by the City's Design Standards and Policies Manual, landscape tracts will be provided along both the N. 70th Street and E. McDowell Road frontages to provide additional buffering of the residences from traffic on both streets.

Policy Implications

This final plat is consistent in density, street alignment, and open space previously approved in the preliminary plat. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing lots, streets, easements and common tracts.

Community Involvement

Property owners within 750 feet of the site have been notified of the request and the site is posted with the required signage. During the zoning district map amendment process, the applicant held an Open House at SkySong on June 14, 2016. According to the applicant's report, there were three

attendees, and all were generally supportive of the proposal.

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case on March 2, 2017 and approved the preliminary plat with a unanimous vote of 6-0.

Staff Recommendation

Staff recommended the Development Review Board approve the proposed preliminary plat for Skye on McDowell, per the attached stipulations, finding that the provisions of the Development Review Board Criteria have been met.

STAFF RECOMMENDATION

Recommended Approach:

1. Approval of a final plat for Phase II of the Skye on McDowell residential subdivision, consisting of 24 lots added to the existing 55-lot subdivision, located at 6801 E. McDowell Road, and zoned Multi-Family Residential (R-5) District.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg

Senior Planner

480-312-4306

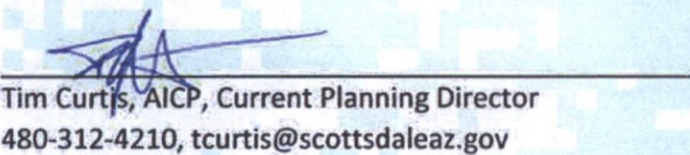
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

11-13-17
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

11/13/2017
Date



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

11/14/17
Date

ATTACHMENTS

1. Preliminary Plat
2. Final Plat
3. March 2, 2017 Development Review Board meeting minutes

GENERAL NOTES

1. ALL ERECTIONS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
2. RESIDENTS MUST FURNISH THE CITY WITH:
 - a. 15" DRAINAGE CHANCE FLOOD AREA OF 12" ANNUAL CHANCE FLOOD WITH ADJACENT FLOODS OF 120% TBM-1 FLOOD CAP.
 - b. MCHG. ZONING AREA, LESS THAN 1 SQUARE MILE, AND AREA PROTECTED BY LEVEL FLOOD 12" ANNUAL CHANCE FLOOD FOR TBM-1 WITH NO. 240222235. SHEET: OCTOBER 14, 2015.
3. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS, INCLUDING MAINTENANCE OF ALL APPEARANCES TO STREETSIDE, BENCH, HARBORS, ETC.

NOTE

SUBJECT PROPERTY IS LOCATED WITHIN "ZONING" AREA OF CITY ANNUAL CHANCE FLOOD AREA OF 12" ANNUAL CHANCE FLOOD WITH ADJACENT FLOODS OF 120% TBM-1 FLOOD CAP. MCHG. ZONING AREA, LESS THAN 1 SQUARE MILE, AND AREA PROTECTED BY LEVEL FLOOD 12" ANNUAL CHANCE FLOOD FOR TBM-1 WITH NO. 240222235. SHEET: OCTOBER 14, 2015.

BENCHMARK:
CITY OF SCOTTSDALE BENCH CAP IN TOWNHALL, GPS POINT #2422, INTERSECTION OF MCCOWELL ROAD AND SCOTTSDALE ROAD.
SEE MONUMENT #11.

ELEVATION: 1022.69 (MVD 08)

PRELIMINARY PLAT

SKYE ON MCCOWELL
PHASE II

6625 E. MCCOWELL ROAD, SCOTTSDALE, AZ 85267

OWNER

777 PROPERTIES, LLC
2300 W. GROUNDWAY
DANLON, AZ 85226

DEVELOPER

HOVANIAN GREAT WESTERN HOMES, LLC
20830 N. SAFAN BLVD., SUITE 250
PHOENIX, AZ 85020
480-994-4788
ATtn: CHUCK CHEWCHUK

APPLICANT

HOVANIAN GREAT WESTERN HOMES, LLC
20830 N. SAFAN BLVD., SUITE 250
PHOENIX, AZ 85020
480-994-4788
ATtn: CHUCK CHEWCHUK

PLANNER

AVA URBAN DESIGN STUDIO
101 S. ADA AVENUE
TEMPE, AZ 85281
480-994-3994
ATtn: ALYA STEPHAN



CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
8200 E. CELDING DR., SUITE 101
SCOTTSDALE, ARIZONA 85260
PHONE: 480-588-7221
ATtn: AZ 16484

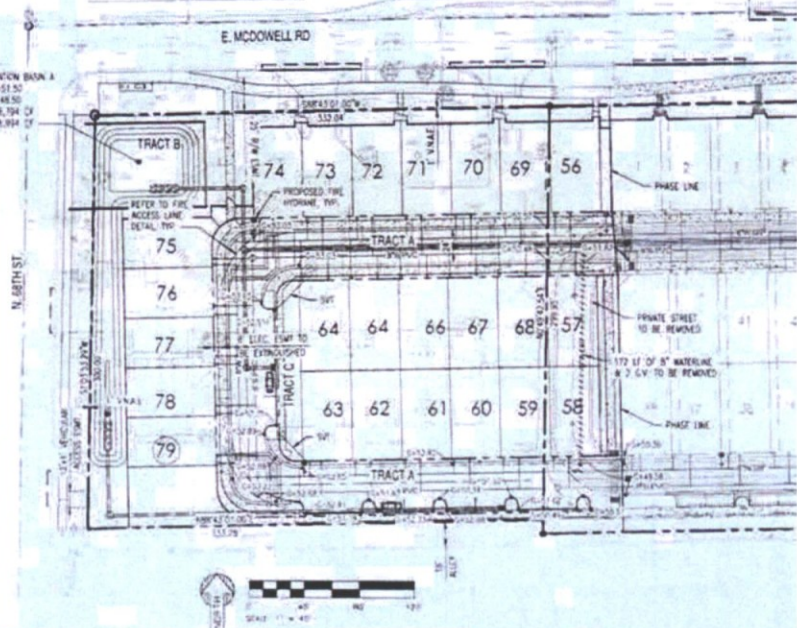
EXISTING LEGEND

- | | | | |
|-----------|--------------------------------------|-----------|------------------------------|
| --- | BENCHMARK LINE | - - - - - | PRIVATE SIGNAL BOX |
| --- | MONUMENT LINE | --- | SAC WATER |
| - - - - - | RIGHT-OF-WAY LINE | --- | SCHEDULE NUMBER |
| - - - - - | PERMANENT LINE | --- | MAIL ROOM |
| --- | ADJACENT PROPERTY | --- | SKYWELL |
| --- | FILING OR PENDING | --- | SHADE |
| --- | UNDERGROUND WATER LINE | --- | IRRIGATION CONTROL BOX |
| --- | UNDERGROUND WATER LINE | --- | 120V SEWER MANHOLE |
| --- | UNDERGROUND GAS LINE | --- | TELEPHONE CATCH |
| --- | UNDERGROUND COMMUNICATIONS LINE | --- | COMMUNICATIONS MANHOLE |
| --- | UNDERGROUND ELECTRIC LINE | --- | COMMUNICATIONS AREA BOX |
| --- | SURVEYED EASEMENT LINE | --- | BOARDER |
| --- | RIGHT-OF-WAY LINE | --- | MANHOLE MARKER |
| --- | BLANK | --- | FLOODLINE |
| --- | 70" (7.75" RADIUS) AND 8.125" RADIUS | --- | WR-375(6) (1/2") |
| --- | CALLOUT CIRCUMFERENCE | --- | MISCELLANEOUS BOX |
| --- | PERMANENT MARKER BY NOTE | --- | AIR CONDITIONERS |
| --- | WATER SERVICE PIPES | --- | TRAY - METAL |
| --- | THE DEPARTMENT CONNECTION | --- | TRAY - POLYURETHANE |
| --- | TRAY - METAL | --- | TRAY - FORM |
| --- | TRAY - POLYURETHANE | --- | TRAY - SHED |
| --- | TRAY - FORM | --- | ROOFING-40% |
| --- | TRAY - SHED | --- | RAIL SIGN |
| --- | ROOFING-40% | --- | CEILING SIGN |
| --- | RAIL SIGN | --- | CEILING SIGN (EXTERIOR) |
| --- | CEILING SIGN | --- | OFFICIAL TIME & DATE |
| --- | CEILING SIGN (EXTERIOR) | --- | OFFICIAL SIGN (INTERIOR) |
| --- | OFFICIAL TIME & DATE | --- | STREET LIGHT |
| --- | OFFICIAL SIGN (INTERIOR) | --- | STREET LIGHT SIGN |
| --- | STREET LIGHT | --- | STREET LIGHT SIGN (INTERIOR) |
| --- | STREET LIGHT SIGN | --- | STREET LIGHT SIGN (EXTERIOR) |
| --- | STREET LIGHT SIGN (INTERIOR) | --- | STREET LIGHT SIGN (EXTERIOR) |
| --- | STREET LIGHT SIGN (EXTERIOR) | --- | STREET LIGHT SIGN (EXTERIOR) |

PROPOSED LEGEND

- | | |
|-----|----------------------|
| --- | STREET SIGN |
| --- | WATER SIGN |
| --- | MAIL SIGN |
| --- | SKYWELL SIGN |
| --- | SHADE SIGN |
| --- | IRRIGATION SIGN |
| --- | 120V SEWER SIGN |
| --- | TELEPHONE SIGN |
| --- | COMMUNICATIONS SIGN |
| --- | BOARDER SIGN |
| --- | FLOOD SIGN |
| --- | WR-375(6) SIGN |
| --- | MISCELLANEOUS SIGN |
| --- | TRAY SIGN |
| --- | TRAY SIGN (EXTERIOR) |
| --- | TRAY SIGN (EXTERIOR) |
| --- | TRAY SIGN (EXTERIOR) |
| --- | TRAY SIGN (EXTERIOR) |
| --- | TRAY SIGN (EXTERIOR) |
| --- | TRAY SIGN (EXTERIOR) |
| --- | TRAY SIGN (EXTERIOR) |
| --- | TRAY SIGN (EXTERIOR) |

FIRE ACCESS LANE DETAIL



UNIT FLOOR ELEVATIONS	UNIT
1022.69	79
1022.69	78
1022.69	77
1022.69	76
1022.69	75
1022.69	74
1022.69	73
1022.69	72
1022.69	71
1022.69	70
1022.69	69
1022.69	68
1022.69	67
1022.69	66
1022.69	65
1022.69	64
1022.69	63
1022.69	62
1022.69	61
1022.69	60
1022.69	59
1022.69	58
1022.69	57
1022.69	56

SITE INFORMATION

APN	128-11-0201A, 128-11-0201B, 128-11-0201C
TOTAL AREA	895,780 S.F. OR 82.2 AC
GROSS AREA	812,563 S.F. OR 83.2 AC
RESIDENT FINISH	2 GARAGE SPACES/UNIT
GUEST SPACES PROPOSED	11
GUEST ACCESSIBLE SPACES	0
EXISTING/PROPOSED ZONING	M-6
NO. OF LOTS	24 LOTS

SITE INFORMATION

GROSS DENSITY	64 UNITS/AC
REQUIRED FRONTAGE	19,798' SF (11% OF APT)
OPEN SPACE (F.O.S.)	77,754 SF
REQUIRED OPEN SPACE (F.O.S.)	77,754 SF
REQUIRED COMMON SPACE (C.S.)	25,417 SF (22% OF NET)
PROVIDED COMMON SPACE (C.S.)	25,417 SF (INCL. F.O.S.)
TOTAL GROSS FLOOR AREA	2,308 SF
REQUIRED PRIVATE OUTDOOR	145 SF (5% OF G.F.A.)
PROVIDED PRIVATE OUTDOOR	145 SF PER UNIT MINIMUM
MIN. BUILDING HEIGHT	35'

TABLE A UNIT, ROOM, & EASEMENT TABLE

DESCRIPTION	AREA SF	UNIT, ROOM, & EASEMENT TABLE	ENTITY RESPONSIBLE FOR MAINTENANCE
LOBBY - 16, 89-14	2,315 SF	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOBBY - 75	2,404 SF	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOBBY - 76-79	2,304 SF	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOBBY - 56-57	2,323 SF	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOBBY - 57, 58-59	2,364 SF	APPROVED RESIDENTIAL USES	PRIVATE OWNER
TRACT A	28,636 SF	PRIVATE STREET, LANDSCAPE, FIRE, SHADING, BENCH, REFUSE COLLECTION, EMERGENCY RESPONSE, DRAINAGE TREATMENT	PROPERTY OWNERS ASSOCIATION
TRACT B	25,200 SF	GUEST SPACE, DRINKAGE, RETENTION, LANDSCAPE	PROPERTY OWNERS ASSOCIATION
TRACT C	2,742 SF	OPEN SPACE, DRINKAGE, LANDSCAPE	PROPERTY OWNERS ASSOCIATION



SUSTAINABILITY ENGINEERING GROUP
SEG
KHovnanian Homes

PROJECT:	SKYE ON MCCOWELL PHASE II
LOCATION:	6625 E. MCCOWELL ROAD, SCOTTSDALE, AZ 85267
DATE:	12/28/2016
DESIGN BY:	AVA URBAN DESIGN STUDIO
DATE:	12/28/2016
SCALE:	AS SHOWN
DATE:	12/30/2016
SCALE:	AS SHOWN
DATE:	12/30/2016

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

777 PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DOES HEREBY PUBLISH THIS RE-PLAT FOR 'SKYE ON MCDOWELL - PHASE II', BEING A REPLAT OF LOT 1 OF THE ASTON MARTIN PROPERTY ASSEMBLAGE, RECORDED IN BOOK 837, PAGE 3, MARICOPA COUNTY RECORDS...

TRACTS A THROUGH D, INCLUSIVE, ARE DECLARED AS COMMON AREAS AND SHALL BE OWNED, LANDSCAPED, AND MAINTAINED BY THE SKYE ON MCDOWELL COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

777 PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DECLARES THE PRIVATE STREETS SHOWN HEREON AS TRACT A, AS PRIVATE ACCESS WAYS, NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON.

PRIVATE UTILITY, A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT A, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES...

TRACTS B, C, AND D SHALL BE OWNED AND MAINTAINED BY THE SKYE ON MCDOWELL COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

777 PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION:

1.) SIGHT DISTANCE: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY...

2.) EMERGENCY AND SERVICE ACCESS: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, AS TRACT A, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES...

3.) WATER AND SEWER FACILITIES: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT A, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES, MANHOLES, PUMPS, VALVES, ACCESS VALVES AND OTHER RELATED FACILITIES.

4.) DRAINAGE AND FLOOD CONTROL: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT A AND TRACT B, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS, CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES...

5.) VEHICULAR NON-ACCESS: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT...

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

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

IN WITNESS WHEREOF: 777 PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS.

THIS DAY OF 2017.

BY: NAME TITLE

FINAL PLAT OF SKYE ON MCDOWELL PHASE II

BEING A REPLAT OF LOT 1 OF THE ASTON MARTIN PROPERTY ASSEMBLAGE RECORDED IN BOOK 937, PAGE 3, MARICOPA COUNTY RECORDS (MCR)

A PORTION OF TRACT A, TRACT B, TRACT C AND TRACT F OF SKYE ON MCDOWELL RECORDED IN BOOK 1312, PAGE 36, MCR LYING WITHIN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA.

OWNER: 777 PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER 2012-1189310, MCR, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMS IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: JINGORAH CHASE BANK, N.A.

TITLE DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2017.

BY: FOR AND ON BEHALF OF

NOTARY PUBLIC

MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF)
BEFORE ME THIS DAY OF 2017, PERSONALLY APPEARED

NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE OF THE LEGAL OWNER OF THE

PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT AS EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC EXPIRES



NOTES

- 1. THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. ALL NEW OR RELOCATED UTILITIES WILL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION
3. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CCAR
4. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATOR'S APPROVAL.
5. VEHICULAR PARKING IS NOT PERMITTED ON INTERNAL STREETS (TRACT A), EXCEPT IN DESIGNATED GUEST PARKING SPACES.
6. EACH LOT SHALL HAVE 10% OF THE GROSS FLOOR AREA TO BE PRIVATE OUTDOOR LIVING SPACE.
7. ALL LOT AND TRACT CORNERS TO BE SET AFTER MASS GRADING
8. THE AVERAGE TRACT DEPTH ALONG MCDOWELL ROAD IS 15 FEET.
9. THERE IS A 10' MINIMUM LANDSCAPE TRACT ALONG 10TH STREET.
10. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ADJOINING PROPERTY OWNERS
11. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL, TO DO SO, IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THIS FINAL PLAT, A RECORD OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRAR OF RECORDS IF FOR ANY REASON THE REGISTRAR OF RECORDS IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT REGISTRAR SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
12. A DRAINAGE EASEMENT RECORDED IN DOCUMENT NO. 1997-010018 MCR, HAS BEEN RELEASED BY THE CITY OF SCOTTSDALE PER DOCUMENT NO. 2016-0892246, MCR.
13. A VEHICULAR NON-ACCESS EASEMENT RECORDED IN DOCUMENT NO. 1965-052647 MCR, HAS BEEN RELEASED BY THE CITY OF SCOTTSDALE PER DOCUMENT NO. 2016-0702340, MCR.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST, USING A BEARING OF SOUTH 88 DEGREES 43 MINUTES 51 SECONDS WEST, AS SHOWN ON THE FINAL PLAT OF STEWART PLAZA, RECORDED IN BOOK 11, PAGE 24, MARICOPA COUNTY RECORDS

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MAY 2016. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

DANIEL D. ARMJO
REGISTERED LAND SURVEYOR 48377
ARIZONA SURVEYING, LLC
PO BOX 1270
CHANDLER, AZ 85244



CITY OF SCOTTSDALE FINAL PLAT APPROVAL BLOCK

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE DAY OF 20

BY: MAYOR

ATTEST BY: CITY CLERK

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

BY: CHIEF DEVELOPMENT OFFICER DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 14P-0918-02, AND ALL CASE RELATED STIPULATIONS.

BY: PLAT COORDINATOR DATE

SHEET INDEX

Table with 2 columns: SHEET, DESCRIPTION. Rows: 1 COVER SHEET, 2 KEY MAP/PAPPAGE/DESCRIPTION, 3 LOTS AND TRACTS

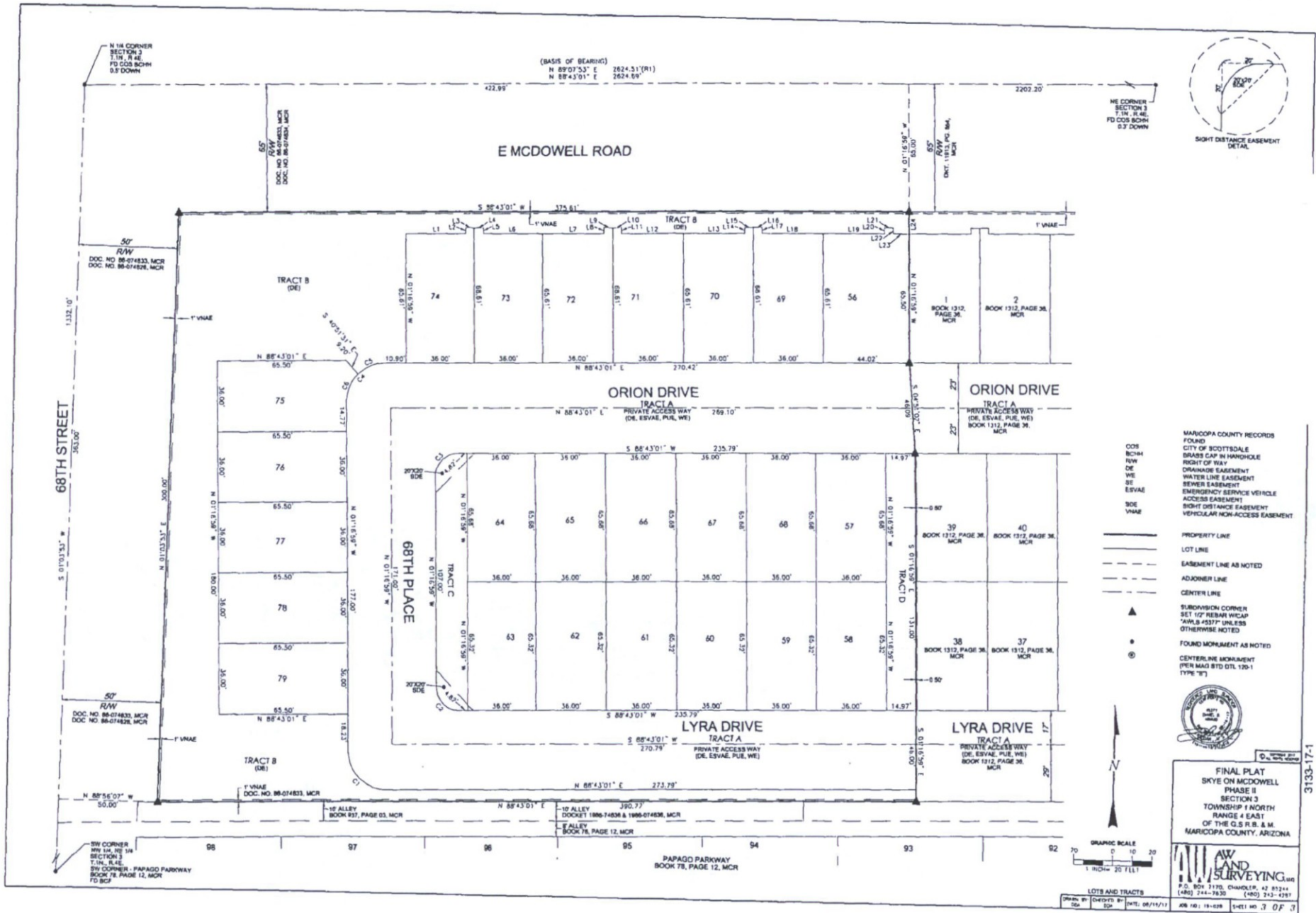
FINAL PLAT SKYE ON MCDOWELL PHASE II SECTION 3 TOWNSHIP 1 NORTH RANGE 4 EAST OF THE G.S.R.B. & M. MARICOPA COUNTY, ARIZONA

ARIZONA SURVEYING, LLC
P.O. BOX 2176, CHANDLER, AZ 85244
(480) 244-7938 (480) 243-4282

Table with 4 columns: SHEET NO., CHECKED BY, DATE, SHEET NO. OF. Row: 001, 001, 08/16/17, 008 NO. 18-008 SHEET NO. 1 OF 3

Attachment 2

3133-17-1



NE CORNER
 SECTION 3
 T.1N. R.4E.
 PD COS BORN
 0.3 DOWN

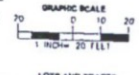
N 1/4 CORNER
 SECTION 3
 T.1N. R.4E.
 PD COS BORN
 0.3 DOWN

- COS
 - BORN
 - RW
 - DE
 - WE
 - SE
 - ESVAE
 - SOE
 - VNAE
- PROPERTY LINE
 - LOT LINE
 - EASEMENT LINE AS NOTED
 - ADJOINER LINE
 - CENTER LINE
 - ▲ SUBDIVISION CORNER
 SET 1/2" REBAR W/CAP
 *AWL 8 4537" UNLESS
 OTHERWISE NOTED
 - FOUND MONUMENT AS NOTED
 - ⊙ CENTER LINE MONUMENT
 (PER MAR STD DTL 120-1
 TYPE "B")



FINAL PLAT
 SKYE ON MCDOWELL
 PHASE II
 SECTION 3
 TOWNSHIP 1 NORTH
 RANGE 4 EAST
 OF THE Q.S.R.B. & M.
 MARICOPA COUNTY, ARIZONA

AW AND SURVEYING, INC.
 P.O. BOX 3700, CHANDLER, AZ 85224
 (480) 244-7830 (480) 243-4287



DATE: 06/19/17
 SHEET NO. 3 OF 3

3133-17-1



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

Thursday March 2, 2017

SUMMARIZED MEETING MINUTES

PRESENT:

Kathy Littlefield, Councilmember/Chair
Joe Young, Vice Chair
Larry Kush, Planning Commissioner
Kevin Bollinger, Design Member
Tammy Caputi, Development Member
Matthew Mason, Development Member

ABSENT:

All Present

STAFF:

Steve Venker
Joe Padilla
Greg Bloemberg

CALL TO ORDER

Councilwoman Littlefield called the meeting of the Scottsdale Development Review Board to order at 1:01 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to March 2, 2017 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the February 16, 2017 Development Review Board Meeting Minutes

COMMISSIONER KUSH MOVED TO APPROVE THE FEBRUARY 16, 2017 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY VICE CHAIR YOUNG THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 1-PP-2016#2 Skye on McDowell Phase II

Approval of the preliminary plat for Phase II of the Skye on McDowell residential subdivision, consisting of 24 lots added to the existing 58-lot subdivision, including the landscape plan, the continuation of the art theme wall, and a street frontage open space/storm water retention area, all on approximately 3.62 acres.

VICE CHAIR YOUNG MOVED TO APPROVE 1-PP-2016#2 SECONDED BY BOARD MEMBER MASON THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

4. 56-DR-2014#3 SoHo Scottsdale

Approval of the site plan and building elevations for the proposed locations for Public Art, including freestanding sculptures, decorative plaza spaces, and murals mounted on building walls, as part of a Cultural Improvement Program for a mixed-use development, all on a 5-acre site.

COMMISSIONER KUSH MOVED TO APPROVE 56-DR2014#3 SECONDED BY COUNCILWOMAN LITTLEFIELD THE MOTION CARRIED WITH A VOTE OF FOUR (4) TO TWO (2) WITH VICE CHAIR YOUNG AND BOARD MEMBER BOLLINGER DISSENTING.

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:14 P.M.



December 11, 2017

Annie Vos
Lva Urban Design Studio LLC
120 S Ash Ave
Tempe, AZ 85281

Re:
1-PP-2016#2
Skye on McDowell Phase II

Dear Annie Vos,

This is to advise you that the case referenced above was approved at the December 5, 2017 City Council meeting.

If you have any questions, please contact me at 480-312-4306.

Sincerely,



Greg Bloemberg
Senior Planner

CORRESPONDENCE