Application

Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards

SCOTTSDALE AIRPORT
SDL

COMMISSION ACTION REPORT

Discussion and possible action to recommend to the Planning Commission and City Council for Case 28-ZN-2016 (Wolf Springs Ranch)

Agenda Item No.: ##

Meeting Date: June 19, 2017

Staff Contact: Keith Niederer
Senior Planner

Phone: (480) 312-2953

ACTION

Discussion and Possible Action to recommend approval to the Planning Commission and City Council of the following:

- Zoning District Map Amendment from Single Family Residential (R1-35) to Single Family Residential, Planned Residential Development (R1-18 PRD) to allow the construction of a 40 lot single family residential subdivision on a 20 +/- acre property located at the northwest corner of E. Cactus Road and N. 94th Street.

PURPOSE

To provide the Airport Advisory Commission information on the proposed zoning district map amendment for a site located within the Airport Influence Area, as it relates to the 14 CFR Part 150 Noise Compatibility Study, and possible action to recommend to City Council.

KEY CONSIDERATIONS

- Proximity of proposed site to Scottsdale Airport (approximately 2.5 miles south of runway 3)
- Proposed site located within the AC-1 area of the Airport Influence Zones, requiring FAA Height Analysis, fair disclosure notice and dedication of an Avigation Easement
- Scottsdale Airport 14 CFR Part 150 Noise Compatibility Study Land Use Measures 2, 4 and 6 triggered
- Airport Overlay Zone Matrix permits proposed use in the AC-1 area with conditions
- 20-acre property currently contains a house with equestrian ranch, and two private schools.
- 40 new single-family residential lots are proposed with the requested R1-18 PRD zoning.
- Existing R1-35 zoning would allow for approximately 21 lots.
- Maximum 30 foot building height proposed.

OTHER RELATED POLICIES, REFERENCES

- 2001 Scottsdale General Plan, as amended
- 2005 Scottsdale Airport 14 CFR Part 150 Noise Compatibility Study
- Zoning Ordinance

Attachment(s):
1. Vicinity Map/Context Aerial
2. Site Plan
3. Part 150 Airport Influence Zones Map
4. Part 150 Noise Contours Map
5. Part 150 Flight Track Map

Action Taken:

ATTACHMENT 1

Wolf Springs Ranch

28-ZN-2016

ATTACHMENT 2

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

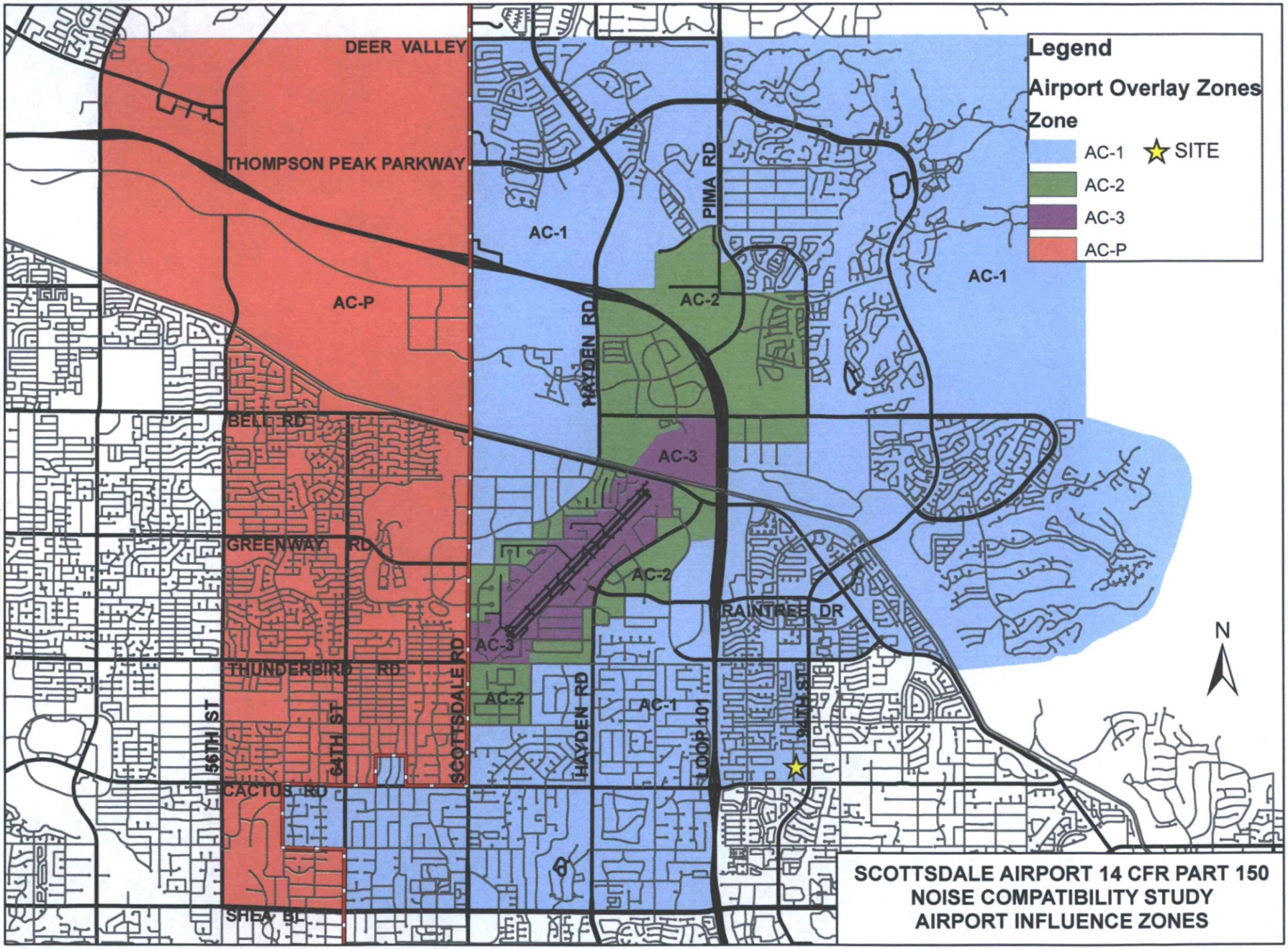
WOLF SPRINGS RANCH

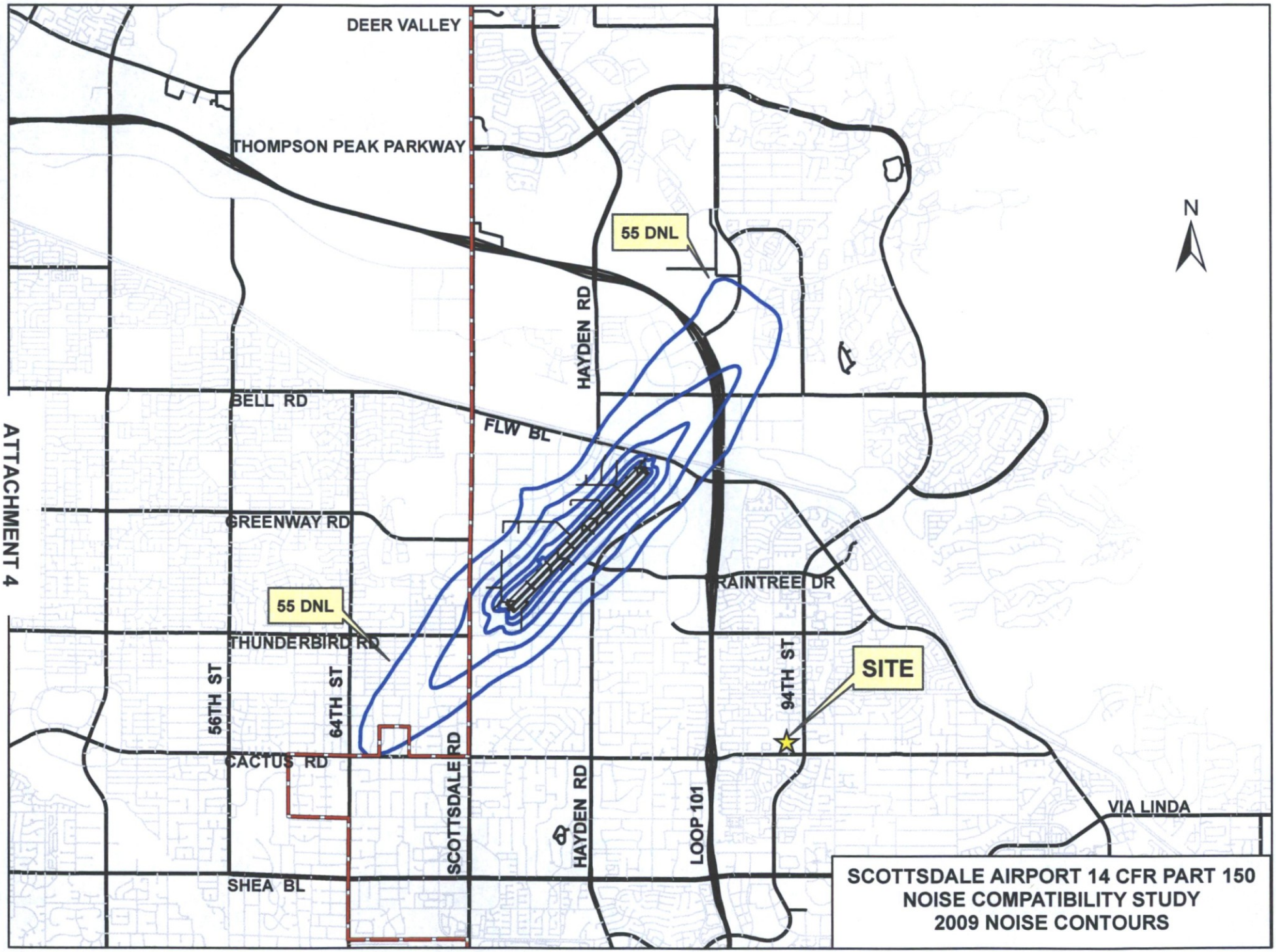
CONCEPTUAL SITE PLAN

APPROX. SCALE: 1"=60' NORTH

1580 DRAWN BY: PR 5/15/17

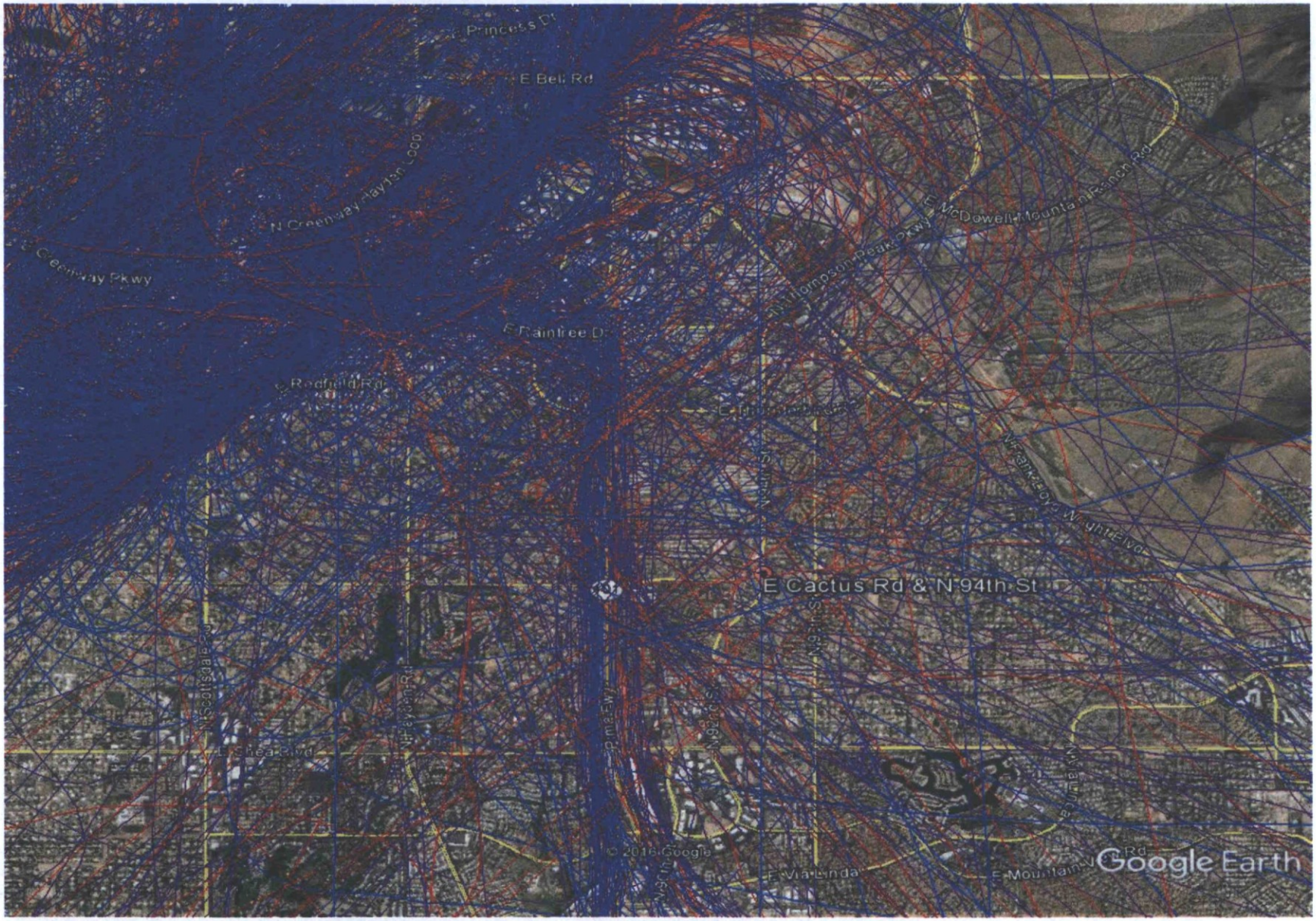
ATTACHMENT 3





ATTACHMENT 4

ATTACHMENT 5



Arrivals = Red Departures = Blue

Flight Track Map – March 8, 2015 to March 12, 2015

Development Application

Development Application Type:
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning		Development Review		Signs	
☐	Text Amendment (TA)	☐	Development Review (Major) (DR)	☐	Master Sign Program (MS)
☑	Rezoning (ZN)	☐	Development Review (Minor) (SA)	☐	Community Sign District (MS)
☐	In-fill Incentive (II)	☐	Wash Modification (WM)	Other:	
☐	Conditional Use Permit (UP)	☐	Historic Property (HP)	☐	Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance		Land Divisions (PP)		☐	General Plan Amendment (GP)
☐	Hardship Exemption (HE)	☐	Subdivisions	☐	In-Lieu Parking (IP)
☐	Special Exception (SX)	☐	Condominium Conversion	☐	Abandonment (AB)
☐	Variance (BA)	☐	Perimeter Exceptions	Other Application Type Not Listed	
☐	Minor Amendment (MA)	☐	Plat Correction/Revision	☐	

Project Name: Wolf Springs Ranch

Property's Address: 9370 E Cactus Road, 9320 E Cactus Road, 9350 E Cactus Road, 9390 E Cactus Road, 12435 N 93rd St and 12475 N 93rd St, Scottsdale, AZ 85260

Property's Current Zoning District Designation: R1-35

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: See attached list	**Agent/Applicant:** Shelby Duplessis
Company:	**Company:** Empire Residential Communities
Address:	**Address:** 6617 N Scottsdale Road, Scottsdale, AZ 85250
Phone: **Fax:**	**Phone:** 480-951-2207 **Fax:** 480-951-3023
E-mail:	**E-mail:** shelby@theempiregroupllc.com
Designer:	**Engineer:**
Company:	**Company:**
Address:	**Address:**
Phone: **Fax:**	**Phone:** **Fax:**
E-mail:	**E-mail:**

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- *This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications[1] will be reviewed in a format similar to the Enhanced Application Review methodology.*

☐ **Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☐ **Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.:

28-ZN-2016
12/19/16

Owner	Mailing Address	Property Address	APN
EMPIRE RESIDENTIAL COMMUNITIES FUND II LLC	6617 N SCOTTSDALE RD STE 101, Scottsdale, AZ 85250	9370 E CACTUS ROAD, SCOTTSDALE, AZ 85260	217-24-019P
EMPIRE RESIDENTIAL COMMUNITIES FUND II LLC	6617 N SCOTTSDALE RD STE 101, Scottsdale, AZ 85250	12435 N 93RD ST, SCOTTSDALE, AZ 85250	21724018
EMPIRE RESIDENTIAL COMMUNITIES FUND II LLC	6617 N SCOTTSDALE RD STE 101, Scottsdale, AZ 85250	12435 N 93RD ST, SCOTTSDALE, AZ 85250	21724017A
EMPIRE RESIDENTIAL COMMUNITIES FUND II LLC	6617 N SCOTTSDALE RD STE 101, Scottsdale, AZ 85250	12435 N 93RD ST, SCOTTSDALE, AZ 85250	21724017B
EMPIRE RESIDENTIAL COMMUNITIES FUND III LLC	6617 N SCOTTSDALE RD STE 101, Scottsdale, AZ 85250	12475 N 93RD ST, SCOTTSDALE, AZ 85250	21724006
John D & Diane F Spero	10398 E MARK LANE, SCOTTSDALE, AZ 85262	9320 E CACTUS ROAD, SCOTTSDALE, AZ 85260	217-24-019N
John D & Diane F Spero	10398 E MARK LANE, SCOTTSDALE, AZ 85262	9350 E CACTUS ROAD, SCOTTSDALE, AZ 85260	21724019M
Smart Family LLC	P.O. BOX 14694, SCOTTSDALE, AZ 85267	9390 E CACTUS ROAD, SCOTTSDALE, AZ 85260	217-24-019Q

City of Scottsdale Cash Transmittal

109025

Received From :

SHELBY DUPLESSIS
9361 W CASHMAN DR
PEORIA, AZ 85383

Bill To :

Reference #	176-PA-2016			**Issued Date**	12/19/2016
Address	9370 E CACTUS RD			**Paid Date**	12/19/2016
Subdivision				**Payment Type**	CREDIT CARD
Marketing Name		**Lot Number**		**Cost Center**	
MCR		**County**	No	**Metes/Bounds**	No
APN	217-24-019P	**Gross Lot Area**	0	**Water Zone**	
Owner Information		**NAOS Lot Area**	0	**Water Type**	
Empire Residential Communities Fund II, LLC		**Net Lot Area**	0	**Sewer Type**	
6617 N Scottsdale Road		**Number of Units**	1	**Meter Size**	
Scottsdale, AZ 85250		**Density**		**QS**	31-50
480-951-2207					

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	$1,140.00	100-21300-44221

City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 12/19/2016 Cashier: DHOL
Office: PLN-1STOP Mach ID: HPTC60005125
Tran #: 1 Batch #: 58015

Receipt:00966682 Date:12/19/2016 2:18 PM
109025
3170 REZONING APP $1,140.00

TENDERED AMOUNTS:

American Express Tendered: $1,140.00
CC Last 4:0003 Auth Code: 456

Transaction Total: $1,140.00

Thank you for your payment.
Have a nice day!

28-ZN-2016
12/19/16

SIGNED BY SHELBY DUPLESSIS ON 12/19/2016

Total Amount $1,140.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 109025

Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 12/19/2016
Contact Name: Shelby Duplessis
Firm name:
Address: 6612 N. Scottsdale Rd
City, State Zip:

RE: Application Accepted for Review.
176 - PA- 2016

Dear Shelby Duplessis:

It has been determined that your Development Application for Wolf Springs Ranch has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Keith Niederer

Name: Keith Niederer
Title: Senior Planner
Phone number: 480. 312 - 2953
Email address: KNiederer@ScottsdaleAz.gov

28-ZN-2016
12/19/16

Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____

Contact Name: _____

Firm name: _____

Address: _____

City, State Zip: _____

RE: Minimal Submittal Comments

_____ - PA- _____

Dear _____:

It has been determined that your Development Application for _____ does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

Sincerely,

Name: _____

Title: _____

Phone number: _____

Email address: _____

Submittal Date: _____ Project No.: 176 -PA- 2016

Rezoning

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. *His/her contact information is on the page 11 of this application.*

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. **No application shall be accepted without all items marked below.**
☑	☐	1. **Rezoning Application Checklist** (this list)
☑	☐	2. **Zoning Application Fee** $ 1,140.00 (subject to change every July)
☑	☐	3. **Completed Development Application** (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
☐	☐	4. **Request to Submit Concurrent Development Applications** (form provided)
☑	☐	5. **Letter of Authorization** (from property owner(s) if property owner did not sign the application form)

Rezoning Development Application Checklist

☑	☐	**6. Affidavit of Authorization to Act for Property Owner** (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner
☑	☐	**7. Appeal of Required Dedications, Exactions, or Zoning Regulations** (form provided)
☑	☐	**8. Commitment for Title Insurance – No older than 30 days from the submittal date** • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B. (requirements form provided)
☑	☐	**9. Legal Description:** (if not provided in Commitment for Title Insurance) • 8-1/2" x 11" – 2 copies
☑	☐	**10. Results of ALTA Survey (24" x 36") FOLDED** • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)
☑	☐	**11. Request for Site Visits and/or Inspections** (form provided)
		12. Addressing Requirements (form provided)
☐	☐	**13. Draft Development Agreement** • 8-1/2" x 11" – 2 copies Must adhere to the Maricopa County Recorder requirements
☑	☐	**14. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing)** (sample agreement information provided)
☑	☐	**15. Citizen Review Checklist:** (form provided) • Provide one copy of the Citizen Review Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Citizen Review Report addendum.
		16. Request for Neighborhood Group/Homeowners Association (form provided)
☑	☐	**17. Site Posting Requirements:** (form provided (white and red signs) • Affidavit of Posting for Project Under Consideration • Affidavit of Posting for Planning Commission Public Hearing **(Delayed submittal)**. Affidavit must be turned in 20 days prior to Planning Commission hearing. • Affidavit of Posting for City Council Public Hearing **(Delayed submittal)**. Affidavit must be turned in 20 days prior to City Council hearing.
☑	☐	**18. School District Notification** – (form provided) Required for all applications that include residential uses.
☑	☐	**19. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper** • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.

☐	☐	**20. Archaeological Resources** (information sheets provided) ☐ Archaeology Survey and Report - 3 copies ☐ Archaeology 'Records Check' Report Only - 3 copies ☐ Copies of Previous Archeological Research - 1 copy
☑	☐	**21. Completed Airport Vicinity Development Checklist** – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

Req'd	Rec'd	
		Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		22. Plan & Report Requirements For Development Applications Checklist (form provided)
☑	☐	**23. Development Plan**

Req'd	Rec'd	
☑	☐	**a. Application Narrative** • 8 ½" x 11" – 4 copies ☒ The application narrative shall specify how the proposal separately addresses each of the following: • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character ☒ Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc) ☐ In addition, the following applicable information shall be incorporated into the application narrative: ☐ separate justification(s) for each requested modifications to regulations and standards, ☐ bonus provisions and justifications, ☐ methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or ☐ Historic Property – existing or potential historic property. o (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)

☑	☐	**b. Legislative draft of the proposed development standards, or amended development standards** (form provided) • 8 ½" x 11" – 2 copies (Must adhere to the Maricopa County Recorder requirements)
☐	☐	**c. Legislative draft of the list of Land Uses, if proposed** (PBD, SC) • 8 ½" x 11" – 2 copies (Must adhere to the Maricopa County Recorder requirements)
☑	☐	**d. A dimensioned plan indicating the proposed boundaries of the application** • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☐	**e. Context Aerial with the proposed site improvements superimposed** • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of: _____ 750 foot radius from site _____ 1/4 mile radius from site _____ Other: _____
☐	☐	**f. Site Plan** • 24" x 36" – 16 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☐	**g. Subdivision Plan** • 24" x 36" – 16 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☐	**h. Open Space Plan (Site Plan Worksheet)** (example provided) • 24" x 36" – 1 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

☑	☐	**i. Site Cross Sections** • 24" x 36" 1 – copy, folded • 11" x 17" 1 – copy, folded
☐	☐	**j. Natural Area Open Space Plan** (ESL Areas) • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction)
☐	☐	**k. Topography and slope analysis plan** (ESL Areas) • 24" x 36" 1 – copy, folded
☐	☐	**l. Phasing Plan** • 24" x 36" – 1 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☐	**m. Landscape Plan** • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, folded of • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☐	**n. Hardscape Plan** • All plans shall be <u>black and white line drawings</u> • (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> • 11" x 17" – 1 copy
☐	☐	**o. Transitions Plan** • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	**p. Parking Plan** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy(quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

☐	☐	**q. Parking Master Plan** See the City's Zoning Ordinance, Article IX for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits. • 8-1/2" x 11" - 2 copies
☑	☐	**r. Pedestrian and Vehicular Circulation Plan** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements)
☐	☐	**s. Elevations** • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	**t. Elevations Worksheet(s)** Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted. • 24" x 36" – 2 copies, folded • Digital – 1 copy (See Digital Submittal Plan Requirements)
☐	☐	**u. Perspectives** • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
☐	☐	**v. Floor Plans** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	**w. Floor Plan Worksheet(s)** (Required for restaurants, bars or development containing there-of, and multi-family developments): • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	**x. Roof Plan Worksheet(s)** • 24" x 36" – 1 copy, folded

☐	☐	**y. Electronic Massing Model:** • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)
☐	☐	**z. Solar Analysis** The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m. Required for all Development applications to rezone to Planned Unit Development (PUD). • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	**aa. Exterior Lighting Site Plan** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	**bb. Manufacturer Cut Sheets of All Proposed Lighting** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	**cc. Cultural Improvement Program Plan** _____ Conceptual design • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) _____ Narrative explanation of the methodology to comply with the requirement/contribution.
☐	☐	**dd. Sensitive Design Concept Plan and Proposed Design Guidelines** (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
☐	☐	**ee. Master Thematic Architectural Character Plan** • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
☐	☐	**ff. Conceptual Signage Plan** • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)

☐	☐	**gg. Other:** _____ ☐ 24" x 36" – _____ copy(ies), folded ☐ 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) ☐ 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) ☐ Digital – 1 copy (See Digital Submittal Plan Requirements)
☑	☐	**24. Development Plan Booklets** • 11" x 17" – 3 copies (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 (See Digital Submittal Plan Requirements) • 8 ½" x 11" – 3 copies on archival (acid free) paper: this is a **delayed submittal** that is to be made after the Planning Commission recommendation. The Development Plan Booklets shall include the following: ☑ Application Narrative ☑ Legislative draft of the proposed development standards, or amended development standards ☐ Legislative draft of the proposed List of Land Uses ☑ A dimensioned plan indicating the proposed boundaries of the application ☐ Context Aerial with the proposed Site Plan superimposed ☐ Site Plan ☑ Subdivision Plan ☑ Open Space Plan ☐ Phasing Plan ☑ Landscape Plan ☐ Hardscape Plan ☐ Transitions Plan ☐ Parking Plan ☑ Pedestrian and Vehicular Circulation Plan ☐ Conceptual Elevations ☐ Conceptual Perspectives ☐ Electronic Massing Model ☐ Solar Analysis ☐ Exterior Lighting Plan ☐ Manufacturer Cut Sheets of All Proposed Lighting ☐ Cultural Amenities Plan ☐ Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control) ☐ Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) ☐ Master Thematic Architectural Character Plan ☐ Conceptual Signage Plan ☐ Other: _____ Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.

☐	☐	**25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)** (PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)
☑	☐	**26. Drainage Report** See the City's Design Standards & Policies Manual for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
☐	☐	**27. Master Drainage Plan** See the City's Design Standards & Policies Manual for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
☑	☐	**28. Preliminary Basis of Design Report for Water and Wastewater** See the City's Design Standards & Policies Manual for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans. • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
☐	☐	**29. Preliminary Basis of Design Report for Wastewater** See the City's Design Standards & Policies Manual for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
☐	☐	**30. Master Plan for Water** Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
☐	☐	**31. Master Plan and Design Report for Wastewater** Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. • 8-1/2" x 11" - 3 copies of the Basis of Design Report for Water including full size plans/maps in pockets

☑	☐	**32. Transportation Impact & Mitigation Analysis (TIMA)** Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. ☐ Category 1 Study ☑ Category 2 Study Traffic Study. ☐ Category 3 Study • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets
☐	☐	**33. Native Plant Submittal Requirements:** (form provided) • 24" x 36" 1 – copy, folded. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development) • See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
☐	☐	**34. Environmental Features Map** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☑	☐	**35. Other:** Preliminary master utility site plan. - Setback Exhibit

PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
☑	☐	**36. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; 176 -PA-2016.**
☑	☐	**37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.**

☑	☐	**38. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon**
☑	☐	**39. Delayed Submittal.** Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
☑		**40. If you have any question regarding this application checklist, please contact your Project Coordinator.**

Coordinator Name (print): Keith Niederer **Phone Number:** 480-312-2953

Coordinator email: kniederer@scottsdaleaz.gov **Date:** 3-15-2016

Coordinator Signature: Keith Niederer

If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application needs a: ☑ New Project Number, or

☐ A New Phase to an old Project Number: _____

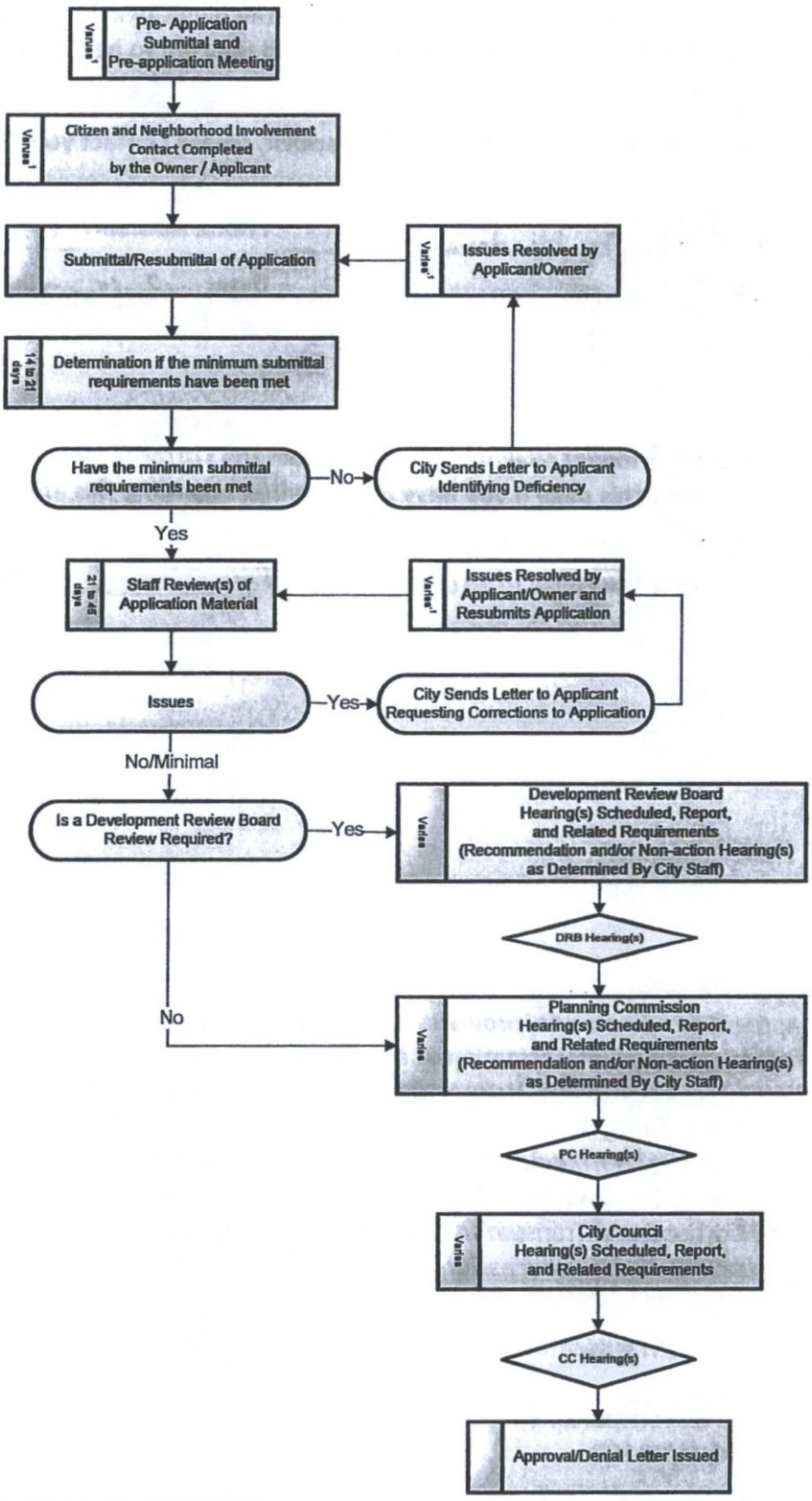
Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.

Planning, Neighborhood and Transportation Division
One Stop Shop
Planning, Neighborhood & Transportation Administrator
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251
Phone: (480) 312-7000

Development Application Process

Abandonment (AB), Municipal Use Master Site Plan (UP), Infill Incentive (II) & Zoning District Map Amendment (ZN)



Note:
1. **Time period determined by owner/applicant.**

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

Request for Site Visits and/or Inspections
Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 176 -PA- 2016

Project Name: _____

Project Address: _____

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.

2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.

2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Shelby JM Duplessis
Print Name

Signature

City Use Only:	
Submittal Date: _____	Case number: _____

Planning, Neighborhood & Transportation Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

CITY OF SCOTTSDALE

Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
    - Receive copies of any documents taken during the inspection.
    - Receive a split of any samples taken during the inspection.
    - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, _____

at the following number _____.

Signature: _____ **Date:** _____

Printed Name: _____

☐ **Check box if signature refused**

Copy of Bill of Rights left at: _____

A.R.S § 9-833. Inspections; applicability

A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
   1. Present photo identification on entry of the premises.
   2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
   3. Disclose any applicable inspection fees.
   4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
   5. Provide notice of the right to have:
      (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
      (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
      (c) Copies of any analysis performed on samples taken during the inspection.
   6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
   7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.

B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
   1. The rights described in subsection A of this section.
   2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
   3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.

C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.

D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
   1. At the time of the inspection.
   2. Notwithstanding any other state law, within thirty working days after the inspection.
   3. As otherwise required by federal law.

E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
   1. Committed intentionally.
   2. Not correctable within a reasonable period of time as determined by the municipality.
   3. Evidence of a pattern of noncompliance.
   4. A risk to any person, the public health, safety or welfare or the environment.

F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.

G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.

H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.

I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.

J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
   1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
   2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
   3. Inspections by a county board of health or a local health department pursuant to section 36-603.

K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.

L. Failure of a municipal employee to comply with this section:
   1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
   2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.

M. A municipality may adopt rules or ordinances to implement this section.

N. This section:
   1. Shall not be used to exclude evidence in a criminal proceeding.
   2. Does not apply to a municipal inspection that is requested by the regulated person.

Wolf Springs Ranch Development Plan

Rezoning to Single Family Residential (R1-18) Planned Residential Development (PRD)

Prepared by:

Empire Residential Communities

6617 N. Scottsdale Road

Scottsdale, AZ 85250

Rezone Case #176-PA-2016

May 12, 2017

Wolf Springs Ranch

Planned Residential Development

Table of Contents

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Exhibits

Exhibit A	ALTA Survey and Legal Description
Exhibit B	Context Aerial
Exhibit C	Existing General Plan
Exhibit D	Existing Zoning
Exhibit E	Proposed Zoning
Exhibit F	R1-18 Amended Development Standards
Exhibit G	Open Space Plan
Exhibit H	Conceptual Site and Wall Plan
Exhibit I	Pedestrian and Vehicular Circulation Plan
Exhibit J	Conceptual Landscape Plan
Exhibit K	Larkspur Drive Cross Section
Exhibit L	Traffic Summary
Exhibit M	Perimeter Street Cross Sections
Exhibit N	Conceptual Interpretive Trail Amenity
Exhibit O	Phase Plan

Development Team:

Owner:

Empire Residential Communities Fund II and III, LLC
Rich Zacher
6617 N. Scottsdale Road
Scottsdale, AZ 85250

Engineering:

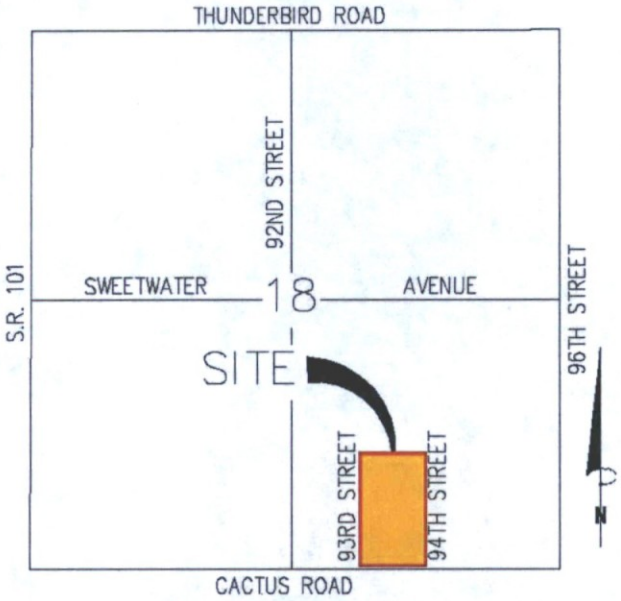
Slater Hanifan Group
Roger Theis
11201 N Tatum Blvd #250
Phoenix, AZ 85028

Land Planner:

LVA Urban Design Studio
Alex Stedman
120 South Ash Avenue
Tempe, AZ 85281

1.0 Introduction

Property: The property which is the subject of these applications is located in Section 18, Township 3 North, Range 5 East of the Gila & Salt River Base & Meridian, Maricopa County, Arizona. Wolf Springs Ranch, the "Site", is a proposed 45 lot single-family development on approximately 20-acres located north of the north of Cactus Road between 93rd Street and 94th Street (See **Exhibit A** Legal Description and ALTA Survey).



VICINITY MAP

N.T.S.

Proposal : The proposal is to create a single-family neighborhood ("Wolf Springs Ranch") on 20 acres located north of Cactus Road and between 93rd Street and 94th Street (the "Property"). The Property is currently occupied by older equestrian facilities, which are in the beginning stages of phasing out operations, two private schools and a single family home.

The current proposal was created after some initial discussions late in 2015 with Council Members, staff, and key neighborhood interests as well as extended conversations with neighbors as well as extensive ongoing discussions with neighbors and stakeholders. The number of lots and density have been reduced from an initial 84 lots on 15 acres (5.67 du/ac) to 40 lots on 20 acres (2.0 du/ac), an open space buffer and new street has been provided along the north edge, the main entrance will be on 94th St, the street connection to Larkspur west of 94th St has been added and additional property has been added at the southern end of the site. In addition, an additional entrance off of 93rd Street has been added at the request of Transportation staff.

The proposal has been modified as well to include phasing based upon the ownership status of one of the parcels. Phase I would include 36 lots on 19 gross acres (1.89 du/ac) and Phase II would then achieve the full 40 lots on the 20 gross acre site. The

detention basins would be reconfigured to be appropriate in size and location for each of the two phases, with 1.1 acres of the land currently controlled by the applicant being used for detention and open space and will be replaced in large part by two lots. In the interim the site improvements and use of the parcel at the southeast corner of the site would remain as is until the owner of record is ready to develop (see **Exhibit O** Phase Plan)

The proposal is consistent with the 2001 General Plan Land Use plan, including the Cactus Corridor Area Plan, as well as being in line with the general context of existing neighborhoods in the general vicinity of the site. As an infill project, the intent is to continue the general type of single family neighborhood common to the area (See **Exhibit B** Context Aerial).

CONTEXT AERIAL

The proposal includes two differing lot types: Larger lots around the western and northern perimeter of the site (approximately 90'/100' x 130' and 9,000-13,000 square feet) and moderately sized lots for the remainder of the site (minimum 70 to 80 feet by 120/140 +/- feet and 8,000-9,800 square feet+/-). These would have similar but slightly different house models available. In addition, there is 3.9 acres overall of dedicated open space, representing 23% of the net site area. The open space areas would be used for common recreation uses, drainage functions and perimeter buffering to adjacent properties. It should be noted that this proposal would provide on-site drainage detention facilities unlike most of the nearby existing neighborhoods.

Site History, Site Conditions and Context: This area was annexed into the City of Scottsdale in 1963. The R1-35 zoning on the property was inherited from Maricopa County at the time of annexation and applied to all the nearby properties.

Over the decades since annexation the property has been primarily used for either equestrian facilities or private schools. The table on the next page profiles some of the prior cases approved on various properties included in this proposal.

Table 1. Case History of Site

Location within project site	Common name for this portion	Case numbers
Northern end	Wilms Ranch	2-UP-1996 47-DR-1996 14-BA-1997
Center	Wolf Springs Ranch	21-UP-1981 23-SA-2001 30-LT-2001
Southwest corner	Casey School	18-UP-1994 #s 1 & 2 50-DR-2006
Southeast corner	Montessori School	28-UP-1991

The Property is bordered on the north, across an abandoned right-of way, by a single-family subdivision. The zoning immediately adjacent to the site is R1-18 PRD (Single Family in a Planned Residential District). The lot sizes in this area range from about 8,550 square feet to over 17,050 square feet. There are 4 homes directly adjacent and a fifth home across Larkspur Road where it intersects 94th Street. The residences immediately north of the site are located 70 to 75 feet north of the site. Another 330 feet north of the site within the same development area the zoning changes to R1-7 PRD (Single Family in a Planned Residential District). The lot sizes in this subdivision range from around 5,500 square feet to over 11,750 square feet. This development area was built in the 1980s.

To the west across 93rd Street is a large equestrian facility (long known as the Sandspur Ranch). This ranch is on a 20 acre (gross) property and has extensive pastures, barns, tracks and other equestrian related facilities. This property has R1-35 PRD (Single Family in a Planned Residential District) zoning and to the west of the ranch is R1-18 PRD (Single Family in a Planned Residential District) zoning. 93rd Street itself is like a 'country lane' in that for most of the distance along the site it is a relatively narrow two-lane paved road without curbs or sidewalks and no street lights.

To the south of the site is Cactus Road, which is a 4-lane major collector roadway with right-of-way widths ranging from 80 to 90 feet. South of Cactus Road is the Scottsdale Vista master planned development that was created in the late 1970s. The first two rows of lots south of Cactus are zoned R1-18 PCD (Single Family in a Planned Community District). The lot sizes in this subdivision range from about 10,200 square feet to over 30,800 square feet. The residences immediately south of the site are located from 190 to 280 feet from the site. There is no direct access from this development on to Cactus Road. The perimeter wall along Cactus Road is set back 15 feet from the right-of-way for a trail (path) and public utility purposes. South of these lots (515 feet south of the site) the lots are zoned R-4 PCD (Townhouse Residential in a Planned Community District). The lot sizes in this subdivision range from around 4,330 square feet to over 7,920 square feet.

On the east side of the site is 94th Street which is a minor arterial road of 110 feet of right-of-way. On the east side of the road is a single-family home and two single family subdivisions to the north. The home at the corner has R1-35 (Single Family Residential) zoning. The southern and larger subdivision on the east side has R1-18 PRD (Single Family Residential in a Planned Residential District) zoning and has no direct access to 94th Street. The northern subdivision has R1-10 (Single Family Residential) zoning and has a street that has access on to 94th Street. All the walls along the east side of 94th Street are located at the right-of-way line.

The larger context of the site is also important to consider when viewing the proposed development. The site is located at a major intersection of two streets that have varying types of land use corridors. Cactus Road for a long time was viewed more as a low density corridor in large part due to the presence of several equestrian facilities along it. As the decades have passed and with the opening of the Loop 101 freeway and Cactus becoming an interchange, this has been modified with the disappearance of several equestrian facilities and the emergence of a variety of residential uses.

94th Street on the other hand links two major activity cores: one being the McCormick Ranch Center generally bounded by Shea, 96th Street, the SRPMIC border and the Loop 101 freeway and the second being a business, service and multi-family core generally bounded by the Loop 101, the CAP aqueduct and Thunderbird Road.

In viewing the existing zoning and development within a ¼ mile of these two roads and going a half mile along them from the site, there are 1,532 lots within 600 acres of land area, representing an overall density of 2.55 lots per acre. Within this 600 acres are the following zoning districts:

Table 2. Context Zoning Review

Zoning District	Total Acreage	Percent of Total Land Area	Number of Lots Platted	Percent of Total Single Family Lots	Average Density
R1-35	138	23%	105	7%	.76 du/ac
R1-18	160	27%	314	20%	1.96 du/ac
R1-10	15	3%	36	2%	2.40 du/ac
R1-7	112	19%	432	28%	3.86 du/ac
R1-5	52	9%	222	14%	4.27 du/ac
R-4	98	16%	423	28%	4.32 du/ac
R-5; PCoC; other	25	4%	NA	NA	NA

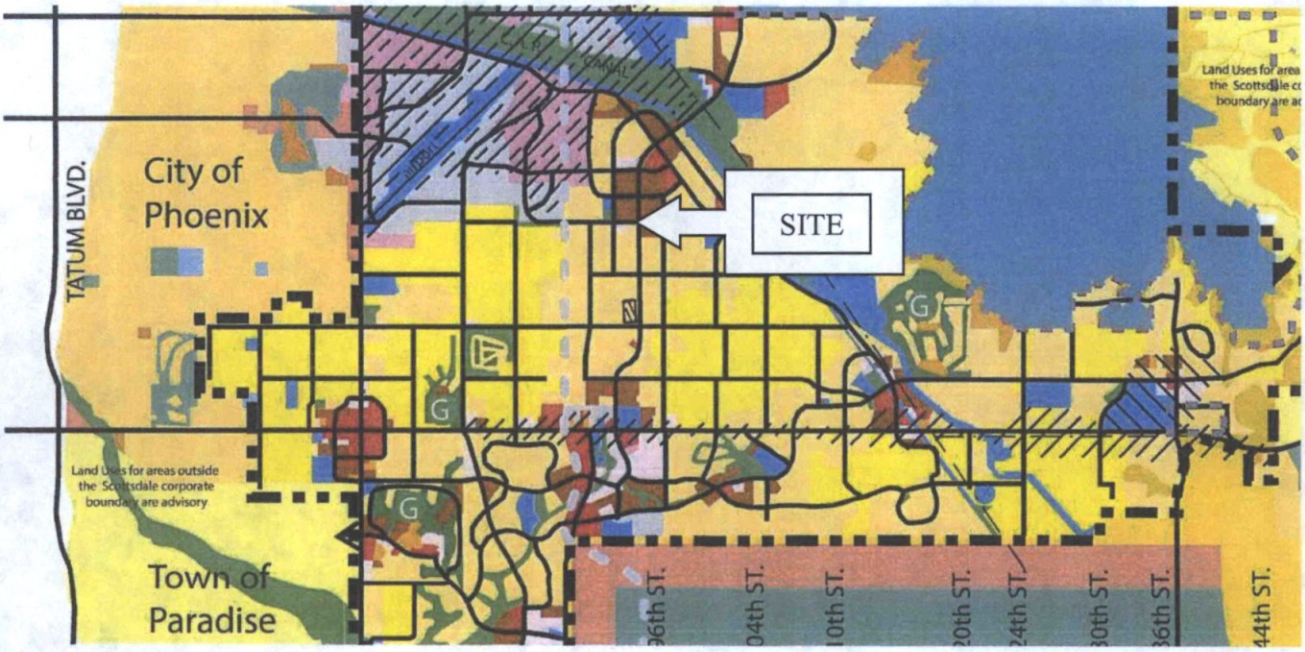
What is notable upon closer examination is that there is a major distinction between the areas east and west of a large wash that runs just west to a few hundred feet west of 96th Street. East of this wash the zoning is R1-35 and R1-18. This area covers about 142 acres with 113 lots, representing an average density of .80 du/ac. West of this wash there are roughly 458 acres and 1,419 single family lots resulting in an overall gross density of 3.10 du/ac.

This site is located in an area of complex zoning patterns that when considered in an overall context are similar to and generally in line with the land uses proposed for the site.

2.0 General Plan Overview:

The original land use plan designation (per the Cactus Area Plan) for the development site in this plan was a land use category #13, which generally represented single family neighborhoods with a density of 1-2 units per acre (typically translated into the R1-18 zoning category and yielding densities in the 1.06 to 2.4 units per acre range). This category no longer exists on the General Plan Conceptual Land Use Plan (2001) and was replaced by "Suburban Neighborhoods" category (See **Exhibit C** City of Scottsdale Land Use Element). The Suburban Neighborhoods land use category is described as having single family residential uses with a density range of 1 to 8 units per acre.

The Property is located within the Cactus Corridor Character Area Plan which is bounded by Pima Road to the west, Frank Lloyd Wright Boulevard to the east,



Thunderbird Road to the north and Shea Boulevard to the South.

This area study was approved (though not in an official status) in May of 1992. It was in response to concerns by residents particularly east of 96th Street regarding what they saw as encroachment into the low density and equestrian lifestyle they enjoyed. This tradition began in the Northeast Area Plan (NEAP) approved in the fall of 1976. In 1992 the Loop 101 freeway alignment was generally understood but the freeway would not be completed in this area for nearly another 10 years. Although not officially adopted into the General Plan with its 1992 approval, the area plan was officially integrated by reference into the General Plan with the adoption of the 2001 General Plan. This area plan has consolidated and protected the areas designated as low density equestrian as well as led to the unique character of Cactus Road east of 96th Street.

The area west of 96th Street and proceeding north and south over to the Loop 101 Freeway was designated as having *"Suburban"* character. This recognized the transitioning character and land uses of this area. The proposed land use is within this character type as it is depicted on the plan since it covers a wide range of housing densities including areas denser than what is proposed for the subject site.

Another area plan that has some level of relevance to the site was the "Shea Area Plan" that was adopted June 15, 1993. To some degree this plan was not consistently applied to the area north of Cactus Road, however the land use plan included did show the subject area. On this plan the subject area was included again in the "13" land use category as described previously in the Cactus Area Plan. Of note is that the subdivision north of the subject site as well as the one to the northeast (both north of the Larkspur alignment) were also shown as being in the "13" category even though their densities of 2.8 and 3.0 units per acre are well above the density range of this category. Also of note is that the subdivision at the southeast corner of Cactus Road and 94th Street was shown as category "14" (2-4 units per acre) even though as platted it falls in the "13" density range.

The following is a response to the "Umbrella Goal – Enhance and Protect Existing Neighborhoods: Policy 1" guidelines:

1) **Building heights at the edges of the parcel should reflect those already established by the existing neighborhood**. *Response – As an R1 proposal this new neighborhood would share the same 30' maximum building heights applicable to the surrounding neighborhoods. The applicant has committed to limiting the northern tier of lots to single story heights (of the five adjacent lots to the north four are two-stories in height).*
2) **Setbacks at the edges of a parcel should equal those of adjoining parcels**. *Response – The plan provides real perimeter setbacks to future buildings that equal those of the adjacent properties. In most case this includes substantially more common open space, hence a more attractive streetscape, than what exists on the adjacent properties.*
3) **Where a multi-family project bounds a single family development, overall building mass at the edges of the parcel should be comparable to existing homes**. *Response – NA*
4) **Buffering techniques such as landscaping, open space, parks and trails should be used whenever possible**. *Response – The perimeter of the proposed neighborhood includes landscaped common areas that in some cases include trails and other pedestrian access. Generally the amount of landscaped area on the perimeter of the proposed plan exceeds that of the adjacent neighborhoods.*
5) **Where desired by the adjacent neighborhood, new residences should face other existing homes when a street borders the two developments**. *Response – This was not desired by the adjacent neighborhood.*
6) **Project walls that are not adjacent to Shea Boulevard, should be limited to six (6) feet in height and should provide variations in height and alignment**. *Response – The perimeter enclosure of the proposed neighborhood would include both visually open wrought iron components as well as sold portions. Given the variety of depths to the walls/fences there will be inherent variety in alignment and character of the perimeter setting.*
7) **Proposals for new development should be reviewed with the neighborhood directly adjacent to the development and established neighborhood**

associations. This review should be accomplished by the applicant or their representative prior to the public hearing process. *Response – Extensive meetings including both general and focused ones have been held with both the adjacent neighbors and others from the general area. There has been substantial awareness of the proposal before it was submitted and there have been ongoing contacts since the original submittal.*

The Wolf Springs Ranch proposal is in conformance with the current 2001 General Plan land use designation of Suburban Neighborhoods, defined as medium to small-lot single-family neighborhoods and subdivisions with densities usually more than 1 house per acre, but less than eight houses per acre. Based upon the proposed residential density (2.0 du/ac) that falls within the Suburban Neighborhoods 1-8 du/ac range, this proposed R1-18 zoning will not require a General Plan Amendment and is appropriate for this location. The Goals and Policies of General Plan 2001 that Wolf Springs Ranch supports are analyzed below:

Land Use Element Goals

The Scottsdale General Plan land use designation for this site is "Suburban Neighborhoods". The Suburban Neighborhoods designation provides for single-family uses with a density of 1-8 du/ac. This category may include a variety of housing types from traditional detached single family to patio homes as well as townhomes.

Response – The proposal if for a single family residential neighborhood with an average density of 2.0 units per acre which is in the mid-range of this land use category.

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

Response – The proposed development would complement the mix of housing types that exist in the general area and infuse a newer and a more amenitized neighborhood into an area that has seen relatively little new building activity in nearly two decades.

Goal #6: Promote land use patterns that conserve resources such as land, clean air, water and energy and serve all people within the community.

Response – This is an infill development that is located in an area already well served by transportation and public facilities, thereby not extending such services further outward. It also will re-use a property that has long been cleared and developed.

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

Response – The proposed plan includes landscaped open spaces along the perimeter as a transition to nearby uses. It will provide more amenities for the future residents of the site than what has been typical in the local area. The site plan avoids direct access into nearby neighborhoods. In relation to the adjacent neighborhoods:

North *– The neighborhood to the north is zoned R1-18 & R1-7 PRD with a gross density of 2.9 units per acre. The 5 adjacent lots range in size from 12,425 to 13,912 square feet. However, the effective size of the four lots directly to the north is actually 13,479 to 13,912 square feet due to the 20' drainage easement on the south end which is separated by a perimeter wall without gate access. These lots have a 20' rear setback, which is for the most part taken up by the*

drainage easement. On the proposed plan there would be an equivalent 5 lots with the same width (100'). The plan provides a 10' landscape tract along with a 15' minimum setback, resulting in a minimum separation from the new Larkspur street of 25', which is slightly greater than what is potential on the lots to the north. With the new street (46' right-of-way), there would be a minimum separation of buildings from lot to lot of at least 91'.

East *– The neighborhoods to the east include R1-10 (2.4 units per gross acre), R1-18 PRD (1.5 units per gross acre) and R1-43 zoning. There are 7 lots and one landscape tract existing across 94th Street and they have a minimum 15' setback from the right-of-way without any landscape tracts. The proposed plan includes 11 lots and two large open space areas along the same frontage. There would be a 10' landscape tract plus a 15' minimum rear yard, resulting in a minimum separation from the right-of-way of at least 25', which is 10' greater than across the street. Including the 110' right-of-way for 94th Street, the minimum building separation across the street would be 150'.*

South *– The neighborhoods to the south are zoned R1-18 PCD (1.9 units per gross acre). There are 5 lots which have a minimum rear setback of 35'. Within this setback is a 15' wide trail easement, therefore the effective setback to the perimeter wall is 20'. On the proposed plan there would be 4 lots along the Cactus Road frontage. Fronting these lots would be a 20-25' landscape tract. As a result the building to building distance across Cactus Road (95' right-of-way) would be a minimum of 150'.*

West *– The property to the west is zoned R1-35 PRD. On the approved plan there would be 4 lots and 2 open space tracts along 93rd Street. These would have a 30' setback, of which 25' would be occupied by a trail and landscaping easement. On the proposed plan there would be 4 lots and one large open space tract along 93rd Street. Along with a 20' wide landscape tract, there would be a total 30' of building setback along this perimeter. Across 93rd Street (50' right-of-way), the minimum building to building distance would be 110'.*

Summary of Perimeter *– There are 18 existing and proposed lots on parcels adjacent to the proposed neighborhood. The proposed plan provides for 23 lots along its perimeter. There are also three open space tracts across from the site and three larger open space areas sown on the proposed plan. The densities on the adjacent neighborhoods range from 1.1 units per acre to 2.9 units per acre. The proposed neighborhood would have a density of 2.4 units per acre. The distances from on-lot building to on-lot building across the edges would range from 91' to 150', roughly in the range of a full lot in depth. Overall the proposed plan would provide more perimeter landscaping that what is common to the area.*

Community Involvement Element Goals

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

Response – The development team contacted adjacent neighbors and an interested citizen group in early December of 2015 in order to receive early feedback. This was well before the final plan was created. In addition, the team was contacted by management from the Sweetwater Ranch HOA regarding the proposal. Neighborhood open house meetings are scheduled for April 26 and 28 of 2016.

Housing Element Goals

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

Response – The proposal would result in a residential neighborhood that uses districts and planning techniques common to the general area. It will provide enhanced transitions through the use of landscaped buffers. It includes a couple of lot types that would achieve a level of variety within the proposed neighborhood.

Goal #3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

Response – The proposed housing would provide opportunities for both "empty nester" households as well as those who are employed in nearby business centers to the south and northwest to live near their place of employment.

Neighborhoods Element

Goal #3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

Response – The proposal would replace older and to some degree marginally performing uses with residential uses that would provide better visual character for the surrounding area. This site is one of the few remaining sites in the general area that could reasonable experience revitalization for the foreseeable future.

Goal #5: Promote and encourage context-appropriate new development in established areas of the community.

Response – The proposed neighborhood is located on an infill parcel already served by public infrastructure. The houses that will be built will meet current codes that provide for greater water and energy conservation than that applied to most of the homes in the area.

Public Facilities and Services Element Goals

Goal #2: Protect the health, safety and welfare of the public from the impacts of flooding.

Response – This site does not have any significant wash or channel courses crossing it. However, the proposed development will provide detention facilities that will help to reduce the amount of peak storm flow in channels that lead to the developed areas downstream (south) of the site.

Community Mobility Element Goals

The site of the proposed development is located at the corner of two major roads. Cactus Road is classified along the frontage of this site as a major collector. To the east, particularly past 96th Street, it becomes a two-lane minor collector that ends at

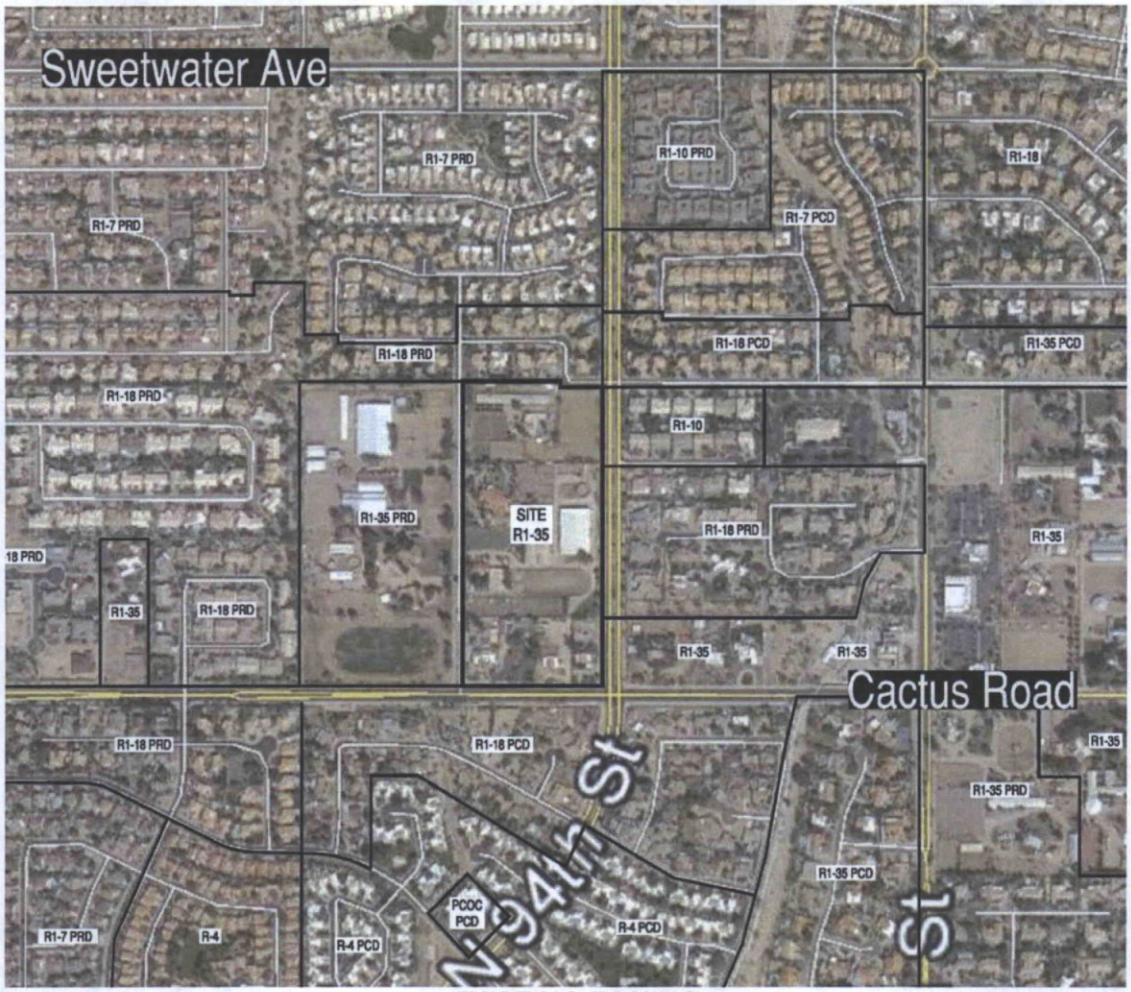
Frank Lloyd Wright Blvd. To the west is serves as an interchange with the Loop 101 and then proceeds across the Valley, connecting with Thunderbird in Phoenix. 94th Street begins as Mountain View, turns into 92nd and then 94th Street and then leads into Thompson Peak Parkway serving areas north of the CAP aqueduct. It is a minor arterial adjacent to the site. Both roads are completed to their ultimate cross-section. Access to both roads has been relatively limited in the vicinity of the site.

Goal#9: Protect neighborhoods from negative impacts of regional and citywide networks.

Response – The proposed plan minimizes the access to existing neighborhoods. The internal street pattern will help to reduce driving speeds. The proposed access points to the adjacent major roads meet the spacing standards for those roadways. The site is within reasonable cycling distance to nearby major employment centers, thereby allowing for alternate forms of mobility to the future residents.

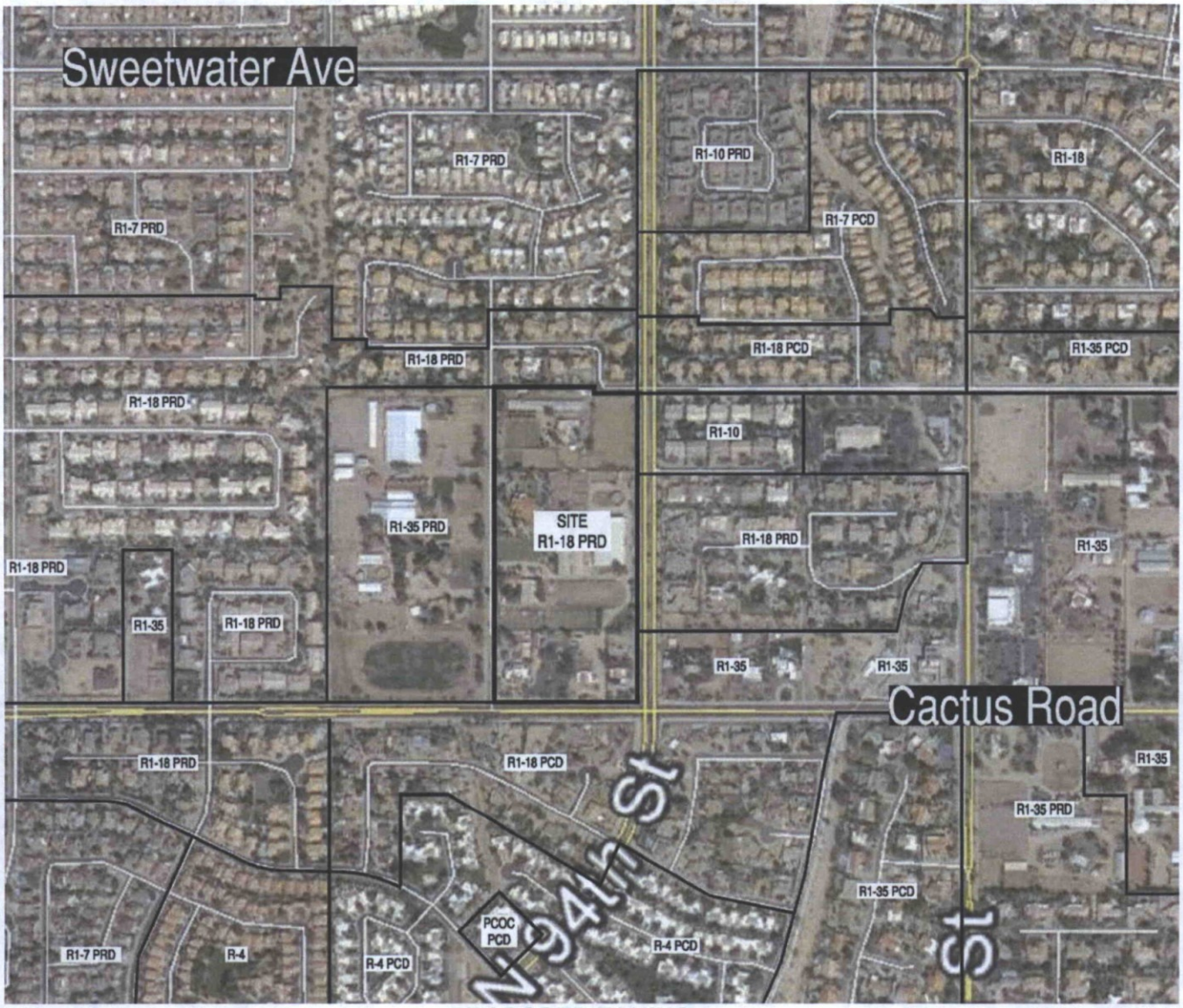
3.0 Zoning and Planned Residential Development

The property is currently zoned R1-35 in the City of Scottsdale. The north parcels are currently used as equestrian facilities and the south properties are single family residence and two private schools (See **Exhibit D** Existing Zoning).



EXISTING ZONING

The proposed rezoning from R1-35 to R1-18 PRD will enable this +/- 20 acre infill Site to develop into an attractive, desirable community (See Existing Zoning Exhibit below). The application of the Planned Residential Development district will allow the development to meet the district's goal of establishing an imaginative and innovative residential neighborhood which encourages the preservation of open space and permits greater flexibility of design (See **Exhibit E** Proposed Zoning).



PROPOSED ZONING

Wolf Springs Ranch, as a Planned Residential District, will observe the following design criteria:

- The overall plan will be comprehensive, embracing the land, buildings, landscape and their interrelationships and will conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.

- The plan will provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities will be well integrated, oriented and related to the topographic and natural landscape features of the site.

- The proposed development will be compatible with existing and planned land use, and with circulation patterns on adjoining properties.

- The internal street system will not be a dominant feature in the overall design, rather it will be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.

- Common areas and recreation areas will be so located so as to be readily accessible to the occupants of the dwelling units and will be well related to the common open spaces provided.

- Architectural harmony within the development and within the neighborhood and community will achieved so far as practicable.

In order to achieve these unique characteristics this proposal will be asking for amended R1-18 development standards and an increase in density in order to support the encouraged innovative design, which would not be required under standard zoning. As proposed, these amended standards would allow for reductions in setbacks and lot size within the R1-18 development standards allowing for common open space areas and a variety of lot sizes throughout the community ranging in from 8,000 – 13,000+ s.f. with an average of +/-9,000 s.f. (See **Exhibit F** R1-18 Amended Development Standards).

4.0 PRD Factors

The proposed Site plan calls for an overall site density of 2.0 d.u./acre. The density does not meet the 1.9 du/ac specified for the R1-18 district. At the proposed density, four PRD factors are required for this project. The project provides the four factors as described below:

Factor 1: "Preservation of natural features. Preservation of natural features shall include the preservation of major washes, significant stands of native vegetation or other topographic or scenic natural features, provided such features are left in their undisturbed natural state."

*R*esponse – There are no natural features of qualifying nature on the subject property.

Factor 2: "Provision of common open space. Common open space distinguishable by its quantity or quality and accessibility to the residents."

Response – The proposed site plan incorporates 3.9 acres of common open space. This open space is provided in four larger tracts. In reviewing 13 nearby subdivisions that include 190 total acres, the average percent of the gross area devoted to open space in these subdivisions was about 11% provided for in slightly over 2 parcels per subdivision. In providing 23% of the total net area on the site in this proposal this plan provides substantially more than the norm for the area. Many of these open spaces provide significant benefit not only to the residents of the new neighborhood but also to nearby neighborhoods by locating the open spaces along the perimeter streets, with particular emphasis at significant corners. The central open space area also provides key amenities to the future residents. Several subdivisions in the local area provide minimal to no perimeter open space, whereas this project will provide a high-quality streetscape with generous setbacks. Overall, the proposed open spaces will be more integrated across the new neighborhood than what is typical in the vicinity. The character of the open space improvements, particularly on the perimeter, will be designed to reflect the equestrian use heritage of this site as well as nearby properties (See **Exhibit G** Conceptual Open Space Plan).

CONCEPTUAL OPEN SPACE

Factor #3: "Innovative site plan. An innovative site plan shall mean a site plan which features a street pattern which discourages through traffic, ensures the privacy of the residents on the development and is in harmony with the topography and other natural features. An innovative site plan could also include a variety of lot sizes and dwelling unit types."

Response – The proposed site plan provides no interconnection between the new neighborhood and existing neighborhoods, thereby not adding traffic to them. The street system will be a private system oriented by relatively short cul-de-sac streets that will help to discourage travel speeds and enhance a sense of local identity. Unlike most of the nearby subdivisions, this new neighborhood would provide detention basins, resulting in reduced drainage flows downstream. The site plan includes varying lot sizes, with the larger lots oriented to the north and west sides of the site. This provides a graduated transition to the nearest neighborhoods. The overall effect is a more segmented site plan of smaller blocks, integrated open spaces and view walls and a subtle variety of living experiences (See **Exhibit H** Conceptual Site and Wall Plan and **Exhibit I** Pedestrian and Vehicular Circulation Plan).

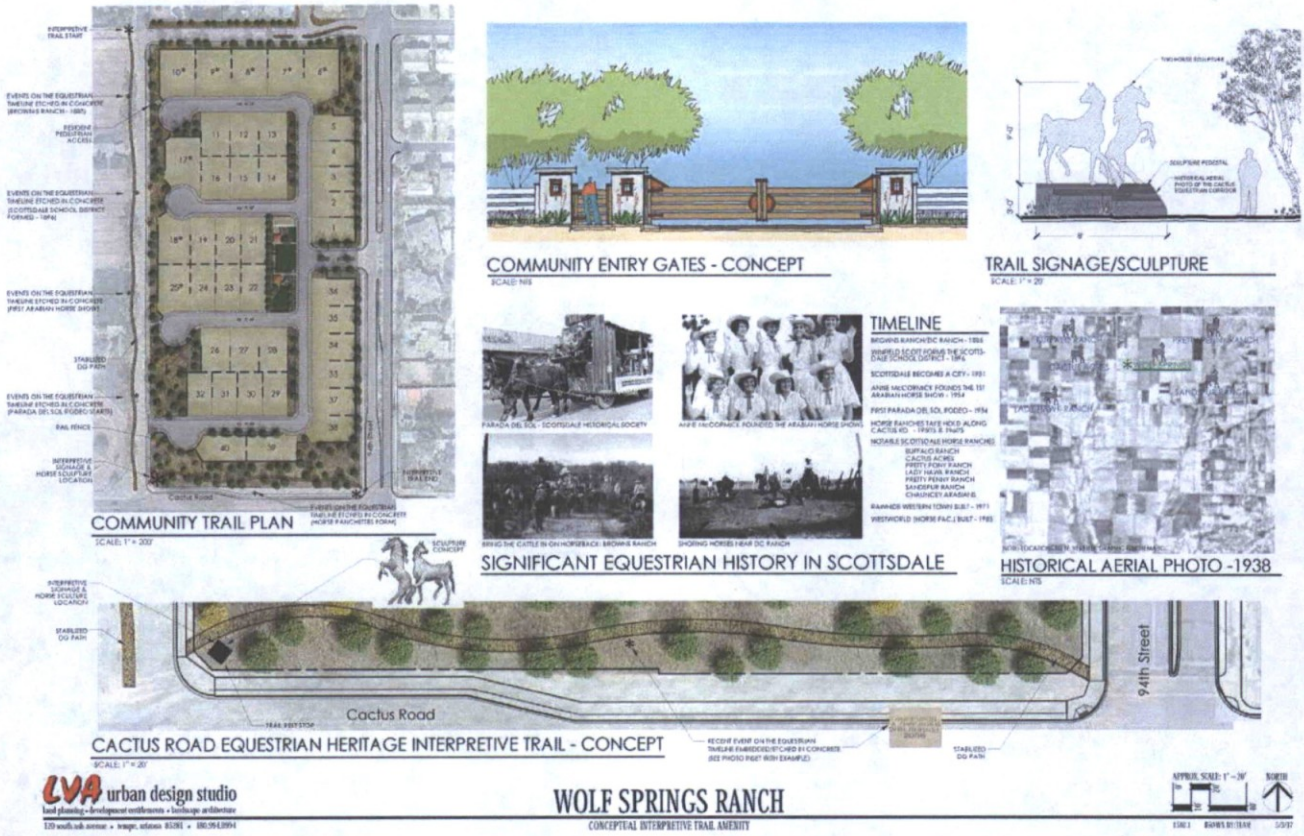
CONCEPTUAL SITE PLAN

Factor 4: "Interior Amenities. Interior amenities shall mean the provision of private recreational facilities such as tennis courts, recreation centers, bike paths and equestrian trails which are accessible to the residents of the development."

Response – In the large open space parcel interior to the new neighborhood here will be both active (hard surfaced) and passive (benches, shade structure, etc.) amenities provided. This space will serve as a gathering location for residents of the neighborhood and provide a common sense of identity. This will be accessible to the residents by the sidewalk system internal to the site. In addition walks and paths will cross some of larger corner open space parcels allowing the residents to access external walkways as well as the enhanced trail along Cactus Road (See **Exhibit J** Conceptual Landscape Plan).

CONCEPTUAL LANDSCAPE PLAN

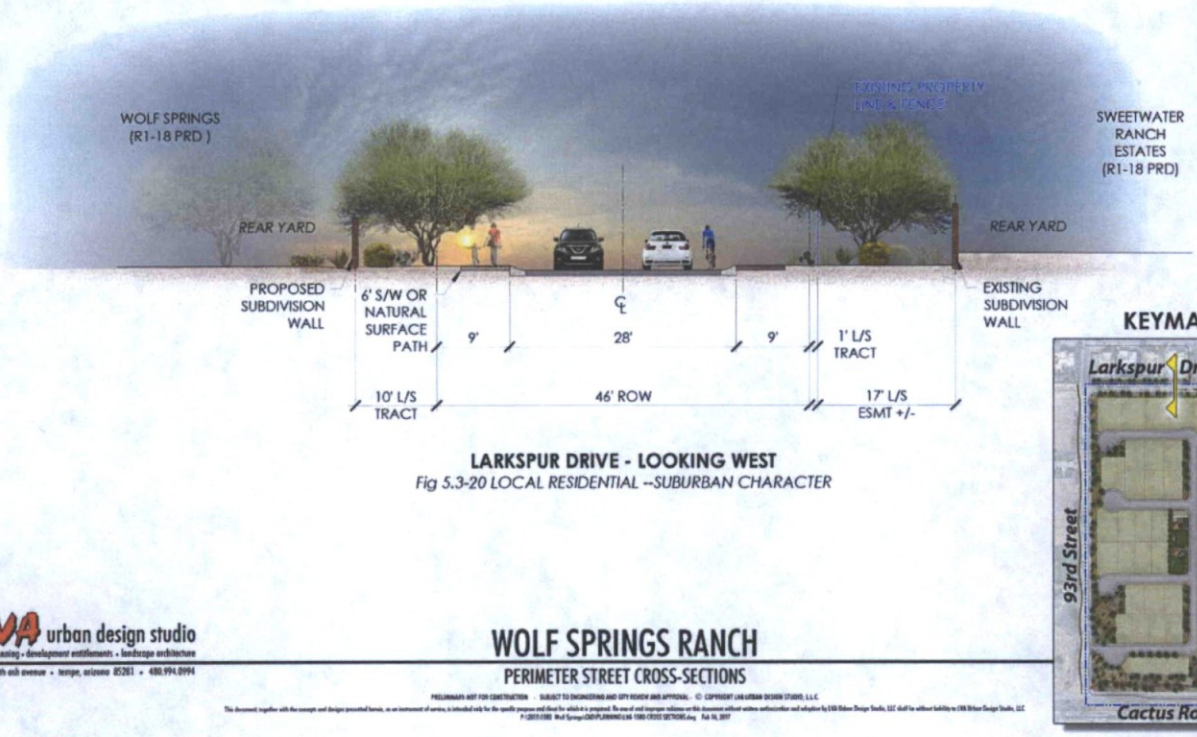
In addition, the design of the perimeter walls and fencing and other amenities will reflect the traditional equestrian uses that have occupied this and nearby sites. These features will include the entry gates, entry sculpture along the Cactus Road trail and other such elements. This will help maintain the public memory of once thriving but mostly gone equestrian culture that was located east of Pima Road in the general area (See **Exhibit N** Conceptual Interpretive Trail Amenity).



Factor 5: "Substantial public benefit. Substantial public benefit shall mean the provision of public facilities that are both unusual in character and serve the needs of an area greater than the immediate development. No density increase for substantial public benefit may be approved unless the public facilities provided are in excess of the typically required street improvements, sidewalks, bike paths, equestrian trails and drainage facilities."

Response – The first public benefit is the closure of multiple existing driveways on Cactus Road. Second, in coordination with the existing neighbors north of the site, the plan includes the construction of a new street and adjustments to an existing street in order to discourage traffic through an existing neighborhood and encourage a route for what in effect is a collector type of street without homes fronting on to it. This is not a construction that would be required by the city of the project and is proposed for the benefit of the nearby neighborhood and would have no access or direct benefit to the subject property. This proposal includes substantial landscaping to be maintained by the new neighborhood that will enhance the character of the adjacent neighborhood. This is a substantial

commitment to the neighbors that should enhance their setting and their lifestyle (See **Exhibit K** Larkspur Drive Cross Section). Third, the applicant has agreed to rebuild the full 93rd Street along the entire frontage. Normally the responsibility per city ordinance is for half-street of improvements.



LARKSPUR DRIVE - LOOKING WEST
Fig 5.3-20 LOCAL RESIDENTIAL --SUBURBAN CHARACTER

5.0 Findings

Before approval or modified approval of an application for a proposed PRD district, the Planning Commission and City Council must find:

A. That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.

The development is in substantial harmony with the General Plan and can be coordinated with existing and planned development of surrounding areas. The Site will comply with the existing land use of Suburban Neighborhoods and consist of 40 lots on 20 acres at an overall density of 2.0 d.u./acre. The Suburban Neighborhoods category is described as; "... medium to small-lot single-family neighborhoods or

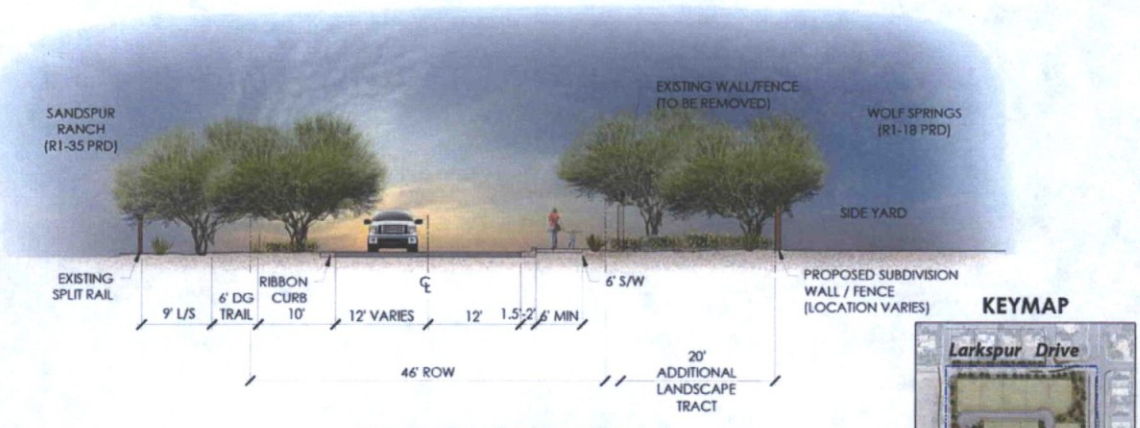
subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre."

B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

This project complies with the Circulation Element of the General Plan and due to its size and removing the schools, the increase in homes will not significantly impact traffic on surrounding areas. The streets and thoroughfares proposed are designed to adequately serve the proposed uses and the anticipated traffic counts as described in **Exhibit L** Traffic Summary. A full Traffic Analysis Report is on file with the City of Scottsdale under this zoning case #176-PA-2016.

C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the planned residential development will constitute a residential environment of sustained desirability and stability that it will be in harmony with the character of the surrounding area; and that the Sites proposed for public facilities such as schools, playgrounds and parks, are adequate to serve the anticipated population.

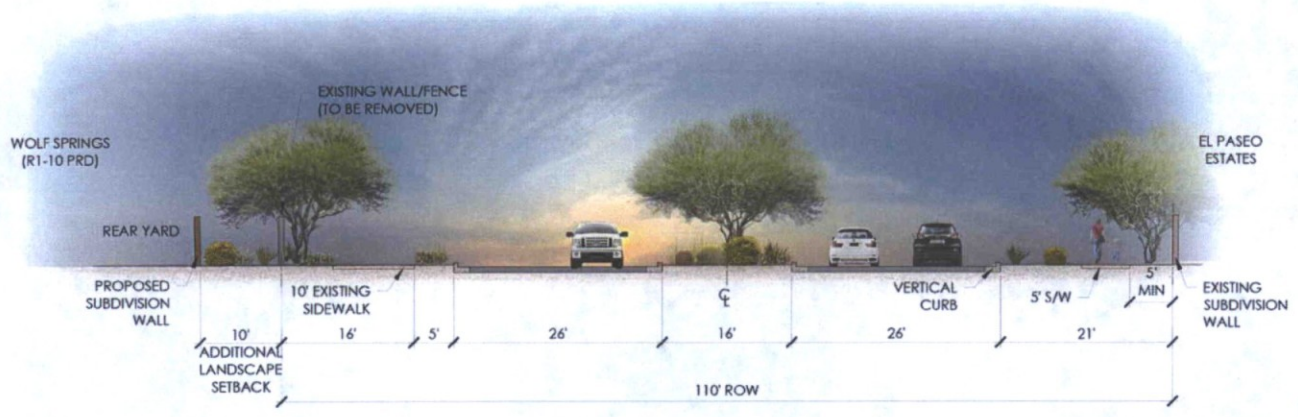
The proposed development will transform two older equestrian facilities, a single family home and two private schools parcels into a private gated community of 40 homes and community open space (See **Exhibit M** Perimeter Street Cross Sections). The Property will be sensitive to the adjacent setbacks and will blend with the character of the surrounding neighborhood, which consists of medium sized homes on medium lots at similar densities. There are no new public infrastructure installations or facilities proposed as part of this development; existing facilities are adequate to serve the anticipated population.



93RD STREET - LOOKING NORTH

Fig 5.3-20 LOCAL RESIDENTIAL - SUBURBAN CHARACTER

KEYMAP



94TH STREET - LOOKING NORTH

MODIFIED FIG 5.3-5 MINOR ARTERIALS -- SUBURBAN CHARACTER

KEYMAP

CVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

WOLF SPRINGS RANCH

PERIMETER STREET CROSS-SECTIONS

6.0 Homeowners Association Maintenance Responsibilities and CC&Rs

The draft CC&R's for Wolf Springs Ranch will set forth the rules and regulations which will govern single family homeowner's rights and responsibilities as they pertain to their real property. The CC&R's will list items that are allowed within the community as well as any restrictions and/or prohibitions as related to a homeowner's lot, dwelling unit or amenities within the common areas. The Wolf Springs Ranch Homeowners Association (HOA) will be formed, pursuant to the CC&R's and given the responsibility of maintaining all private infrastructure, landscaping, open space, trails and internal roadways. Public infrastructure and publicly dedicated property will be the responsibility of the City of Scottsdale unless otherwise noted. The CC&R's will restrict the use of the single-family lots to utilize only the uses permitted by the City of Scottsdale's Zoning Ordinance and the Wolf Springs Ranch PRD narrative as approved by the Scottsdale City Council. The Homeowners' Association will be funded by dues from each homeowner within Wolf Springs Ranch.

7.0 Transportation and Circulation

Regional transportation is provided by Pima Freeway (Loop 101) that runs north-south approximately one-half mile to the west of the subject site. Shea Boulevard is a road of regional significance and is one mile south.

Access to the project site is provided along 94th Street, which has fully improved streets and sidewalks. A median break will be required to provide left-turn access from the south.

The interior street pattern has been designed to loop around the site with several cul-d-sacs which discourage travel speeds and enhance a sense of local identity. The interior streets will be private and maintained by the HOA. There will be sidewalks throughout along with walking paths to allow residents to access external walkways and the enhanced trail along Cactus Road. The entrance into Cactus Glenn will be gated and include enough room to accommodate all turning maneuvers.

8.0 Public Utilities and Services

Sewer: The City of Scottsdale has an existing 8" sewer main in 93rd Street and a 24" sewer main in Cactus Road. The 8" sewer in 93rd Street is approximately 7-8 feet deep and the 24" sewer in Cactus Road is approximately 13 feet deep. Either of these lines can be connected and provide adequate cover to serve the project site.

Water: The City of Scottsdale has an existing 8" water line in 94th Street. There is also an existing 8" and 16" waterline in Cactus Road. The interior system will be looped through the proposed subdivision and tie into the existing water line twice in 94th Street.

Solid Waste: Solid Waste removal services will be secured prior to final plat and is anticipated to be provided by the City of Scottsdale. The location of all refuse receptacles will be in conformance with the requirements of the City.

Electrical Service: Electric Service will be provided by Arizona Public Service (APS).

Natural Gas: Natural gas service will be provided by Southwest Gas.

Telephone: Telephone service will be provided by Century Link.

Law Enforcement and Fire Protection: Law enforcement and fire protection will be provided by the City of Scottsdale.

9.0 Conclusion

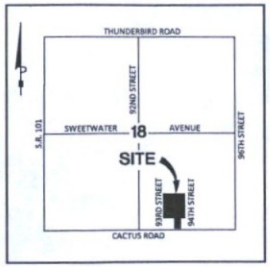
We respectively request approval of this rezoning application as it promotes the objectives set forth by the City through the General Plan and the Cactus Corridor Area Plan. The proposed residential neighborhood will provide greater setbacks, more landscaping and more amenities than most of the residential neighborhoods in the local context. The public infrastructure has more than enough capacity to support the proposed neighborhood and in some case this proposed development would increase local infrastructure capacity (streets and drainage). The new neighborhood would be consistent with the patterns of development existing in the area and would provide enhancements in character for the community.

EXHIBIT A
ALTA SURVEY AND LEGAL DESCRIPTION

(Title Reports will be provided for final approval not more than 30 days old)

ALTA/ACSM LAND TITLE SURVEY
CACTUS VIEWS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

NOTES

1. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
2. PURSUANT TO TABLE "A", ITEM NUMBER 1, MONUMENTS WILL BE PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.
3. PURSUANT TO TABLE "A", ITEM NUMBER 2, THE PROPERTY ADDRESS IS:

PARCEL NO. 1	PARCEL NO. 2	PARCEL NO. 3
12435 N 93RD ST	12435 N 93RD ST	9370 E CACTUS RD
SCOTTSDALE 85260	SCOTTSDALE 85260	SCOTTSDALE 85260

4. PURSUANT TO TABLE "A", ITEM NUMBER 3, ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
5. PURSUANT TO TABLE "A", ITEM NUMBER 4, THE NET AREA OF THE SUBJECT PARCEL IS AS DESCRIBED IN THE LEGAL DESCRIPTION, THE LAND AREA OF THE SUBJECT PROPERTY CONTAINS.

PARCEL NO. 1	191,579 S.F.	4.3980 AC.
PARCEL NO. 2	191,579 S.F.	4.3980 AC.
PARCEL NO. 3	42,731 S.F.	0.9810 AC.
TOTAL AREA	425,889 S.F.	9.7770 AC.

6. PURSUANT TO TABLE "A", ITEM 6(A) THE CURRENT ZONING CLASSIFICATION IS (R1-35).
7. PURSUANT TO TABLE "A", ITEM NUMBER 7(A), EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN ON SHEET 2.
8. PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC ARE SHOWN HEREON.
9. PURSUANT TO TABLE "A", ITEM NUMBER 9, THERE ARE NO STRIPED PARKING SPACES EXISTING ON THE SURVEYED PROPERTY.
10. PURSUANT TO TABLE "A", ITEM NUMBER 10(A) NO PARTY WALLS HAVE BEEN DESIGNATED BY THE CLIENT.
11. PURSUANT TO TABLE "A", ITEM NUMBER 11(A), VISIBLE SURFACE UTILITIES WITHIN SUBJECT PARCEL ARE SHOWN HEREON. NO RECORD MAPS FROM UTILITY OPERATING AGENCIES WERE REVIEWED. LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.
12. PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS ARE SHOWN HEREON.
13. PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
14. PURSUANT TO TABLE "A", ITEM 18, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, HOWEVER THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED TO IDENTIFY EVIDENCE WHICH WOULD INDICATE ADVERSE ENVIRONMENTAL CONDITIONS OF SITE. INTERESTED OR AFFECTED PARTIES SHOULD SEEK CONSULTATION BY AN ENVIRONMENTAL ENGINEERING CONSULTANT OR OTHER QUALIFIED PROFESSIONAL.
15. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.

TITLE COMMITMENT SCHEDULE B - SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 601-5674993, SECOND AMENDED, EFFECTIVE DATE: JANUARY 29, 2015 AT 7:30 A.M. AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B – SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY.

(a) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY RELATED MATTERS: ITEMS 1 AND 8–11.

(b) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

(c) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY:

(xx) (d) DENOTES SCHEDULE B ITEMS SHOWN HEREON.

ITEM 2 PROPERTY IS SUBJECT TO RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (ITEM HAS NOT BEEN SUPPLIED BY TITLE)

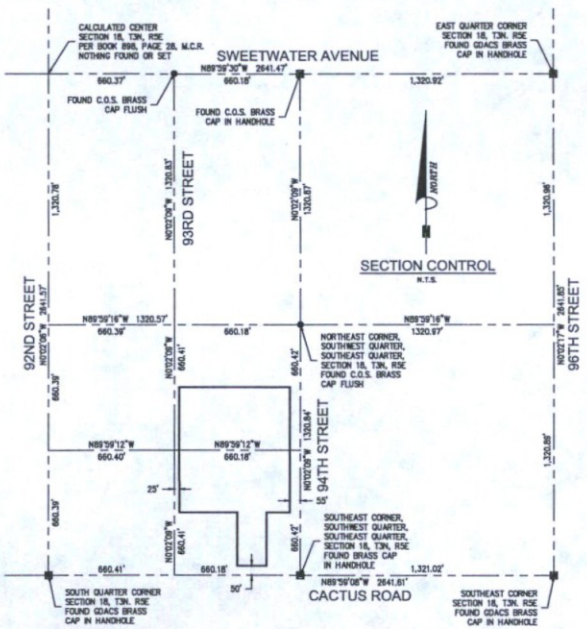
ITEM 3 PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT BY THE CITY OF SCOTTSDALE" RECORDED JUNE 29, 1977 AS DOCKET 12293, PAGE 1022. (AFFECTS PARCEL NO. 3) (ITEM IS BLANKET IN NATURE OVER PARCEL NO. 3 AND IS NOT SHOWN)

ITEM 4 PROPERTY IS SUBJECT TO ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL, RECORDED JUNE 13, 2001 AS 2001-0515720 OF OFFICIAL RECORDS. (AFFECTS PARCEL NOS. 1 AND 2) (ITEM IS BLANKET IN NATURE OVER PARCEL NO. 1 AND 2 AND IS NOT SHOWN)

(5) ITEM 5 PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC LINES, RIGHTS AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 15788, PAGE 1184. (AFFECTS PARCEL NO. 1) (ITEM IS SHOWN HEREON)

(6) ITEM 6 PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 1207, PAGE 222 AND RECORDED IN DOCKET 1390, PAGE 481. (AFFECTS PARCEL NO. 3) (ITEM IS SHOWN HEREON)

(7) ITEM 7 PROPERTY IS SUBJECT TO AN EASEMENT FOR TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED AS 92-0716590 OF OFFICIAL RECORDS. (AFFECTS PARCEL NOS. 1 AND 2) (ITEM IS SHOWN HEREON)



CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

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

PARCEL NO. 1:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55 FEET; AND

EXCEPT THE WEST 25 FEET;

PARCEL NO. 2:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55 FEET; AND

EXCEPT THE WEST 25 FEET;

PARCEL NO. 3:

THE WEST 152.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 40 FEET THEREOF; AND

EXCEPT THE NORTH 10 FEET OF THE SOUTH 50 FEET THEREOF, AS DEEDED TO THE CITY OF SCOTTSDALE IN DOCUMENT NO. 2008-0876700; AND

EXCEPT ANY PORTION LYING WITHIN THE WEST 330 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 89 DEGREES 39 MINUTES 08 SECONDS WEST, ACCORDING TO THE RECORD OF SURVEY RECORDED IN BOOK 898 OF MAPS, PAGE 28, M.C.R.

SHEET INDEX

1 COVER, NOTES, SCHEDULE "B" ITEMS
2 SITE DETAIL & EASEMENTS

* SURVEYOR'S CERTIFICATION IS SUBJECT TO A LIMITATION OF LIABILITY. THE ENTITIES LISTED BELOW AND THE GENERAL PUBLIC ARE ON NOTICE THAT THIS ALTA/ACSM LAND TITLE SURVEY IS SUBJECT TO A LIMITATION OF LIABILITY NOT TO EXCEED THE PRICE OF THE ORIGINAL PROPOSAL DATED MARCH 10, 2015 BETWEEN BOWMAN CONSULTING GROUP, LTD., A VIRGINIA CORPORATION AND EMPIRE RESIDENTIAL COMMUNITIES FUND II LLC. BY RELIANCE THE ACCEPTANCE OF THESE TERMS IS EFFECTUATED. COPIES OF THE TERMS AND CONDITIONS ARE AVAILABLE UPON REQUEST.

SURVEYOR'S CERTIFICATE

TO: EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC, A DELAWARE LIMITED LIABILITY COMPANY
REDWOOD ARIZONA PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 10(A), 11(A), 13, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/26/15.

04/09/15

KENT M. GROH R.L.S. #44808 DATE
kgroh@bowmancg.com

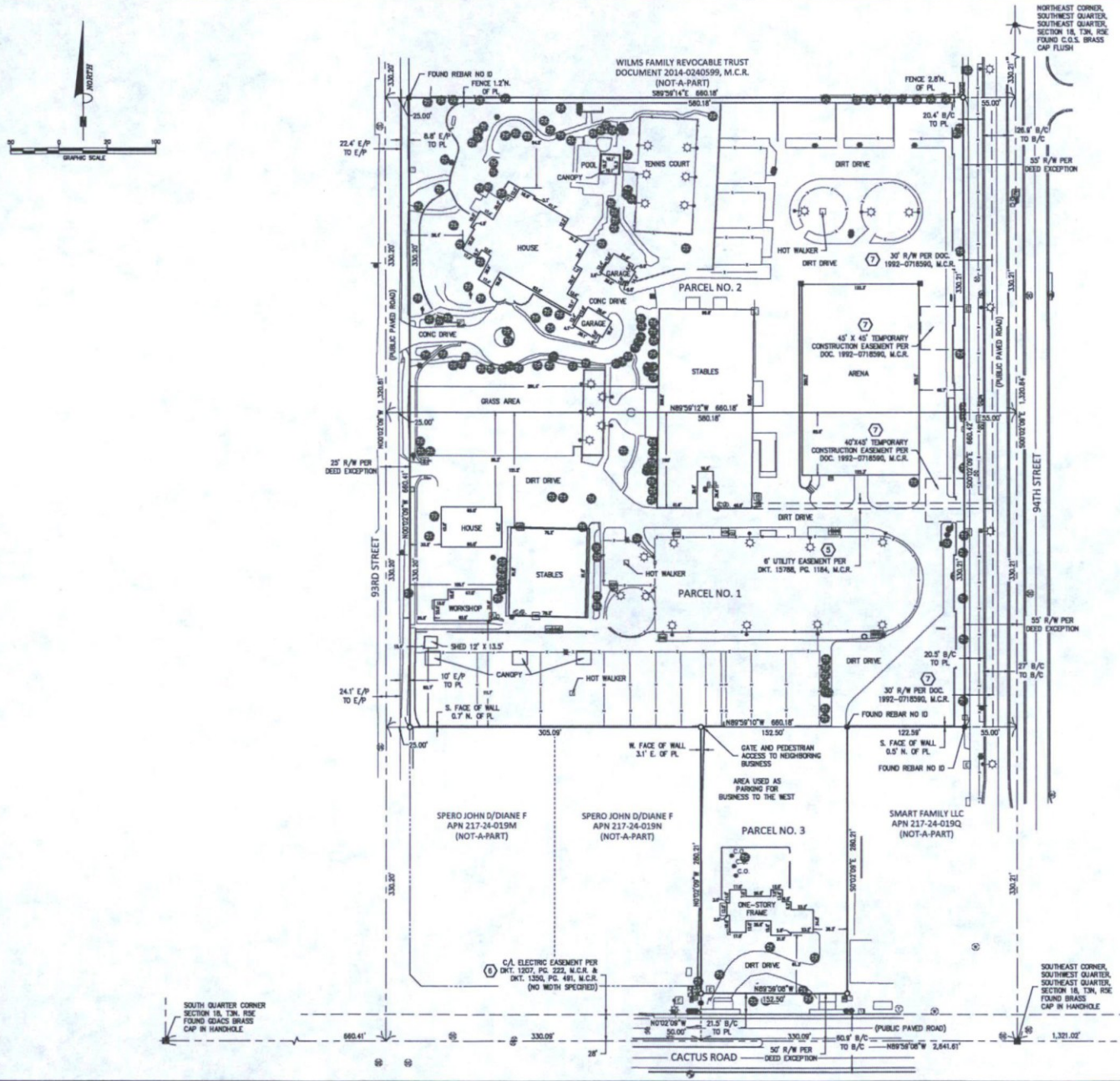
Bowman CONSULTING
Bowman Consulting Group, Ltd.
3300 N Washington Street, #120
Tempe, AZ 85281
Phone (480) 629-8830
Fax (480) 629-8841
www.bowmanconsulting.com

44808 KENT M. GROH REGISTERED LAND SURVEYOR ARIZONA, U.S.A. Expires: 09/30/15

ALTA/ACSM LAND TITLE SURVEY
CACTUS VIEWS
SCOTTSDALE, ARIZONA

DATE	REVISION

DATE: 04-09-15
PROJ NO: 050148-01
TASK NUM: 001
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE N.T.S.
1 of 2



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44808
KENT M. GROH
ARIZONA, U.S.A.
Expires 09/30/15

ALTA/ACSM LAND TITLE SURVEY
CACTUS VIEWS
SCOTTSDALE, ARIZONA

DATE	REVISION

DATE: 04-09-15
PROJ NO: 000148-01
TASK NUM: 001
DRAWN BY: AG
CHECKED: DT
QUALITY: KB
CLIENT NO:
SCALE 1" = 50'
2 OF 2

ALTA/ACSM LAND TITLE SURVEY
CACTUS VIEWS - LARKSPUR PARCEL

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

VICINITY MAP
N.T.S.

NOTES

1. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
2. PURSUANT TO TABLE "A", ITEM NUMBER 1, MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.
3. PURSUANT TO TABLE "A", ITEM NUMBER 2, THE PROPERTY ADDRESS IS:

   12475 N 93RD ST
   SCOTTSDALE 85260
4. PURSUANT TO TABLE "A", ITEM NUMBER 3, ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
5. PURSUANT TO TABLE "A", ITEM NUMBER 4, THE NET AREA OF THE SUBJECT PARCEL AS DESCRIBED IN THE LEGAL DESCRIPTION IS:

   187,179 SQUARE FEET OR 4.2970 ACRES, MORE OR LESS.
6. PURSUANT TO TABLE "A", ITEM 6(A) THE CURRENT ZONING CLASSIFICATION IS (R1-35).
7. PURSUANT TO TABLE "A", ITEM NUMBER 7(A), EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN ON SHEET 2.
8. PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC ARE SHOWN HEREON.
9. PURSUANT TO TABLE "A", ITEM NUMBER 9, THERE ARE NO STRIPED PARKING SPACES EXISTING ON THE SURVEYED PROPERTY.
10. PURSUANT TO TABLE "A", ITEM NUMBER 10(A) NO PARTY WALLS HAVE BEEN DESIGNATED BY THE CLIENT.
11. PURSUANT TO TABLE "A", ITEM NUMBER 11(A), VISIBLE SURFACE UTILITIES WITHIN SUBJECT PARCEL ARE SHOWN HEREON. NO RECORD MAPS FROM UTILITY OPERATING AGENCIES WERE REVIEWED. LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.
12. PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS ARE SHOWN HEREON.
13. PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
14. PURSUANT TO TABLE "A", ITEM 18, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. HOWEVER THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED TO IDENTIFY EVIDENCE WHICH WOULD INDICATE ADVERSE ENVIRONMENTAL CONDITIONS OF SITE. INTERESTED OR AFFECTED PARTIES SHOULD SEEK CONSULTATION BY AN ENVIRONMENTAL ENGINEERING CONSULTANT OR OTHER QUALIFIED PROFESSIONAL.
15. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.

TITLE COMMITMENT SCHEDULE B - SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY FIDELITY NATIONAL TITLE AGENCY ORDER NO.: 71002684-071-CH1, EFFECTIVE DATE: JUNE 17, 2015 AT 7:30 A.M., AMENDMENT DATE: JUNE 24, 2015, AMENDMENT NO.: 1/SMB AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B – SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY.

(a) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY RELATED MATTERS: ITEMS 1, 3 AND 9.

(b) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

(c) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY:

(XX) (d) DENOTES SCHEDULE B ITEMS SHOWN HEREON.

ITEM 2 PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA TO: ADELBERT N. BYERS RECORDING DATE: DECEMBER 15, 1944 RECORDING NO: BOOK 423 OF DEEDS, PAGE 419 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS. A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA. (ITEM IS BLANKET IN NATURE AND IS NOT SHOWN)

(4) ITEM 4 PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRIC LINES RECORDING DATE: JUNE 30, 1954 RECORDING NO: DOCKET 1302, PAGE 473 (ITEM IS SHOWN HEREON)

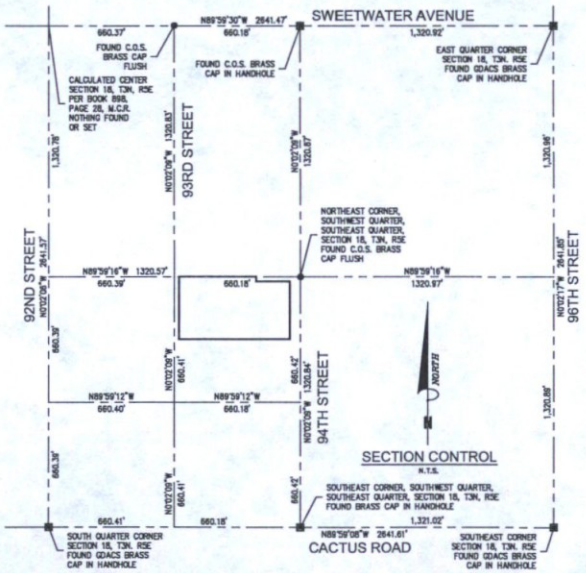
ITEM 5 INTENTIONALLY DELETED.

ITEM 6 INTENTIONALLY DELETED.

ITEM 7 INTENTIONALLY DELETED.

(8) ITEM 8 PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC UTILITIES RECORDING DATE: JUNE 27, 1986 RECORDING NO: 86-0325877 (ITEM IS SHOWN HEREON)

(10) ITEM 10 PROPERTY IS SUBJECT TO ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY, JOB NO.: 050147-01 DATED: JUNE 18, 2015 PREPARED BY: BOWMAN CONSULTING GROUP, LTD. MATTERS SHOWN: A) ENCROACHMENT OF CANOPIES OVER THE NORTH BOUNDARY, B) ENCROACHMENT OF A BARBED WIRE FENCE OVER VARIOUS SPOTS ALONG THE SOUTH BOUNDARY; C) WATER METER(S) LOCATED IN THE SOUTHEAST AND NORTHEAST CORNERS WITHOUT THE BENEFIT OF A RECORDED EASEMENT. (ITEM IS SHOWN HEREON)



LEGAL DESCRIPTION

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

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 25 FEET; AND

EXCEPT THE WEST 25 FEET; AND

EXCEPT THE WEST 30 FEET OF THE EAST 55 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, EXCEPT THE NORTH 25 FEET THEREOF; AND

EXCEPT THE NORTH 25 FEET OF THE EAST 231 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18.

APN: 217-24-006

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 89 DEGREES 39 MINUTES 08 SECONDS WEST, ACCORDING TO THE RECORD OF SURVEY RECORDED IN BOOK 898 OF MAPS, PAGE 28, M.C.R.

SHEET INDEX

1 COVER, NOTES, SCHEDULE "B" ITEMS
2 SITE DETAIL & EASEMENTS

* SURVEYOR'S CERTIFICATION IS SUBJECT TO A LIMITATION OF LIABILITY. THE ENTITIES LISTED BELOW AND THE GENERAL PUBLIC ARE ON NOTICE THAT THIS ALTA/ACSM LAND TITLE SURVEY IS SUBJECT TO A LIMITATION OF LIABILITY NOT TO EXCEED THE PRICE OF THE ORIGINAL PROPOSAL DATED MARCH 10, 2015 BETWEEN BOWMAN CONSULTING GROUP, LTD., A VIRGINIA CORPORATION AND EMPIRE RESIDENTIAL COMMUNITIES FUND II LLC. BY RELIANCE THE ACCEPTANCE OF THESE TERMS IS EFFECTUATED. COPIES OF THE TERMS AND CONDITIONS ARE AVAILABLE UPON REQUEST.

SURVEYOR'S CERTIFICATE

TO: EMPIRE RESIDENTIAL COMMUNITIES FUND III, LLC
JEFFREY WILMS AND AMY V. WILMS, TRUSTEES OF THE WILMS FAMILY REVOCABLE TRUST, DATED AUGUST 10, 2004
FIDELITY NATIONAL TITLE AGENCY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 10(A), 11(A), 13, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/08/15.

07/07/15

KENT M. GROH R.L.S. #44808 DATE
kgroh@bowmanco.com

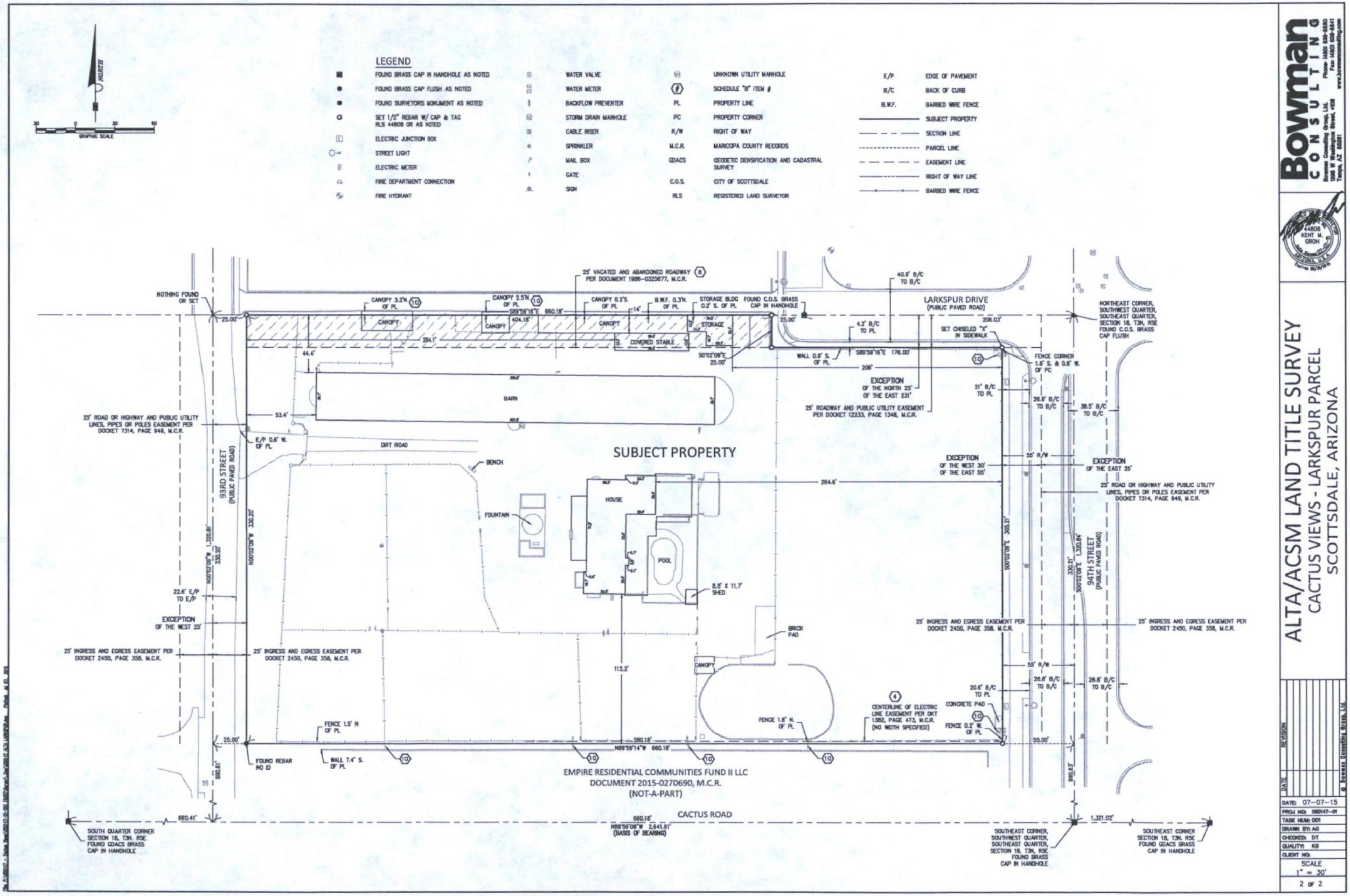
Bowman CONSULTING
Bowman Consulting Group, Ltd.
3300 W Washington Street, #120
Tempe, AZ 85281
Phone (480) 629-8830
Fax (480) 629-8841
www.bowmanconsulting.com

44808 KENT M. GROH REGISTERED L.S.S. Expires 09/30/16

ALTA/ACSM LAND TITLE SURVEY
CACTUS VIEWS - LARKSPUR PARCEL
SCOTTSDALE, ARIZONA

DATE	REVISION

DATE: 07-07-15
PROJ NO: 050147-01
TASK NUM: 001
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE
N.T.S.



LEGEND
FOUND BRASS CAP IN HANDHOLE AS NOTED
FOUND BRASS CAP FLUSH AS NOTED
FOUND SURVEYORS MONUMENT AS NOTED
SET 1/2" REBAR W/ CAP & TAG RLS 44808 OR AS NOTED
ELECTRIC JUNCTION BOX
STREET LIGHT
ELECTRIC METER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
WATER VALVE
WATER METER
BACKFLOW PREVENTER
STORM DRAIN MANHOLE
CABLE RISER
SPRINKLER
MAIL BOX
GATE
SIGN
UNKNOWN UTILITY MANHOLE
SCHEDULE "B" ITEM #
PL PROPERTY LINE
PC PROPERTY CORNER
R/W RIGHT OF WAY
M.C.R. MARICOPA COUNTY RECORDS
GDACS GEODETIC DENSIFICATION AND CADASTRAL SURVEY
C.O.S. CITY OF SCOTTSDALE
RLS REGISTERED LAND SURVEYOR
E/P EDGE OF PAVEMENT
B/C BACK OF CURB
B.W.F. BARBED WIRE FENCE
SUBJECT PROPERTY
SECTION LINE
PARCEL LINE
EASEMENT LINE
RIGHT OF WAY LINE
BARBED WIRE FENCE
NORTH
GRAPHIC SCALE
25' VACATED AND ABANDONED ROADWAY PER DOCUMENT 1986-0325677, M.C.R.
LARKSPUR DRIVE (PUBLIC PAVED ROAD)
SUBJECT PROPERTY
BARN
DIRT ROAD
BENCH
FOUNTAIN
HOUSE
POOL
8.5' X 11.7' SHED
BRICK PAD
CANOPY
COVERED STABLE
STORAGE
93RD STREET (PUBLIC PAVED ROAD)
94TH STREET (PUBLIC PAVED ROAD)
EXCEPTION OF THE NORTH 25' OF THE EAST 231'
25' ROADWAY AND PUBLIC UTILITY EASEMENT PER DOCKET 12233, PAGE 1348, M.C.R.
EXCEPTION OF THE WEST 30' OF THE EAST 55'
EXCEPTION OF THE EAST 25'
EXCEPTION OF THE WEST 25'
25' ROAD OR HIGHWAY AND PUBLIC UTILITY LINES, PIPES OR POLES EASEMENT PER DOCKET 7314, PAGE 948, M.C.R.
25' INGRESS AND EGRESS EASEMENT PER DOCKET 2450, PAGE 358, M.C.R.
CENTERLINE OF ELECTRIC LINE EASEMENT PER DKT 1382, PAGE 473, M.C.R. (NO WIDTH SPECIFIED)
NORTHEAST CORNER, SOUTHWEST QUARTER, SOUTHEAST QUARTER, SECTION 18, T3N, R5E FOUND C.O.S. BRASS CAP FLUSH
SOUTH QUARTER CORNER SECTION 18, T3N, R5E FOUND GDACS BRASS CAP IN HANDHOLE
SOUTHEAST CORNER, SOUTHWEST QUARTER, SOUTHEAST QUARTER, SECTION 18, T3N, R5E FOUND BRASS CAP IN HANDHOLE
SOUTHEAST CORNER SECTION 18, T3N, R5E FOUND GDACS BRASS CAP IN HANDHOLE
EMPIRE RESIDENTIAL COMMUNITIES FUND II LLC
DOCUMENT 2015-0270690, M.C.R.
(NOT-A-PART)
CACTUS ROAD
N89°59'08"W 2,641.61' (BASIS OF BEARING)
ALTA/ACSM LAND TITLE SURVEY
CACTUS VIEWS - LARKSPUR PARCEL
SCOTTSDALE, ARIZONA
Bowman CONSULTING
KENT M. GROH 44808
DATE: 07-07-15
PROJ NO: 050147-01
TASK NUM: 001
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE 1" = 30'
2 OF 2

ALTA/NSPS LAND TITLE SURVEY

PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PROPERTY DESCRIPTION (TITLE COMM. 15160230-015-JBA)

PARCEL NO. 1A
THE EAST 152.50 FEET OF THE WEST 330.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 40.00 FEET; AND
EXCEPT THE NORTH 10.00 FEET OF THE SOUTH 50.00 AS GRANTED TO THE CITY OF SCOTTSDALE IN RECORDING NO. 94-0658212; AND
EXCEPT THE NORTH 8.00 FEET OF THE SOUTH 58.00 AS CONVEYED TO THE CITY OF SCOTTSDALE IN RECORDING NO. 2006-0482968.

PARCEL NO. 1B:
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE EAST 25.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND OVER THE WEST 25.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVE BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CREATED INSTRUMENT RECORDED IN DOCKET 2450, PAGE 358, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2A:
THE EAST 152.50 FEET OF THE WEST 177.50 FEET OF THE NORTH 290.13 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 40 FEET; AND
EXCEPT THE NORTH 10.00 FEET OF THE SOUTH 50.00 FEET AS GRANTED TO THE CITY OF SCOTTSDALE IN RECORDING NO. 94-0658212; AND
EXCEPT THE NORTH 8.00 FEET OF THE SOUTH 58.00 THEREOF AND THAT PORTION AS DESCRIVED IN DEDICATION TO THE CITY OF SCOTTSDALE IN RECORDING NO. 2006-0482968.

PARCEL NO 2B:
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE EAST 25.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND OVER THE WEST 25.00 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGER 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CREATED INSTRUMENT RECORDED IN DOCKET 2450, PAGE 358, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 217-24-019M AND 217-24-019N

PROPERTY DESCRIPTION (TITLE COMM. 15160436-015-JBA)

PARCEL NO. 3:
THE EAST 177.5 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 40 FEET; AND ALSO
EXCEPT THE EAST 25 FEET; AND ALSO
EXCEPT AN PORTION LYING WITH THE WEST 152.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARIOCPA COUNTY, ARIZONA ; AND ALSO
EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE IN DOCUMENT RECORDED IN RECORDING NO. 1992-518904, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;
THENCE NORTH (ASSUMED BEARING) ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 40.00 FEET;
THENCE NORTH 89 DEGREES 56 MINUTES 53 SECONDS WEST, 55.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 53 SECONDS WEST, 10.00 FEET;
THENCE NORTH 5.00 FEET;
THENCE NORTH 45 DEGREES 01 MINUTES 34 SECONDS EAST, 14.14 FEET TO THE WEST LINE OF THE EAST 55.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 15.00 FEET TO THE POINT OF BEGINNING; AND ALSO
EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE IN DOCUMENT RECORDED IN RECORDING NO. 2007-1132285, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING DESCRIBED AS FOLLOWS:
THE PORTION OF THE EAST 177.50 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;
THENCE ALONG THE EAST LINE AND SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER NORTH 00 DEGREES 02 MINUTES 25 SECONDS WEST 40.00 FEET;
THENCE DEPARTING SAID EAST LINE PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST 65.00 FEET TO THE SOUTHWEST CORNER OF THE AT REAL PROPERTY AS DESCRIBED IN RECORDING NO. 1992-518904 MARICOPA COUNTY RECORDS AND THE POINT OF BEGINNING;
THENCE PARALLEL WITH THE 40.00 FEET NORTH OF SAID SOUTH LINE NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST 112.76 FEET TO THE WEST LINE OF SAID EAST 177.50 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST 8.94 FEET;
THENCE DEPARTING SAID WEST LINE PARALLEL WITH AN 48.94 FEET NORTH OF SAID SOUTH LINE, SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST 10.00 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS WEST 4.17 FEET TO A POINT 44.77 FEET NORTH OF SAID SOUTH LINE;
THENCE PARALLEL WITH SAID SOUTH LINE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST 98.64 FEET;
THENCE NORTH 44 DEGREES 59 MINUTES 11 SECONDS EAST 19.95 FEET TO A POINT 55.00 FEET WEST OF SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;
THENCE SOUTH 00 DEGREES 03 MINUTES 27 SECONDS EAST 3.89 FEET TO THE NORTHEAST CORNER OF SAID REAL PROPER;TY AS DESCRIBED IN RECORDING NO. 1992-518904 MARICOPA COUNTY RECORDS;
THENCE SOUTH 44 DEGREES 59 MINUTES 11 SECONDS WEST 14.14 FEET TO THE NORTHWEST CORNER OF SAID REAL PROPERTY AND THE POINT OF BEGINNING.

VICINITY MAP
NTS

GENERAL NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF SECURITY TITLE AGENCY, INC., TITLE COMMITMENT NO. 15160230-015-JBA, HAVING AN EFFECTIVE DATE OF AUGUST 25, 2016 AT 7:30 A.M., AMENDMENT NO. 4, AMENDMENT DATE: SEPTEMBER 8, 2016 AND COMMITMENT NO. 15160436-015-JBA, HAVING AN EFFECTIVE DATE OF AUGUST 31, 2016 AT 7:30 A.M.
2. ADDRESS OF SUBJECT PROPERTY IS: 9320, 9350 AND 9390 EAST CACTUS ROAD, SCOTTSDALE, AZ. 85260 (TABLE A, ITEM 2)
3. SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAT 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 0403C1760L DATED 10/16/2013. (TABLE A, ITEM 3)
4. SUBJECT PROPERTY CONTAINS: (TABLE A, ITEM 4)
   PARCEL 1A; 41,443 SQ.FT.
   PARCEL 2A; 41,515 SQ.FT.
   PARCEL 3; 34,828 SQ.FT.
5. ZONING IS R1-35, PER MARICOPA COUNTY - NO ZONING WAS PROVIDED BY CLIENT
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (ARIZONA BLUE STAKE: (602) 263-1100) (TABLE A, ITEM 11)
7. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR OUTSIDE BUILDING CONSTRUCTION AT THE TIME OF THIS SURVEY. (TABLE A, ITEM 16)

BASIS OF BEARING

ASSUMED BEARING; N 89°59' 18" W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

REFERENCE DOCUMENTS

1. RECORD OF SURVEY, NWC 93RD STREET AND CACTUS ROAD, BOOK 898, PAGE 28, MCR.
2. FINAL PLAT EL PASEO ESTATES, BOOK 427, PAGE 03, MCR.
3. FINAL PLAT WINDROSE ESTATES, BOOK 928, PAGE 12, MCR.
4. GDAC, BOOK 752, PAGE 33, MCR.

EXCEPTIONS COMMITMENT NO. 151604326-015-JBA

THE FOLLOWING MATTERS WILL BE EXCEPTED IN SCHEDULE B OF THE POLICY TO BE ISSUED:
1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2016. (AFFECTS NOT SHOWN)
2. ANY OUTSTANDING LIABILITIES AND OBLIGATIONS, INCLUDING UNPAID ASSESSMENTS, IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHTS APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHT FOR SAID LAND. (AFFECTS NOT PLOTTABLE)
3. RESERVATIONS CONTAINED IN THE PATENT
   FROM: THE UNITED STATES OF AMERICA
   RECORDING DATE: 12-16-1944
   RECORDING NO: BOOK 423 OF DEEDS, PAGE 419
   WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
   SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHED AND RESERVOIRS USED IN CONNECTION WITH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS AND THERE IS RESERVED A RIGHT OF WAY THEREON FOR DITCHED OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA. (AFFECTS NOT PLOTTABLE)
4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS NOT PLOTTABLE)
5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING AND COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.
   RECORDING NO: DOCKET 13508, PAGE 1505 (AFFECTS NOT PLOTTABLE)
6. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   PURPOSE: PUBLIC UTILITY LINES
   RECORDING DATE: 04-05-1979
   RECORDING NO: DOCKET 13549, PAGE 436 (AFFECTS NOT PLOTTABLE, LIES WITHIN CURRENT STREET ROW)
7. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 499A ET. SEQ., THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED, 7 USC 181 ET SEQ., OR ANY SIMILAR STATE LAWS. (AFFECTS NOT PLOTTABLE)
8. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS NOT PLOTTABLE) THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND /OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FOR COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
9. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

LEGEND

FOUND C.O.S. BRASS CAP	BOUNDARY LINE
FOUND MONUMENT AS NOTED	SECTION LINE
SET REBAR W/ CAP, LS#47373	CENTER LINE
STORM MANHOLE	RIGHT-OF-WAY LINE
CATCH BASIN	PARCEL LINE
ELECTRIC METER	EASEMENT LINE
POST/BOLLARD	FENCE LINE
TELEPHONE MANHOLE	WATER LINE
SIGN-TRAFFIC/OTHER	SEWER LINE
WATER MANHOLE	UNDERGROUND POWER LINE
FIRE DEPARTMENT CONNECTION	UNDERGROUND CABLE TV LINE
TRAFFIC SIGNAL	GAS LINE
STREET LITE	CURB & GUTTER
ELECTRIC BOX	WALL
CABLE PEDESTAL	RAILROAD TIES
SANITARY MANHOLE	BITUMINOUS SURFACE
SEWER CLEANOUT	CONCRETE SURFACE
HYDRANT	BUILDING
WATER METER	OVERHANG
WATER VALVE	
TRAFFIC CONTROL BOX	
FLAG POLE	(R&M) RECORDED & MEASURED
MAIL BOX	BCHH BRASS CAP IN HAND HOLE
IRRIGATION CONTROL VALVE	

EXCEPTIONS COMMITMENT NO. 15160230-015-JBA

THE FOLLOWING MATTERS WILL BE EXCEPTED IN SCHEDULE B OF THE POLICY TO BE ISSUED:
1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2016. (AFFECTS NOT PLOTTABLE)
2. RESERVATIONS CONTAINED IN THE PATENT
   FROM: THE UNITED STATES OF AMERICA
   TO: ADELBERT N. BYERS
   RECORDING DATE: DECEMBER 15, 1944
   RECORDING NO: BOOK 423 OF DEEDS, PAGE 419 (AFFECTS NOT PLOTTABLE)
   WHICH AMONG OTHER THINS RECITES AS FOLLOWS:
   SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS NOT PLOTTABLE)
4. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
   ENTITLED: CITY OF SCOTTSDALE AGREEMENT
   RECORDING DATE: JUNE 26, 1979
   RECORDING NO: DOCKET 13791, PAGE 1062
   AFFECTS PARCEL NO. 1A (AFFECTS NOT PLOTTABLE)
5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
   ENTITLED: COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL
   RECORDING DATE: JUNE 10, 1988
   RECORDING NO: 88-283993
   AFFECTS PARCEL NOS. 1A AND 2A (AFFECTS POLTTABLE)
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   PURPOSE: COMMUNICATION FACILITIES
   RECORDING DATE: OCTOBER 25, 1989
   RECORDING NO: 89-494067 AND
   RE-ECORDING DATE: NOVEMBER 14, 1990
   RE-RECORDING NO: 90-509467
   AFFECTS PARCEL NO. 2A (AFFECTS PLOTTABLE)
7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
   ENTITLED: COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL
   RECORDING DATE: AUGUST 05, 1994
   RECORDING NO: 94-05922444
   RE-RECORDING DATE: AUGUST 09, 1994
   RE-RECORDING NO: 94-0599670
   AFFECTS PARCEL NOS. 1A AND 2A (AFFECTS PLOTTABLE)
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   PURPOSE: PUBLIC TRAIL
   RECORDING DATE: SEPTEMBER 02, 1994
   RECORDING NO: 94-0658210
   AFFECTS PARCEL NOS. 1A AND 2A (AFFECTS PLOTTABLE)
9. ALL MATTERS AS SET FORTH ON THE SURVEY RECORDED SEPTEMBER 02, 1994 IN RECORDING NO. 94-0658210, RECORDED IN RECORDING NO. 94-0658211, AND RECORDED IN RECORDING NO. 94-0658212. (AFFECTS PLOTTABLE)
10. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
   LESSOR: JOHN D. SPERO AND DIANE F. SPERO
   LESSEE: THE MONEY STORE INVESTMENT CORPORATION
   RECORDING DATE: JULY 28, 1997
   RECORDING NO: 97-0507390
   AFFECTS PARCEL NOS. 1A AND 2A (AFFECTS PLOTTABLE)
11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
   ENTITLED: HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY
   RECORDING DATE: JULY 28, 1997
   RECORDING NO: 97-0507391
   AFFECTS PARCEL NOS. 1A AND 2A
12. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
13. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

CERTIFICATION

TO:
EMPIRE RESIDENTIAL COMMUNITIES FUND III, LLC, A DELAWARE LIMITED LIABILITY COMPANY
EMPIRE GROUP OF COMPANIES
SECURITY TITLE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11, 13, AND 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2016

DATE OF PLAT OR MAP DECEMBER 1, 2016

JOSHUA S. MOYSES
ARIZONA REGISTRATION NO. 47373
JOSH.MOYSES@WESTWOODPS.COM

REGISTERED LAND SURVEYOR CERTIFICATE NO. 47373 JOSHUA S. MOYSES 12-1-16 ARIZONA, U.S.A.
EXPIRES 03/31/17

Date: 12-1-16 Sheet: 1 OF 2
SURV 11-30-16.dwg

Westwood
Westwood Professional Services, Inc.

Joshua S. Moyses
Date 12-1-16 License No. 47373

Revisions

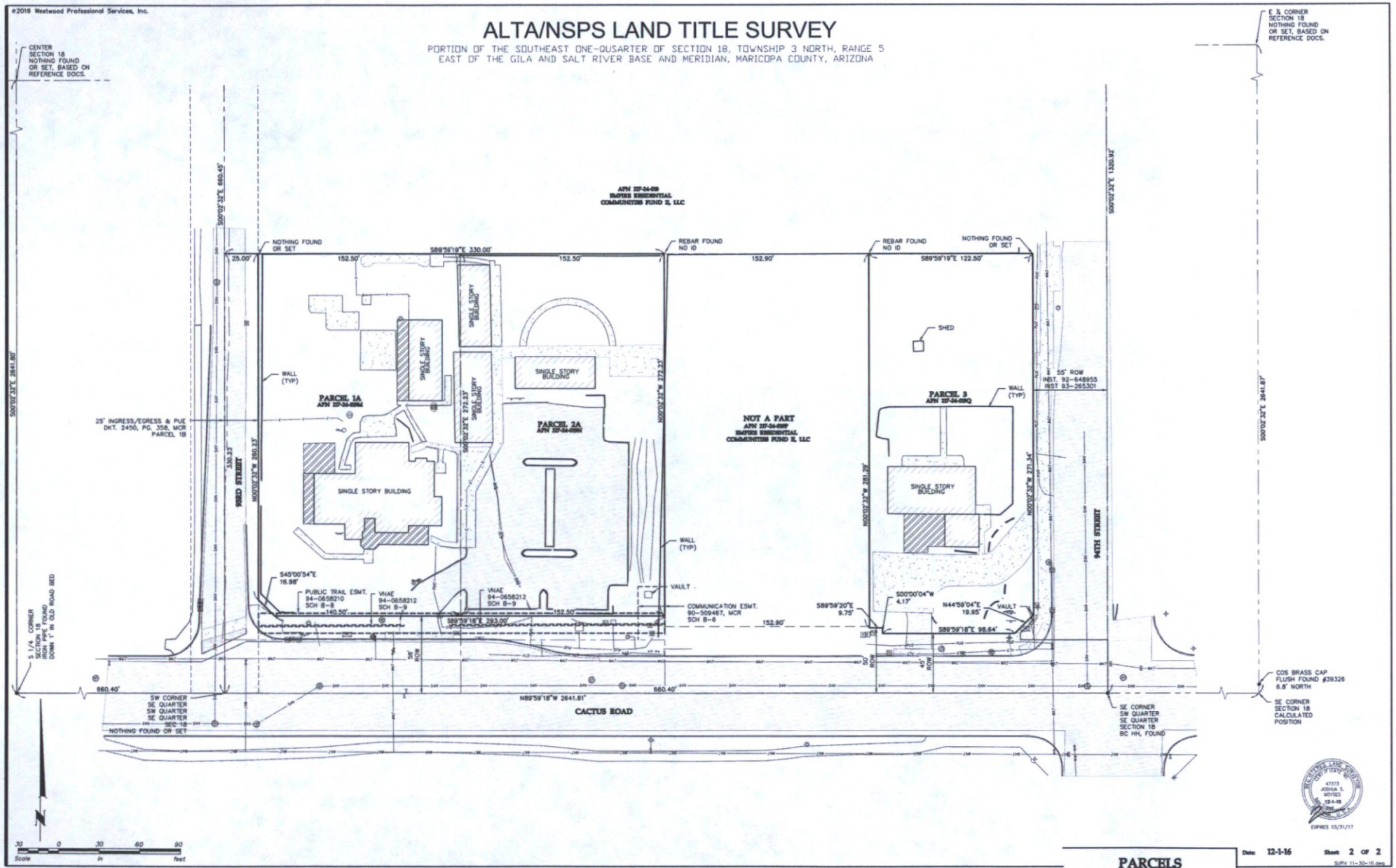
Prepared for:
EMPIRE RESIDENTIAL COMMUNITIES FUND III, LLC
6617 N. SCOTTSDALE ROAD, SUITE 101
SCOTTSDALE, AZ. 85250

PARCELS 217-24-019M, 217-24-019N & 217-24-019Q
SCOTTSDALE, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY

PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



REGISTERED LAND SURVEYOR 47373 JOSHUA S. MOYES 10-1-16
EXPIRES 03/31/17

Westwood

Phone (480) 747-6555 8585 East Gray Parkway, Suite 200
Fax (480) 376-8525 Scottsdale, AZ 85258
westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Registered LAND SURVEYOR under the laws of the State of Arizona.

Joshua S. Moyes
Date 12-1-16 License No. 47373

Revisions

Case	DAA
Checked	JSM
Drawn	JSM
Project	9274

Prepared for:

EMPIRE RESIDENTIAL COMMUNITIES FUND III, LLC
6617 N. SCOTTSDALE ROAD, SUITE 101
SCOTTSDALE, AZ. 85250

PARCELS 217-24-019M & 217-24-019N
SCOTTSDALE, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

Date: 12-1-16 Sheet 2 OF 2
SURV 11-30-16.dwg

EXHIBIT B
CONTEXT AERIAL

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

WOLF SPRINGS RANCH

CONTEXT AERIAL

APPROX. SCALE: NTS

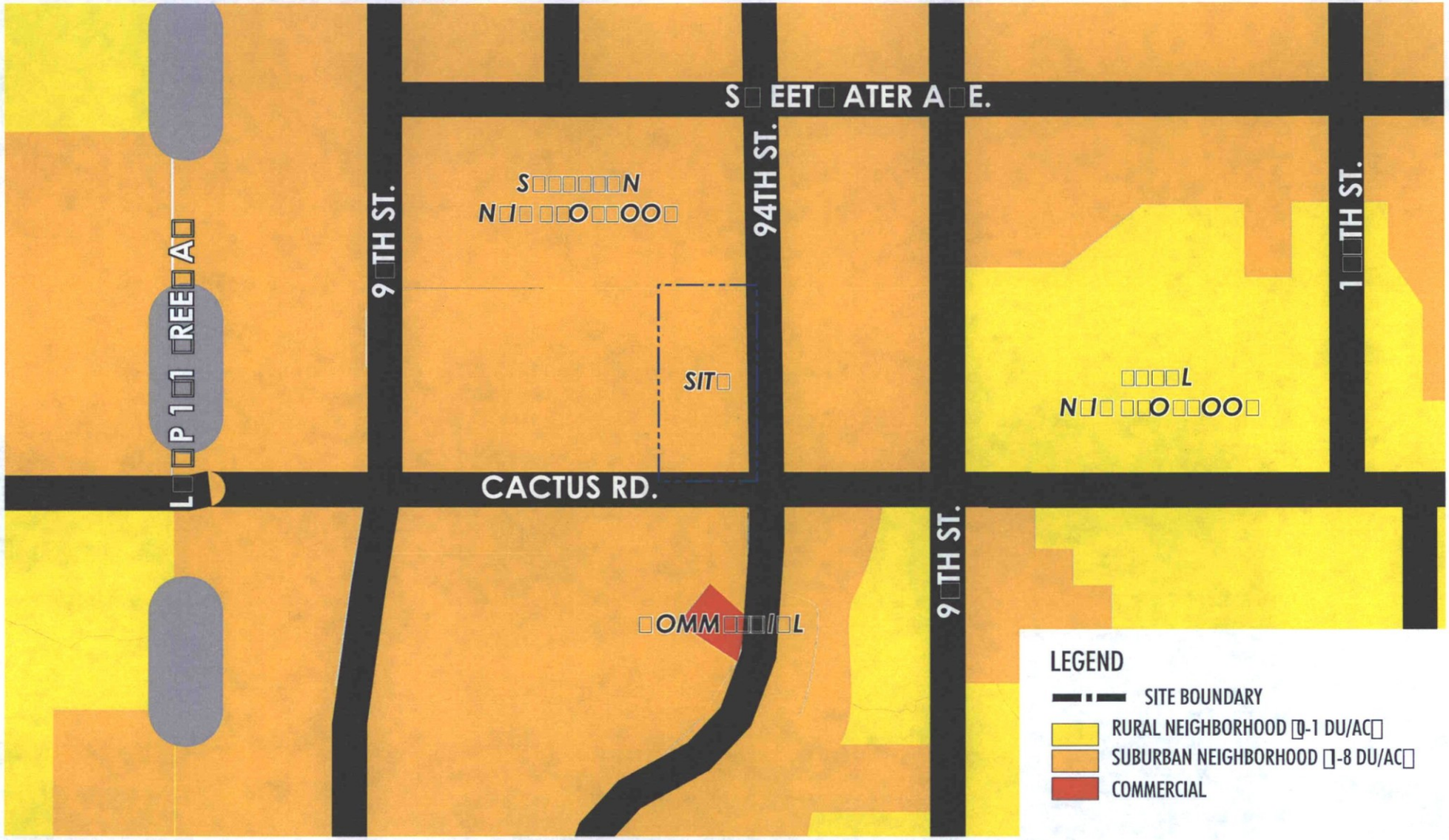
NORTH

1580 DRAWN BY: AC 5/3/17

P:\2015\1580-Wolf Springs\CAD\PLANNING\LVA-1580-CONTEXT AERIAL.dwg May 3, 2017

28-ZN-2016
05/22/2017

EXHIBIT C
EXISTING GENERAL PLAN



LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

WOLF SPRINGS RANCH

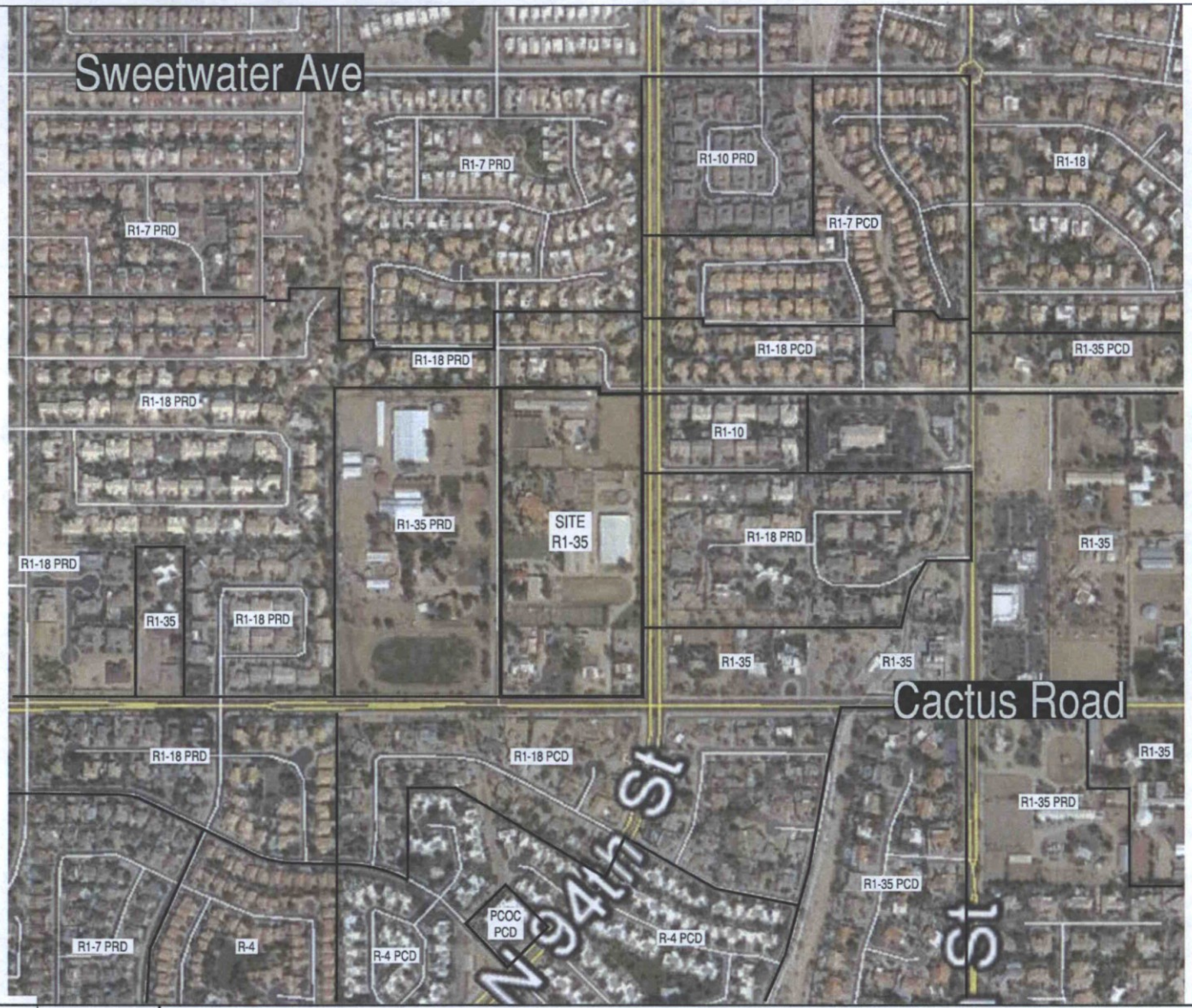
GENERAL PLAN LAND USE MAP

NORTH

APPROX. SCALE: NTS

1580 DRAWN BY: AC 11/16/16

EXHIBIT D
EXISTING ZONING



The EMPIRE Group of Companies

The Empire Group
6617 North Scottsdale Road, Suite 101
Scottsdale, Arizona 85250
Phone: (480) 951-2927
Fax: (480) 951-3003
www.theempiregroupllc.com

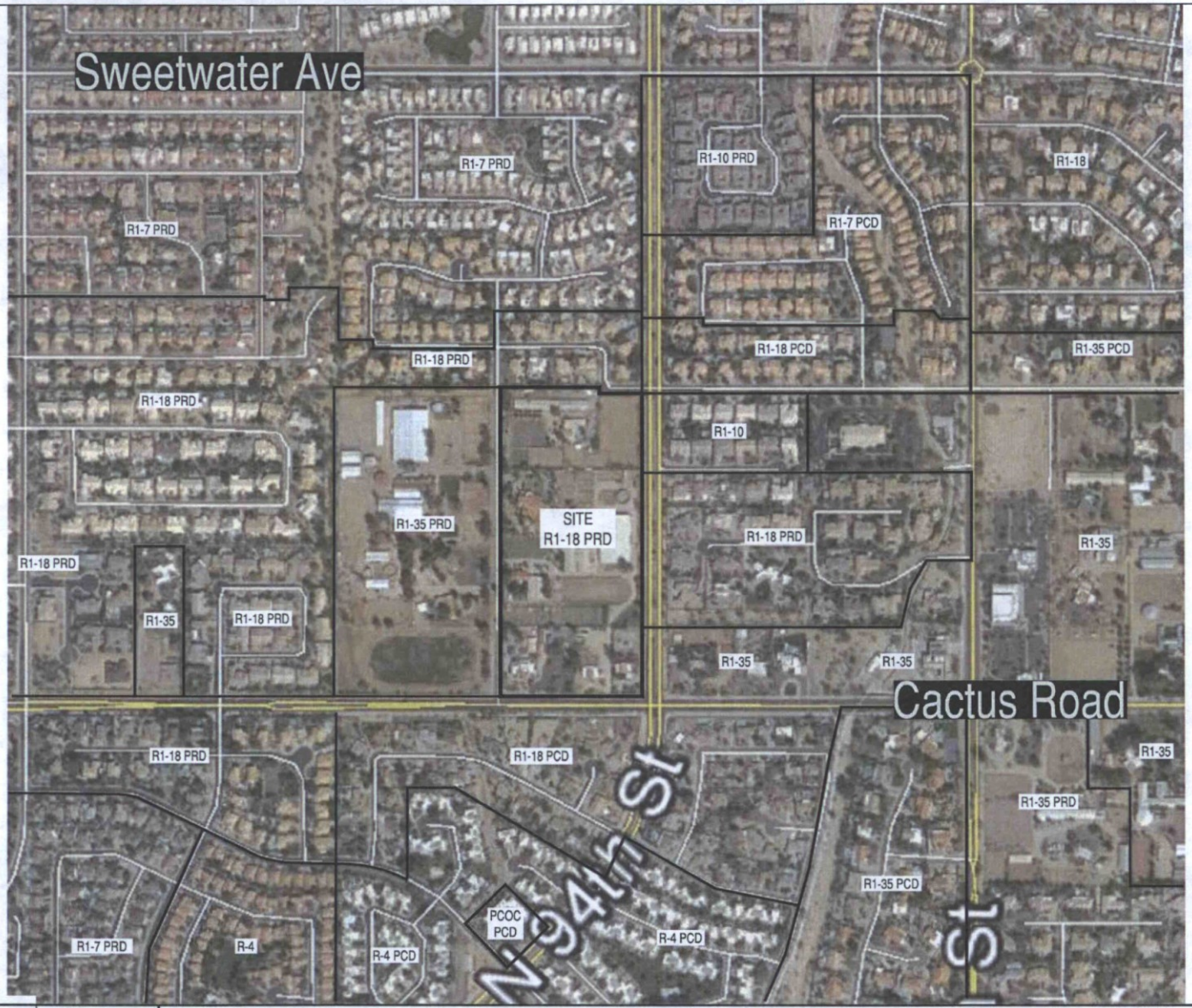
WOLF SPRINGS RANCH

EXISTING ZONING

SCOTTSDALE, ARIZONA MARICOPA COUNTY

SCALE 1" = 700'
JOB No. 3-018
DATE : NOV. 2016
SHEET 1 OF 1

EXHIBIT E
PROPOSED ZONING



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Phone: (480) 951-2007
Fax: (480) 951-3033
www.theempiregroupllc.com

WOLF SPRINGS RANCH

PROPOSED ZONING

SCOTTSDALE, ARIZONA MARICOPA COUNTY

SCALE 1" = 200'
JOB No. 3-018
DATE : NOV. 2016
SHEET 1 OF 1

EXHIBIT F
DEVELOPMENT STANDARDS

Property Development Standards
The PRD proposal for the Wolf Springs includes amended development standards for the underlying R1-18 district that is being requested. These amendments would provide for alternate placements of dwellings on the lots through approaches such as side-entry garages. The lot sizes would be divided into two types. These and other amendments proposed would create more streetscape variety internally to the neighborhood, allow for more useable yard areas within the lots. The variation in standards would be most apparent internally to the new neighborhood and mostly undetectable from outside the site.
(See the attached amended standards)

Proposed Density
The density of the proposed plan is 2.0 units per acre within the R1-18 base district.

Other Standards
- No two-story homes will be within 50 feet of any adjacent single story residential buildings, therefore there are no lots limited to single story heights with the exception of all lots along the northern boundary which will be limited to one-story.
- All homes will incorporate two-car or greater garages and have corresponding driveways and will have available additional off-street parking.
- With the inclusion of landscaped tracts around the entire perimeter of the site as well as perimeter streets in many locations all buildings will achieve the comparable yard depth of the adjacent properties.

Findings
- The proposed development is consistent with the General Plan land use designations as well as any designated street capacities and open spaces. The proposed plan provides significantly more open space than almost all nearby subdivisions and will provide more streetscape depth than nearby subdivisions and the same street frontages.
- The proposed development plan provides local neighborhood traffic relief and will function within the capacities of adjacent major streets.
- The proposed development plan will provide a residential neighborhood similar in concept with nearby subdivisions while at the same time provide enhanced amenities, including open space, common amenities and drainage detention, beyond those typically found in the local area.

REVIEW OF ADJOINING DEVELOPMENT CONDITIONS

THE FOLLOWING IS A SIDE-BY-SIDE REVIEW OF THE ACTUAL DEVELOPMENT CONDITIONS AROUND THE PERIMETER OF THE PROPOSED DEVELOPMENT:

- **NORTH OF THE PROPOSED DEVELOPMENT (GENERALLY NORTH OF LARKSPUR)**
  - **FOUR LOTS DIRECTLY NORTH OF THE SITE ARE CONFIGURED IN A NORTH/SOUTH ORIENTATION. THESE LOTS WHEN FIRST PLATTED WERE BUILT WITH THE BUILDING PLACED 50 FEET NORTH OF WHAT WAS ORIGINALLY 20 FEET OF STREET RIGHT-OF-WAY. SUBSEQUENTLY THE RIGHT-OF-WAY WAS ABANDONED AND BECAME A PART OF EACH LOT. HOWEVER, NONE OF THE LOTS EXPANDED THE REAR YARD AREAS TO INCLUDE THIS EXPANDED AREA DUE TO THE DRAINAGE EASEMENT AND TOPOGRAPHY AND THE ORIGINAL 70 OF DISTANCE FROM THE BUILDINGS TO THE SITE REMAINS.**
  - **THE LOT NORTH OF THE NORTHEAST CORNER OF THE SITE HAS AN EAST/WEST ORIENTATION AND THEREFORE HAS A SIDE YARD FACING LARKSPUR. COMBINED WITH THE 30 FEET OF RIGHT-OF-WAY FOR LARKSPUR THIS BUILDING IS 45 FEET FROM THE SITE.**
  - **THE LOT NORTHWEST OF THE SITE (ACROSS 93RD STREET) HAS HAD THE MAIN BUILDING ENLARGED, RESULTING IN A REAR YARD SETBACK OF 42 FEET FROM THE BOUNDARY OF THE SUBDIVISION.**
  - ***THE PROPOSED LOTS AT THE NORTH END OF THE SITE WILL BE SEPARATED FROM THE SWEETWATER RANCH ESTATES SUBDIVISION BY A 46 FEET WIDE RIGHT-OF-WAY AND 10 FEET WIDE LANDSCAPE TRACT, RESULTING IN A MINIMUM SEPARATION OF LOT LINES OF 56 FEET. COMBINED WITH A MINIMUM 15 REAR YARD, THE BUILDING ON THESE LOTS WILL BE AT LEAST 71 FEET FROM THE ADJACENT SUBDIVISION, A DISTANCE EQUAL TO OR GREATER THAN THAT EXISTING FOR THE LOTS TO THE NORTH.***
- **EAST OF THE PROPOSED DEVELOPMENT (ACROSS 94TH STREET)**
  - **ALL OF THE LOTS ON THE EAST SIDE OF 94TH STREET ACROSS FROM THE SITE, EXCEPT THE LOT AT THE SOUTHEAST CORNER OF BLOOMFIELD, HAVE BEEN BUILT BASED ON A SIDE YARD STANDARD FACING 94TH STREET. THE ONE EXCEPTION LOT TREATED 94TH STREET AS A SECOND FRONT YARD (25 FEET MINIMUM)**
  - **THE TWO LOTS OF LARKSPUR MANOR (R1-10) HAVE BEEN BUILT AT THE 15 FEET MINIMUM YARD REQUIREMENT FOR THIS SUBDIVISION. THERE IS NO LANDSCAPE TRACT ALONG THIS FRONTAGE. THE MINIMUM REAR YARD FOR THIS SUBDIVISION IS 25 FEET.**
  - **THE MINIMUM REAR YARD FOR THE BLOOMFIELD CORNER LOT IN EL PASEO ESTATES (R1-18 PRD) IS 25 FEET. THE EXISTING HOME WAS BUILT WITH A SETBACK OF 27 FEET (THERE IS NO LANDSCAPE EASEMENT).**
  - **THE REMAINING 3 LOTS IN EL PASEO ESTATES NEXT TO 94TH STREET APPARENTLY ALL TREATED THE WEST SIDE OF THE LOTS AS A SIDE YARD. THERE IS A 5 FEET WIDE LANDSCAPE EASEMENT ALONG 94TH STREET. THE EXISTING BUILDINGS ON THE THREE LOTS ARE SET BACK**

FROM THE EASEMENT 12 FEET, 2 FEET AND 23 FEET. THE EFFECTIVE SETBACKS OF THESE LOTS EQUAL 17 FEET, 7 FEET AND 28 FEET.

- THE MOST SOUTHERLY LOT ON THE EAST SIDE OF 94TH STREET IS ZONED R1-35. IT HAS A NORTH/SOUTH ORIENTATION SO THE 94TH STREET FRONTAGE HAS BEEN TREATED AS A SIDE STREET FRONTAGE. THE MINIMUM REAR YARD IS 35 FEET. THERE ARE TWO LARGE ACCESSORY BUILDINGS ALONG THE 94TH STREET FRONTAGE THAT ARE PLACED 2 TO 4 FEET IN FROM THE RIGHT-OF-WAY.
- THE EFFECTIVE BUILDING SETBACKS ALONG 94TH STREET RANGE FROM 2 FEET TO AS MUCH AS 27/28 FEET.
- *IN ORDER TO RESPOND TO THE VARYING REAR YARD CONDITIONS ON THE EAST SIDE OF 94TH STREET THERE WILL NEED TO BE VARIATION IN THE MINIMUM REAR YARDS OF THE LOTS WITHIN THE PROPOSED SUBDIVISION AS FOLLOWS: (NOTE: THE PROPOSED SITE PLAN INCLUDES A 12 FEET WIDE LANDSCAPE TRACT ALONG THE WEST SIDE OF 94TH STREET.)*
  - *THE LOTS SHOWN ACROSS FROM LARKSPUR MANOR AND/OR THE BLOOMFIELD LOT OF EL PASEO ESTATES, ALL FACE LOTS WHICH HAVE A MINIMUM REAR YARD OF 25 FEET. THEREFORE, THESE LOTS AS PROPOSED WITH A MINIMUM COMBINED BUILDING SETBACK OF 27 FEET (12 PLUS 15 FEET) MEET AND EXCEED THIS STANDARD.*
  - *The LOTS SHOWN THAT ARE ACROSS 94TH STREET FROM THE EL PASEO REGULAR LOTS, FACE LOTS WHICH HAVE A MINIMUM REAR YARD OF 30 FEET. IN ORDER TO ACHIEVE THIS THE MINIMUM SETBACK FOR THESE LOTS WILL NEED TO BE 18 FEET IN LIEU OF THE 15 FEET STANDARD.*
  - *THE REMAINING LOTS ARE ACROSS FROM AN R1-35 LOT, WHICH HAS A MINIMUM REAR YARD OF 35 FEET. THESE TWO LOTS THEREFORE WOULD NEED A MINIMUM SETBACK OF 23 FEET INSTEAD OF THE 15 FEET STANDARD.*
  - *THE RESULT WILL BE BUILDINGS PLACED 27 TO 35 FEET WEST OF THE 94TH STREET RIGHT-OF-WAY, WHICH IS SIGNIFICANTLY MORE THAN WHAT EXISTS ON THE EAST SIDE.*

- SOUTH OF THE PROPOSED DEVELOPMENT (ACROSS CACTUS ROAD)
  - THE LOTS DIRECTLY SOUTH ARE IN THE SCOTTSDALE VISTA NO. 5 SUBDIVISION WHICH IS ZONED R1-18 PCD. THE MINIMUM REAR YARD IS 20 FEET. GIVEN THE 15 FEET OF PUBLIC TRAIL EASEMENT IT WOULD BE POSSIBLE FOR MAIN BUILDINGS TO BE PLACED ONLY 5 FEET BEHIND THE PERIMETER WALL. HOWEVER, GIVEN THE UNUSUAL LOT DEPTH THERE ARE NO HOMES NEARLY THIS CLOSE.
  - AT THE SOUTHEAST CORNER OF CACTUS AND 94TH STREET, THE LOT IN THE SCOTTSDALE VISTA NO. 4 SUBDIVISION HAS SIMILAR R1-18 PCD ZONING. IT HAS A FAIRLY LARGE ACCESSORY BUILDING PLACED

ROUGHLY 5 FEET FROM THE RIGHT-OF-WAY AND THE HOME ITSELF IS PLACED ABOUT 25 FEET FROM THE 94TH STREET RIGHT-OF-WAY.

- *THE LOTS ALONG THE SOUTH SIDE OF THE SITE IN THE PROPOSED PLAN ARE BEHIND A SUBSTANTIAL (70 TO 120 FEET) LANDSCAPE TRACT. THIS WOULD PLACE THE HOMES WELL BEYOND THE MINIMUM REAR YARD DISTANCE OF THE SCOTTSDALE VISTA SUBDIVISIONS.*

- WEST OF THE PROPOSED DEVELOPMENT (ACROSS 93RD STREET)
  - THE PROPERTY TO THE WEST IS ZONED R1-35 PRD AND HAS A 30 FEET MINIMUM REAR YARD REQUIREMENT. THERE IS NO SUBDIVISION ON THIS PROPERTY CURRENTLY.
  - *THE AMENDED STANDARDS INCLUDE A REQUIREMENT FOR A 30 FEET DEEP BUILDING SETBACK ALONG 93RD STREET.*

Amended Development Standards

Sec. 5.300. – Single-family Residential (R1-18)
Sec. 5.304. – Property Development Standards
The following property development standards shall apply to all land and buildings within the R1-18 district:

(TYPE A LOTS)

A. *Lot area.*
   1. Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000)~~ **TWELVE THOUSAND (12,000)** square feet.
   2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in the section.

B. *Lot dimensions.*
   1. Width. All lots shall have a minimum width of ~~one hundred twenty (120)~~ **ONE HUNDRED (100)** feet.

C. *Density.* There shall not be more than one (1) single-family unit on any one (1) lot.

D. *Building Height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.
   1. LIMITED BUILDING HEIGHT. THESE LOTS SHALL BE LIMITED TO ONE STORY IN HEIGHT.

E. *Yards.*
   1. Front Yard.
      a. There shall be a front yard having a depth of not less than ~~thirty-five (35)~~ **TEN (10)** feet.
      b. ~~Where lots have a double frontage on two (2) or more streets, the required front yard of thirty (30) feet shall be provided on both streets.~~ **WHEREVER THE GARAGE IS NOT FACED PERPENDICULAR TO THE STREET, THE FACE OF THE GARAGE SHALL BE AT LEAST TWENTY (20) FEET BACK OF THE FRONT PROPERTY LINE.**
      c. On a corner lot, the required front yard of ~~thirty-five (35)~~ **TEN (10)** feet shall be provided on each street. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
   2. Side Yard. There shall be a side yard on each side of a building having a ~~width of not less than ten (10) feet~~ **A MINIMUM WIDTH OF ~~ZERO (0) OR~~ FIVE (5) FEET IN WIDTH AND AN AGGREGATE WIDTH OF NOT LESS THAN TEN (10) FEET.**
      a. NOTE: THERE SHALL BE A MINIMUM BUILDING SETBACK OF THIRTY (30) FEET FROM THE 93RD STREET RIGHT-OF-WAY.
   3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty (30)~~ **FIFTEEN (15)** feet.
   4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*
   1. There shall not be less than ten (10) feet between an accessory building and the main building.
   2. The minimum distance between main buildings on adjacent lots shall not be less than ~~twenty (20)~~ **TEN (10)** feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent access has been approved on a subdivision plat.

(TYPE B LOTS)

I. *Lot area.*
   3. Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000)~~ **EIGHT THOUSAND (8,000)** square feet.
   4. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in the section.

J. *Lot dimensions.*
   2. Width. All lots shall have a minimum width of ~~one hundred twenty (120)~~ **SEVENTY (70)** feet.

K. *Density.* There shall not be more than one (1) single-family unit on any one (1) lot.

L. *Building Height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.
   a. **NOTE: THE TYPE B LOTS SHOWN ON THE SUBMITTED SITE PLAN AS BEING WITHIN 50 FEET OF 93RD STREET SHALL BE LIMITED TO ONE STORY IN HEIGHT.**

M. *Yards.*
   5. Front Yard.
      a. There shall be a front yard having a depth of not less than ~~thirty-five (35)~~ **TEN (10)** feet.
      b. ~~Where lots have a double frontage on two (2) or more streets, the equired front yard of thirty (30) feet shall be provided on both streets.~~ **WHEREVER THE GARAGE IS NOT FACED PERPENDICULAR TO THE STREET, THE FACE OF THE GARAGE SHALL BE AT LEAST TWENTY (20) FEET BACK OF THE FRONT PROPERTY LINE.**
      c. On a corner lot, the required front yard of ~~thirty-five (35)~~ **TEN (10)** feet shall be provided on each street. Exception: On a corner lot which does not abut a

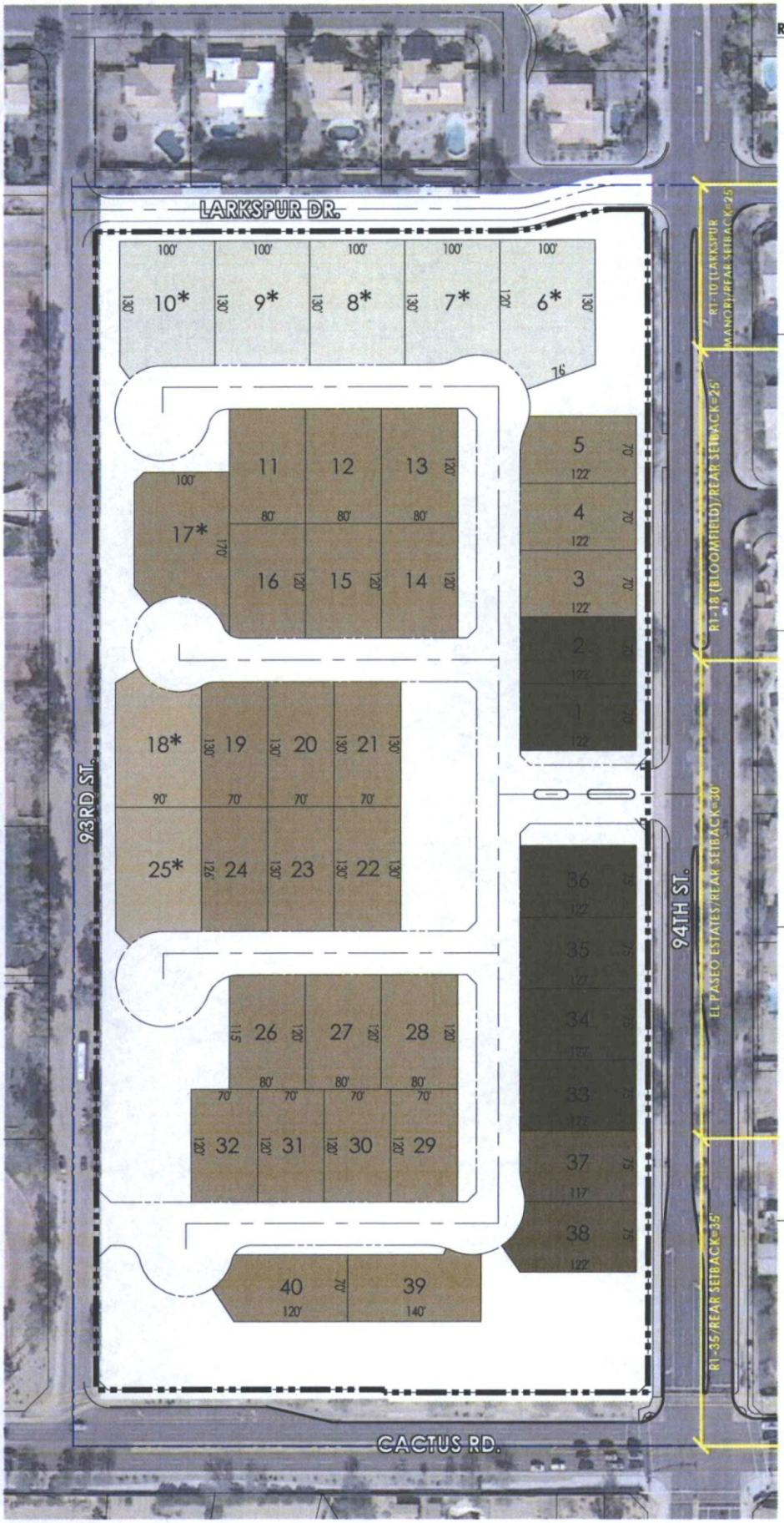
key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

6. Side Yard. There shall be a side yard on each side of a building having a ~~width of not less than ten (10) feet~~ **A MINIMUM WIDTH OF ~~ZERO (0) OR~~ FIVE (5) FEET IN WIDTH AND AN AGGREGATE WIDTH OF NOT LESS THAN TEN (10) FEET.**
   a. **NOTE: THERE SHALL BE A MINIMUM BUILDING SETBACK OF THIRTY (30) FEET FROM THE 93RD STREET RIGHT-OF-WAY.**
7. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty (30)~~ **FIFTEEN (15)** feet**, SUBJECT TO THE FOLLOWING EXCEPTIONS:**
   a. **LOTS BACKING ONTO 94TH STREET THAT ARE BETWEEN 490 SOUTH OF THE LARKSPUR ROAD CENTERLINE AND 330 NORTH OF THE CENTERLINE OF CACTUS ROAD SHALL HAVE A MINIMUM REAR YARD OF 18 FEET, AND**
   b. **LOTS BACKING ONTO 94TH STREET THAT ARE WITHIN 330 FEET OF THE CENTERLINE OF CACTUS ROAD SHALL HAVE A MINIMUM REAR YARD OF 23 FEET.**
8. Other requirements and exceptions as specified in article VII.

N. *Distance between buildings.*
   3. There shall not be less than ten (10) feet between an accessory building and the main building.
   4. The minimum distance between main buildings on adjacent lots shall not be less than ~~twenty (20)~~ **TEN (10)** feet.

O. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

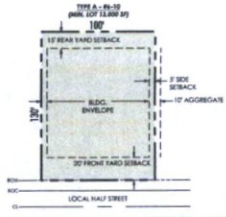
P. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent access has been approved on a subdivision plat.



TYPICAL BUILDING SETBACKS
R1-18 PRD DEVELOPMENT STANDARDS

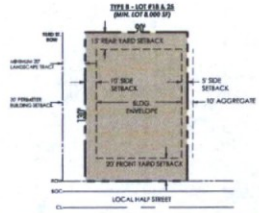
TYPE A - LOT #6-10

MIN. LOT AREA:	13,000 SF
MIN. LOT WIDTH:	100'
FRONT YARD:	20'
SIDE YARD:	10' (AGGREGATE)
REAR YARD:	15'



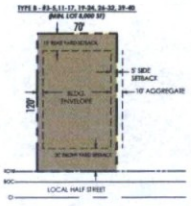
TYPE B - LOT #18 & 25

MIN. LOT AREA:	8,000 SF
MIN. LOT WIDTH:	90'
FRONT YARD:	20'
SIDE YARD:	10' & 10'(AGGREGATE)
REAR YARD:	15'



TYPE B - LOT #3-5, 11-17, 19-24, 26-32, 39-40

MIN. LOT AREA:	8,000 SF
MIN. LOT WIDTH:	70'
FRONT YARD:	20'
SIDE YARD:	10' (AGGREGATE)
REAR YARD:	15'



TYPE B - LOT #37-38

MIN. LOT AREA:	8,000 SF
MIN. LOT WIDTH:	70'
FRONT YARD:	20'
SIDE YARD:	10' (AGGREGATE)
REAR YARD:	23'

TYPE B - LOT #1-2, 33-36

MIN. LOT AREA:	8,000 SF
MIN. LOT WIDTH:	70'
FRONT YARD:	20'
SIDE YARD:	10' (AGGREGATE)
REAR YARD:	18'

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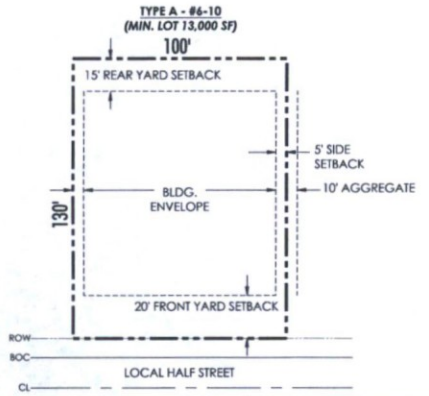
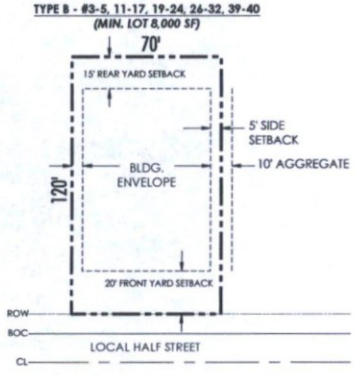
WOLF SPRINGS RANCH

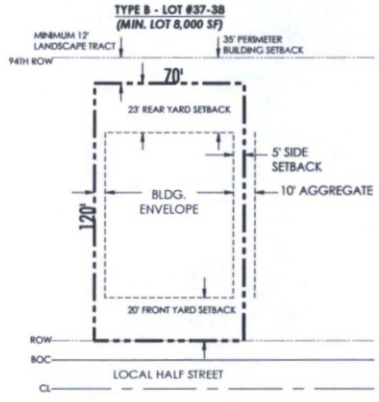
SETBACK SITE PLAN

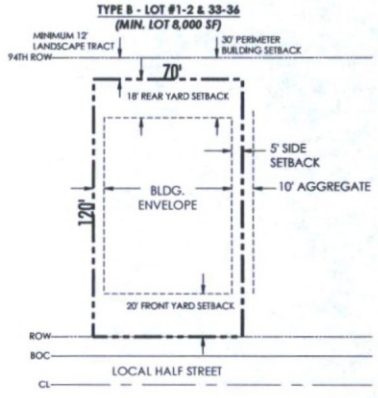
APPROX. SCALE: 1"=50' NORTH

1580.1 DRAWN BY: AC 6/20/17









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WOLF SPRINGS RANCH

TYPICAL BUILDING SETBACK EXHIBIT

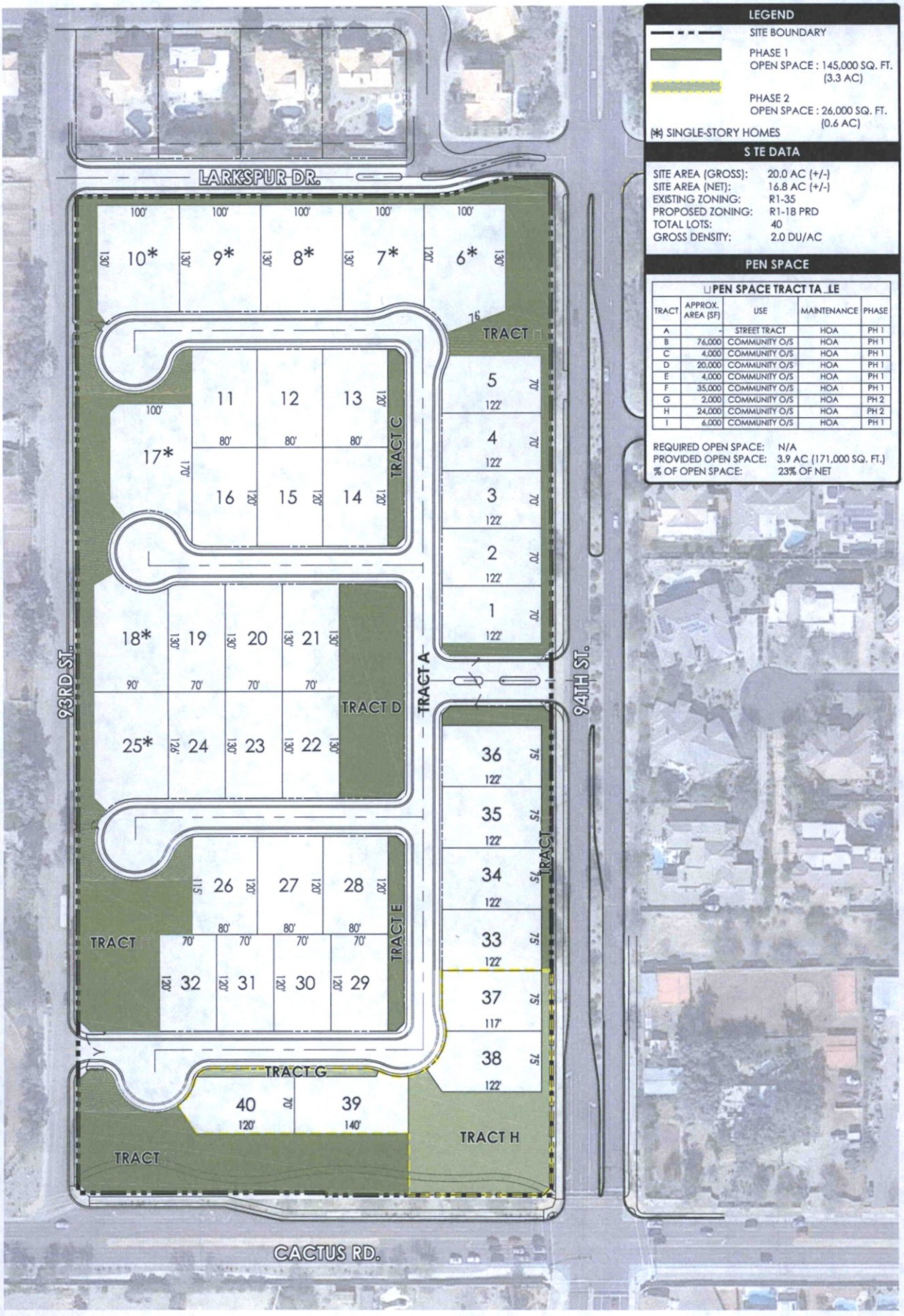
APPROX. SCALE: 1"=20'

NORTH

1580.1 DRAWN BY: ec 6/20/17

P:\2015\15-086 -Wolf Springs\DESIGN\PLANNING\15-1580-SETBACK EXHIBIT.dwg Jun 20, 2017

EXHIBIT G
CONCEPTUAL OPEN SPACE PLAN



LEGEND

- SITE BOUNDARY
- PHASE 1 OPEN SPACE : 145,000 SQ. FT. (3.3 AC)
- PHASE 2 OPEN SPACE : 26,000 SQ. FT. (0.6 AC)
- (*) SINGLE-STORY HOMES

S TE DATA

SITE AREA (GROSS):	20.0 AC (+/-)
SITE AREA (NET):	16.8 AC (+/-)
EXISTING ZONING:	R1-35
PROPOSED ZONING:	R1-18 PRD
TOTAL LOTS:	40
GROSS DENSITY:	2.0 DU/AC

PEN SPACE

PEN SPACE TRACT TA LE

TRACT	APPROX. AREA (SF)	USE	MAINTENANCE	PHASE
A	-	STREET TRACT	HOA	PH 1
B	76,000	COMMUNITY O/S	HOA	PH 1
C	4,000	COMMUNITY O/S	HOA	PH 1
D	20,000	COMMUNITY O/S	HOA	PH 1
E	4,000	COMMUNITY O/S	HOA	PH 1
F	35,000	COMMUNITY O/S	HOA	PH 1
G	2,000	COMMUNITY O/S	HOA	PH 2
H	24,000	COMMUNITY O/S	HOA	PH 2
I	6,000	COMMUNITY O/S	HOA	PH 1

REQUIRED OPEN SPACE:	N/A
PROVIDED OPEN SPACE:	3.9 AC (171,000 SQ. FT.)
% OF OPEN SPACE:	23% OF NET

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WOLF SPRINGS RANCH

OPEN SPACE PLAN

APPROX. SCALE: 1"=50' NORTH

1580 DRAWN BY: AC 5/16/17

EXHIBIT H
CONCEPTUAL SITE AND WALL PLAN

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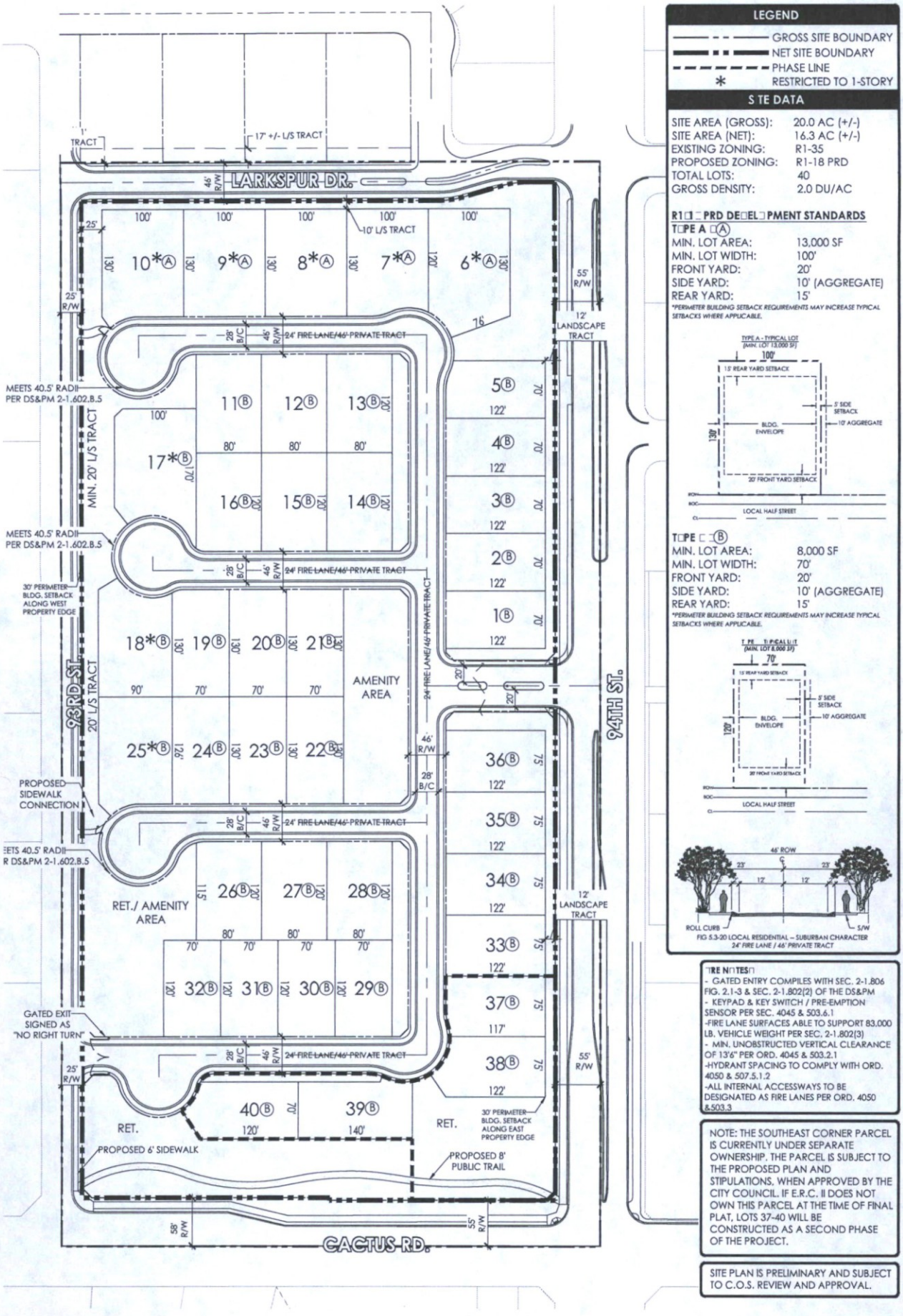
WOLF SPRINGS RANCH

CONCEPTUAL SITE PLAN

APPROX. SCALE: 1"=60' NORTH

1580 DRAWN BY: PR 5/15/17



LEGEND

- GROSS SITE BOUNDARY
- NET SITE BOUNDARY
- PHASE LINE
- * RESTRICTED TO 1-STORY

SITE DATA

SITE AREA (GROSS):	20.0 AC (+/-)
SITE AREA (NET):	16.3 AC (+/-)
EXISTING ZONING:	R1-35
PROPOSED ZONING:	R1-18 PRD
TOTAL LOTS:	40
GROSS DENSITY:	2.0 DU/AC

R1□ □ PRD DE□EL□ PMENT STANDARDS

T□PE A □Ⓐ

MIN. LOT AREA:	13,000 SF
MIN. LOT WIDTH:	100'
FRONT YARD:	20'
SIDE YARD:	10' (AGGREGATE)
REAR YARD:	15'

*PERIMETER BUILDING SETBACK REQUIREMENTS MAY INCREASE TYPICAL SETBACKS WHERE APPLICABLE.

T□PE □ □Ⓑ

MIN. LOT AREA:	8,000 SF
MIN. LOT WIDTH:	70'
FRONT YARD:	20'
SIDE YARD:	10' (AGGREGATE)
REAR YARD:	15'

*PERIMETER BUILDING SETBACK REQUIREMENTS MAY INCREASE TYPICAL SETBACKS WHERE APPLICABLE.

FIG 5.3-20 LOCAL RESIDENTIAL – SUBURBAN CHARACTER
24' FIRE LANE / 46' PRIVATE TRACT

TRE N□TES□

- GATED ENTRY COMPILES WITH SEC. 2-1.806 FIG. 2.1-3 & SEC. 2-1.802(2) OF THE DS&PM
- KEYPAD & KEY SWITCH / PRE-EMPTION SENSOR PER SEC. 4045 & 503.6.1
-FIRE LANE SURFACES ABLE TO SUPPORT 83,000 LB. VEHICLE WEIGHT PER SEC. 2-1.802(3)
- MIN. UNOBSTRUCTED VERTICAL CLEARANCE OF 13'6" PER ORD. 4045 & 503.2.1
-HYDRANT SPACING TO COMPLY WITH ORD. 4050 & 507.5.1.2
-ALL INTERNAL ACCESSWAYS TO BE DESIGNATED AS FIRE LANES PER ORD. 4050 &503.3

NOTE: THE SOUTHEAST CORNER PARCEL IS CURRENTLY UNDER SEPARATE OWNERSHIP. THE PARCEL IS SUBJECT TO THE PROPOSED PLAN AND STIPULATIONS, WHEN APPROVED BY THE CITY COUNCIL. IF E.R.C. II DOES NOT OWN THIS PARCEL AT THE TIME OF FINAL PLAT, LOTS 37-40 WILL BE CONSTRUCTED AS A SECOND PHASE OF THE PROJECT.

SITE PLAN IS PRELIMINARY AND SUBJECT TO C.O.S. REVIEW AND APPROVAL.

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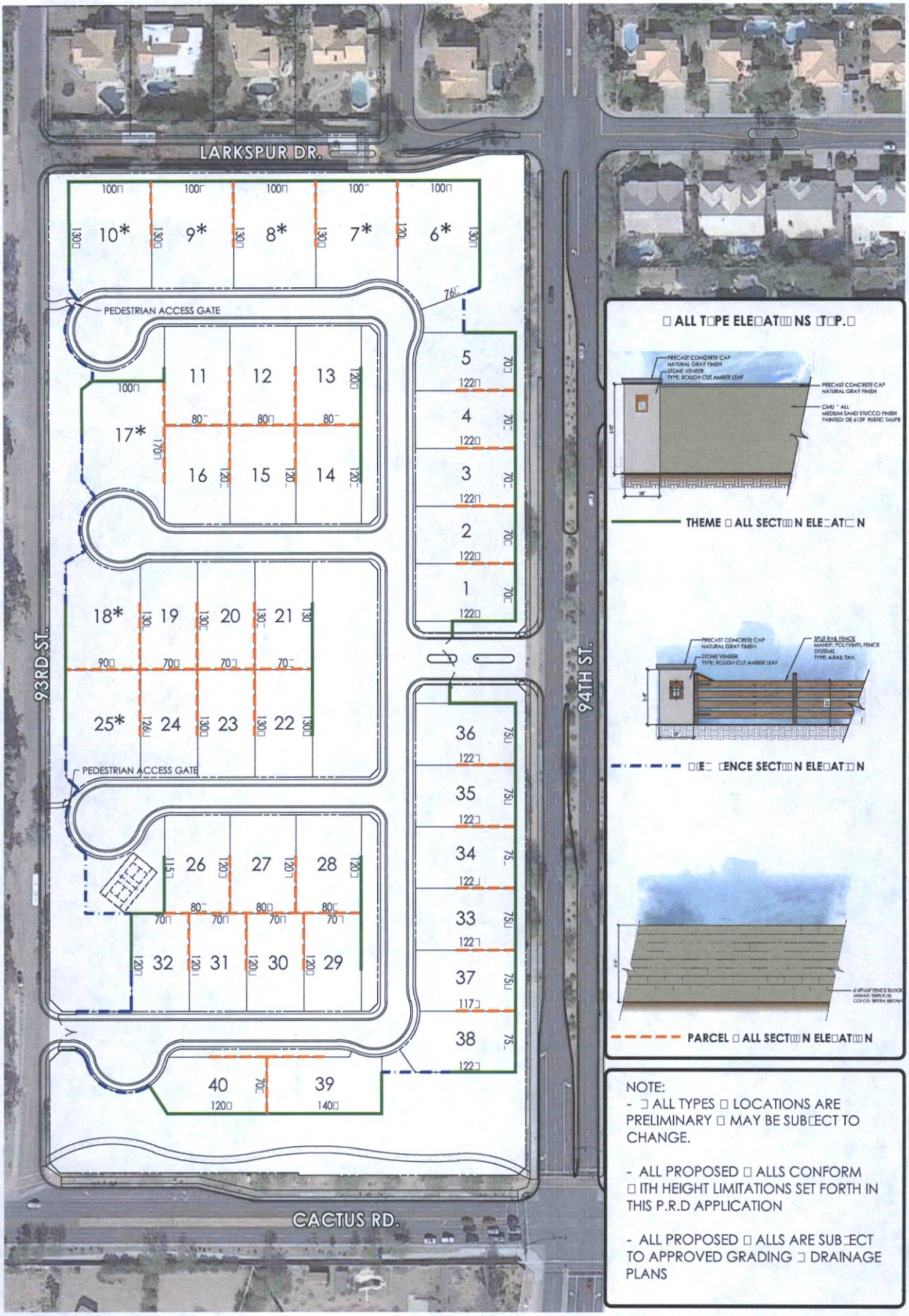
WOLF SPRINGS RANCH

CONCEPTUAL SITE PLAN

APPROX. SCALE: 1"=50' NORTH

1580 DRAWN BY: AC 5/15/17



□ ALL T□PE ELE□AT□□NS □T□P.□

THEME □ ALL SECT□□N ELE□AT□N

□E□ □ENCE SECT□□N ELE□AT□□N

PARCEL □ ALL SECT□□N ELE□AT□□N

NOTE:
- □ ALL TYPES □ LOCATIONS ARE PRELIMINARY □ MAY BE SUB□ECT TO CHANGE.

- ALL PROPOSED □ ALLS CONFORM □ ITH HEIGHT LIMITATIONS SET FORTH IN THIS P.R.D APPLICATION

- ALL PROPOSED □ ALLS ARE SUB□ECT TO APPROVED GRADING □ DRAINAGE PLANS

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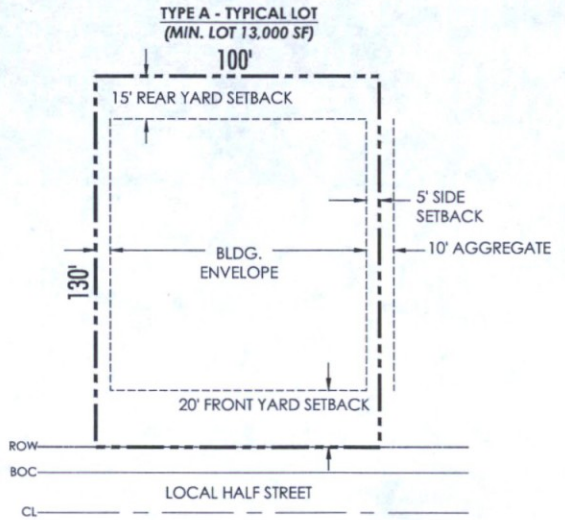
WOLF SPRINGS RANCH

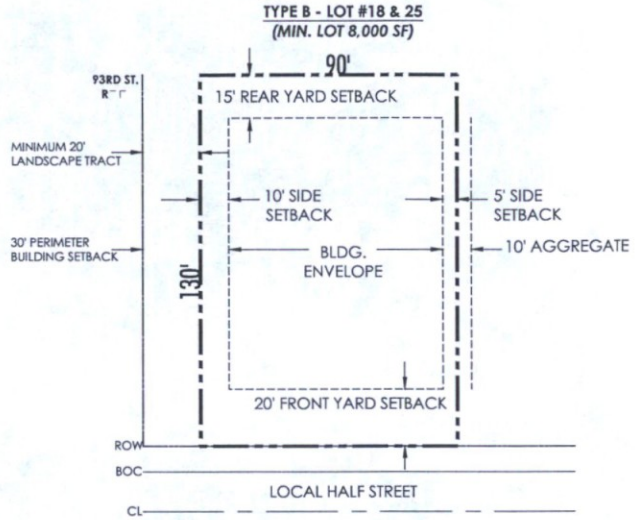
CONCEPTUAL WALL PLAN

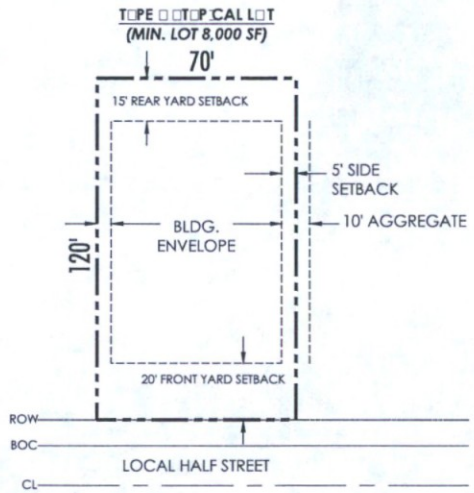
APPROX. SCALE: 1" = 50'

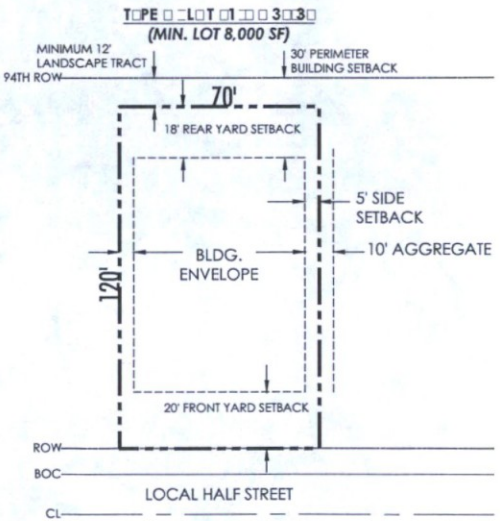
NORTH

1580.1 DRAWN BY: AC 5/3/17









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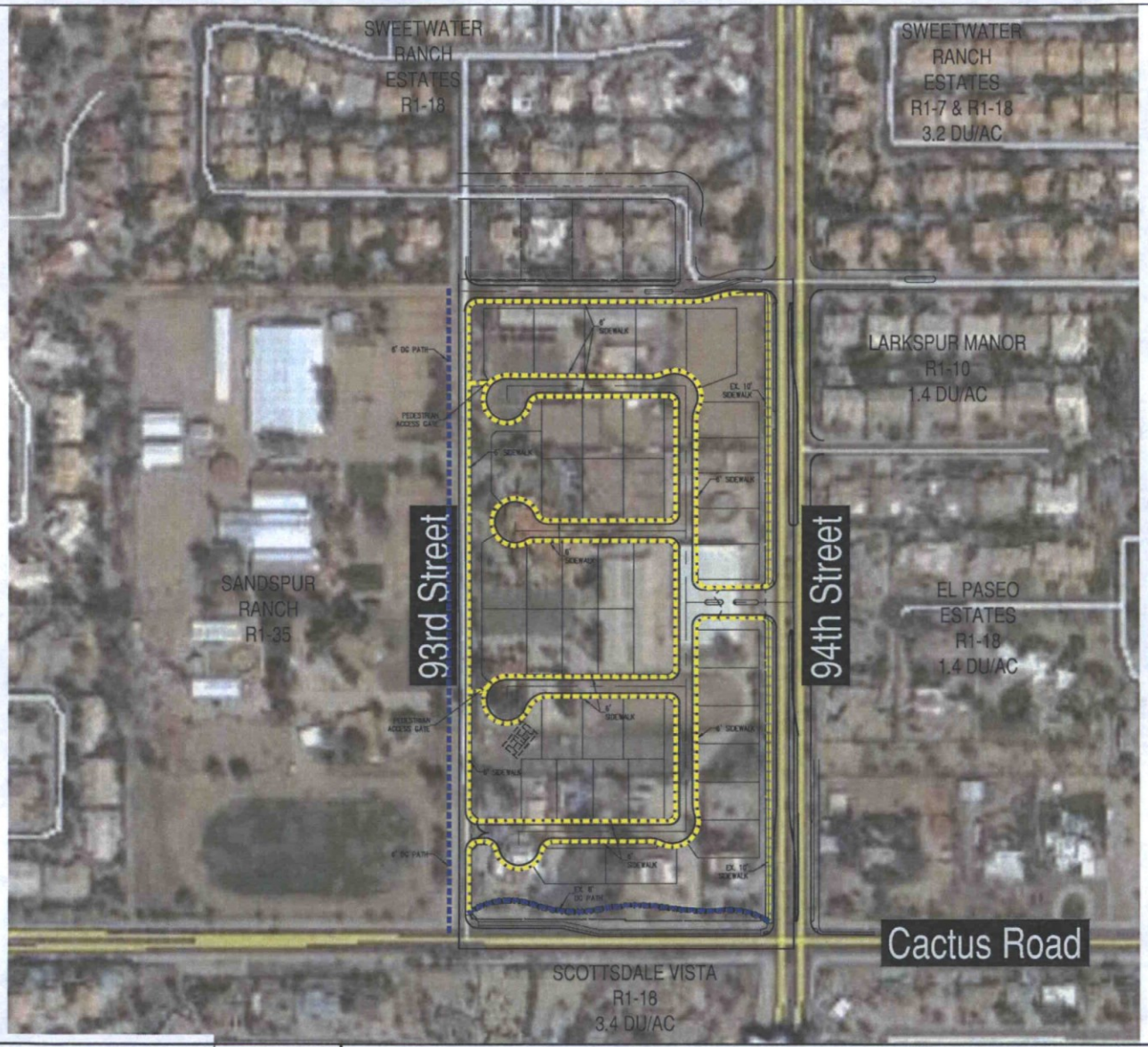
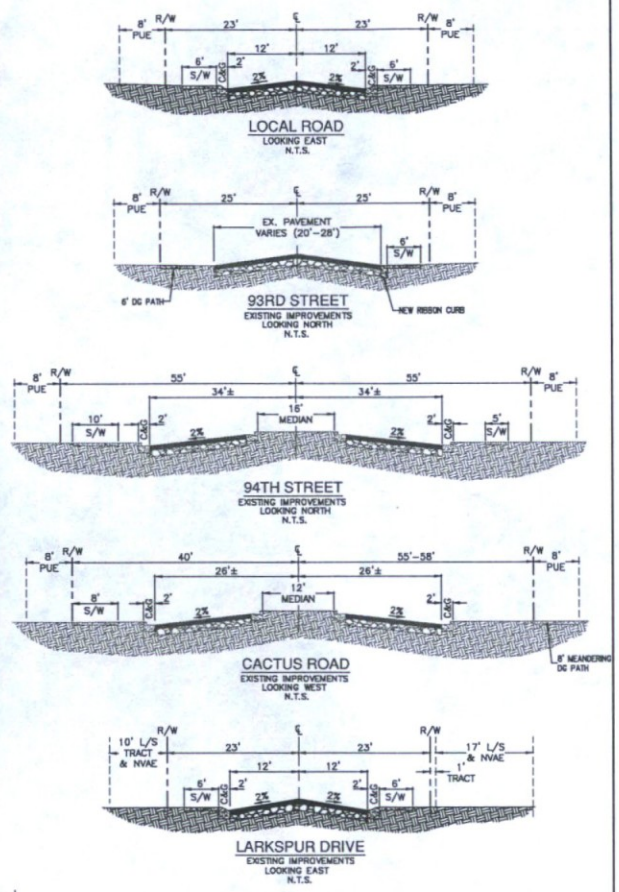
TYPICAL BUILDING SETBAC EXHIBIT

APPROX. SCALE: 1"=20' NORTH

1580.1 DRAWN BY: cc 5/11/17

EXHIBIT I
PEDESTRIAN AND VEHICULAR CIRCULATION PLAN





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www.theempiregroupllc.com

WOLF SPRINGS RANCH

PEDESTRIAN & VEHICULAR CIRCULATION EXHIBIT

SCOTTSDALE, ARIZONA MARICOPA COUNTY

SCALE 1" = 700'
JOB No. 2-018
DATE: NOV. 2016
SHEET 1 OF 1

EXHIBIT J
CONCEPTUAL LANDSCAPE PLAN

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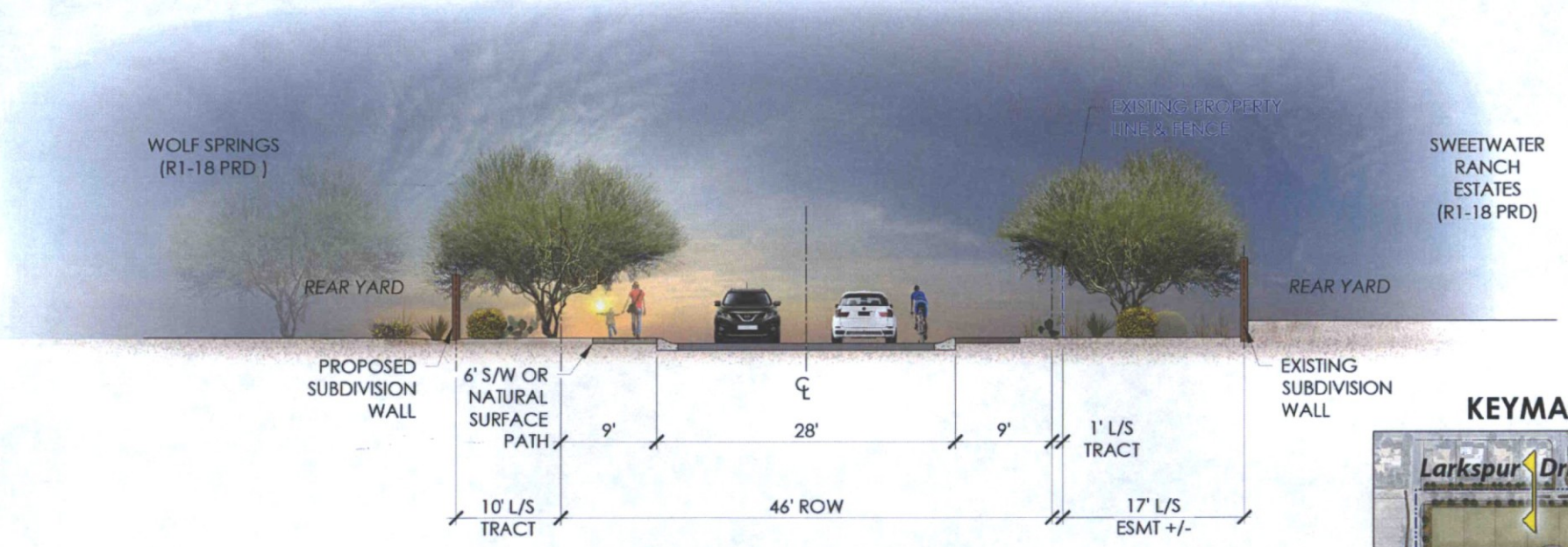
CONCEPTUAL LANDSCAPE PLAN

APPROX. SCALE: 1"=60' NORTH

1580 DRAWN BY: PR 5/15/17

EXHIBIT K
LARKSPUR DRIVE CROSS SECTION



LARKSPUR DRIVE - LOOKING WEST

Fig 5.3-20 LOCAL RESIDENTIAL --SUBURBAN CHARACTER

KEYMAP

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WOLF SPRINGS RANCH

PERIMETER STREET CROSS-SECTIONS

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EXHIBIT L
TRAFFIC SUMMARY

TRAFFIC SUMMARY

The complete Traffic Impact Study is on file with the City of Scottsdale under project #Z176-PA-2016. See Table 2 and Figure 7 below for a summary of the findings.

Table 2: Comparison of Trips from Existing Land use and Proposed Single-Family Residential Development

Land Use	Size	Trips						
		24-Hour	AM			PM		
			Total	Enter	Exit	Total	Enter	Exit
Existing Land use								
Single family Homes	12	114	9	2	7	12	8	4
Casy Preschool (From Counts)		148	22	13	9	19	8	11
Mission Montessori (From Counts)		216	66	35	31	15	2	13
Total Existing Traffic		478	97	50	47	46	18	28
Proposed Land use								
Single family Homes	40	381	30	8	23	40	25	15
Change in Trips (Proposed – Existing)		-97	-67	-42	-24	-6	7	-13

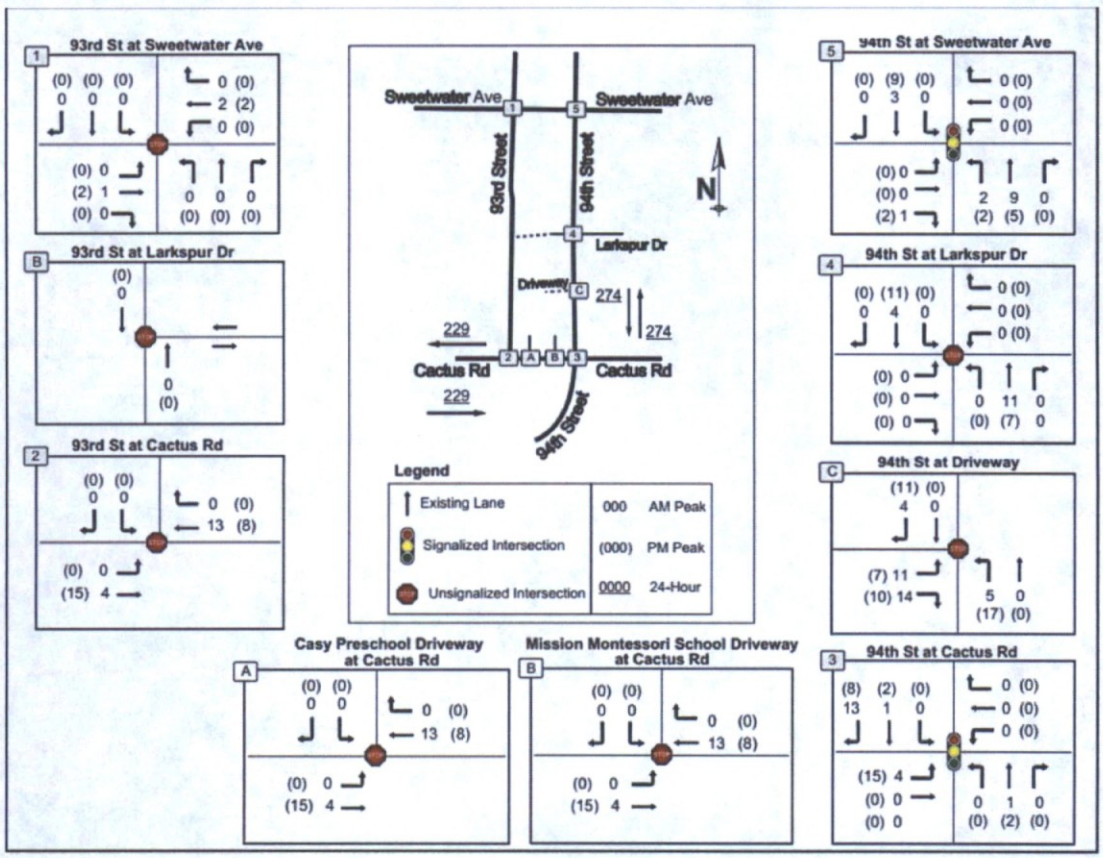
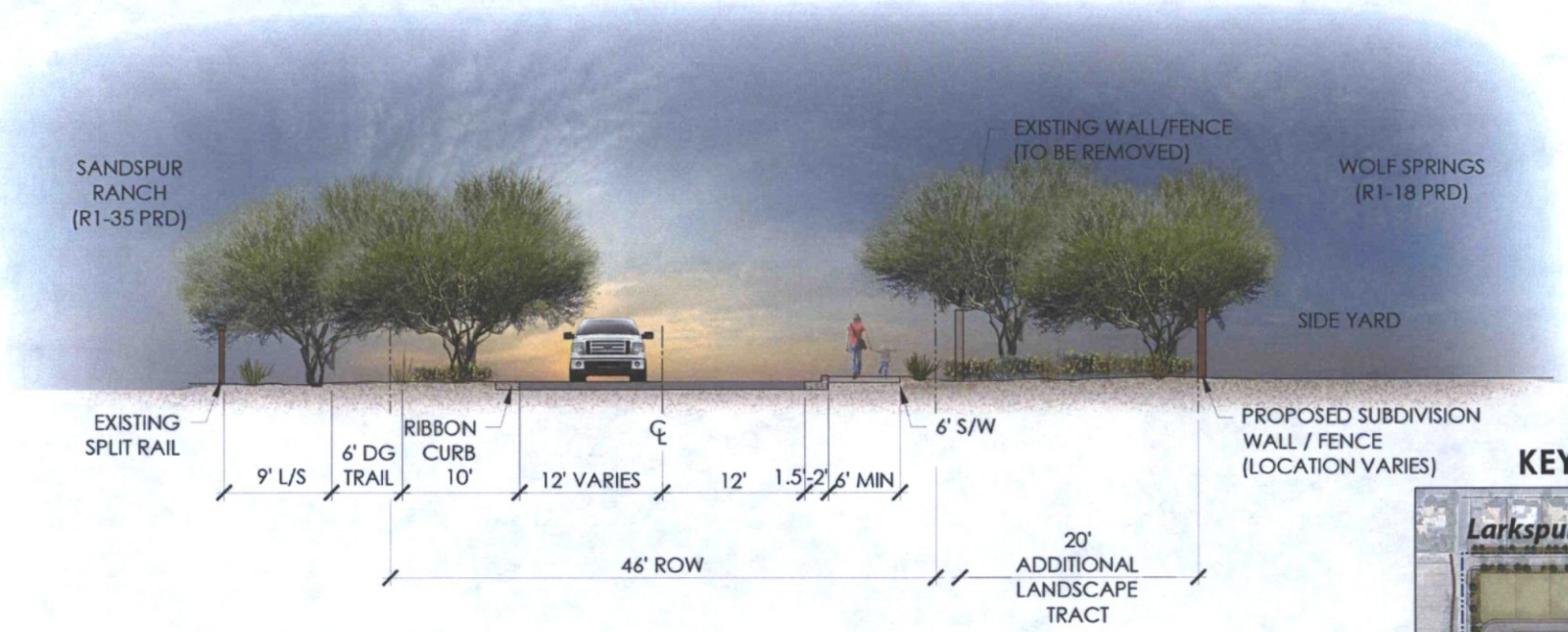


Figure 7: Site Traffic Assignment

EXHIBIT M
PERIMETER STREET CROSS SECTIONS



93RD STREET - LOOKING NORTH

Fig 5.3-20 LOCAL RESIDENTIAL - SUBURBAN CHARACTER

KEYMAP

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PERIMETER STREET CROSS-SECTIONS

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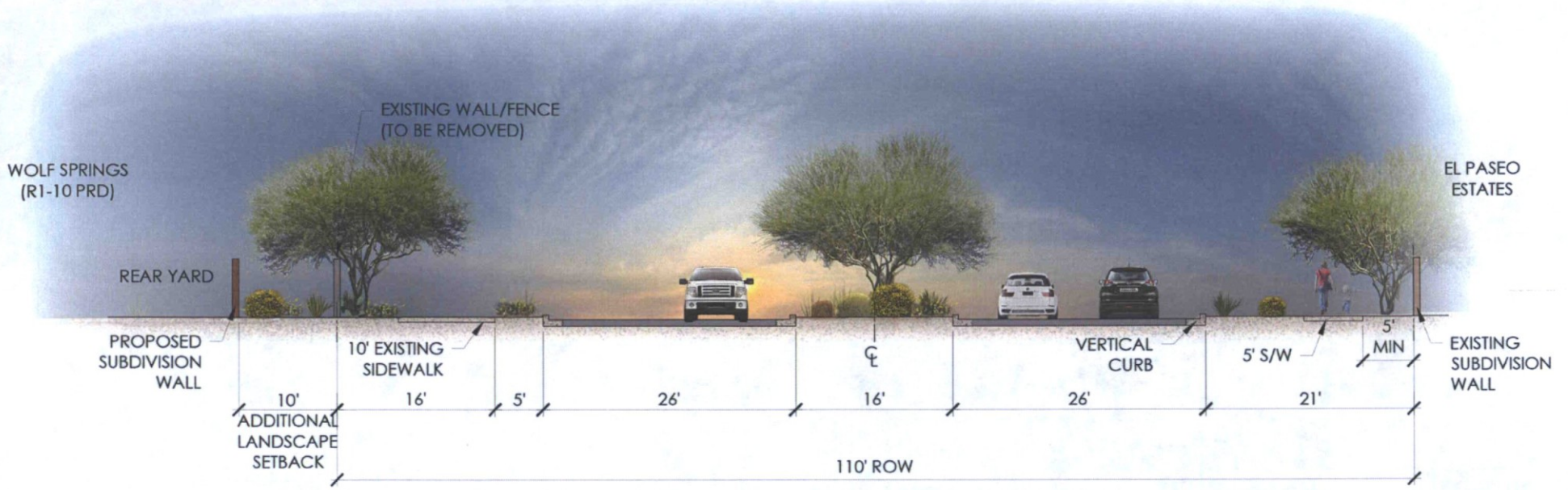

94TH STREET - LOOKING NORTH

MODIFIED FIG 5.3-5 MINOR ARTERIALS -- SUBURBAN CHARACTER

KEYMAP

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WOLF SPRINGS RANCH

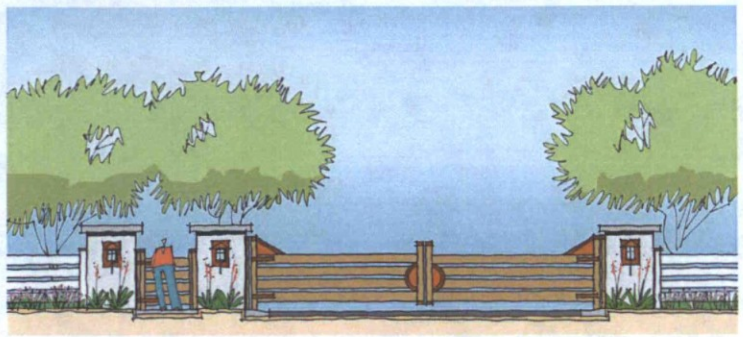
PERIMETER STREET CROSS-SECTIONS

S:\1580 -Wolf Springs\CAD\PLANNING\LVA-1580-CROSS SECTIONS.dwg Nov 15, 2016

EXHIBIT N
CONCEPTUAL INTERPRETIVE TRAIL AMENITY

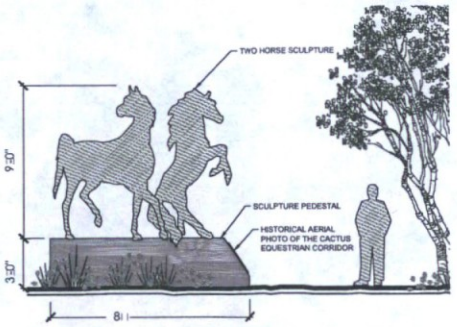
COMMUNITY TRAIL PLAN

SCALE: 1" □ 200□



COMMUNITY ENTRY GATES - CONCEPT

SCALE: NTS



TRAIL SIGNAGE/SCULPTURE

SCALE: 1" □ 20□

PARADA DEL SOL - SCOTTSDALE HISTORICAL SOCIETY

ANNE M□ CORMIC□ FOUNDED THE ARABIAN HORSE SHO□S

BRING THE CATTLE IN ON HORSEBAC□ : BRO□NS RANCH

SHOEING HORSES NEAR DC RANCH

TIMELINE

BRO□NS RANCH/DC RANCH - 1885

□NFIELD SCOTT FORMS THE SCOTTSDALE SCHOOL DISTRICT - 1896

SCOTTSDALE BECOMES A CITY - 1951

ANNE M□ CORMIC□ FOUNDS THE 1ST ARABIAN HORSE SHO□ - 1954

FIRST PARADA DEL SOL RODEO - 1954

HORSE RANCHES TA□E HOLD ALONG CACTUS RD. - 1950S □ 1960S

NOTABLE SCOTTSDALE HORSE RANCHES

BUFFALO RANCH
CACTUS ACRES
PRETTY PONY RANCH
LADY HA□ RANCH
PRETTY PENNY RANCH
SANDSPUR RANCH
CHAUNCEY ARABIANS

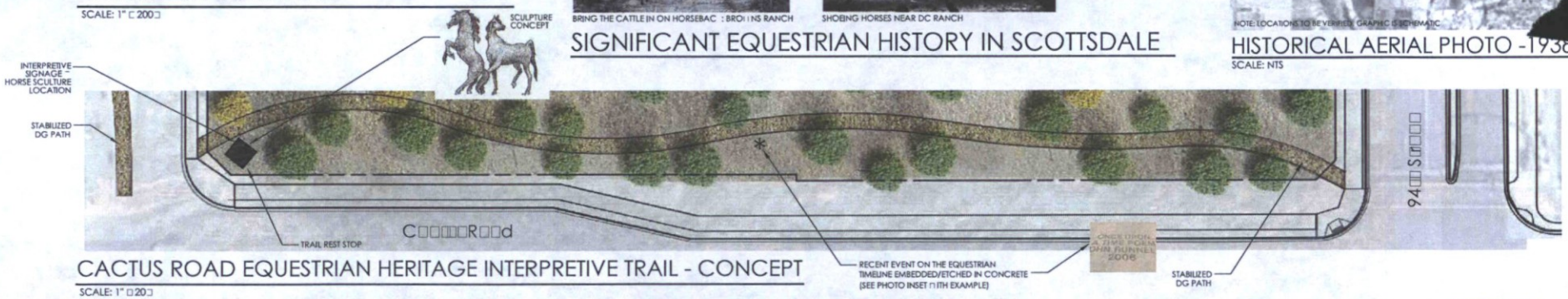
RA□ HIDE□ESTERN TO□N BUILT - 1971

□EST□ ORLD (HORSE FAC.) BUILT - 1985

SIGNIFICANT EQUESTRIAN HISTORY IN SCOTTSDALE

HISTORICAL AERIAL PHOTO -1938

SCALE: NTS



CACTUS ROAD EQUESTRIAN HERITAGE INTERPRETIVE TRAIL - CONCEPT

SCALE: 1" □20□

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WOLF SPRINGS RANCH

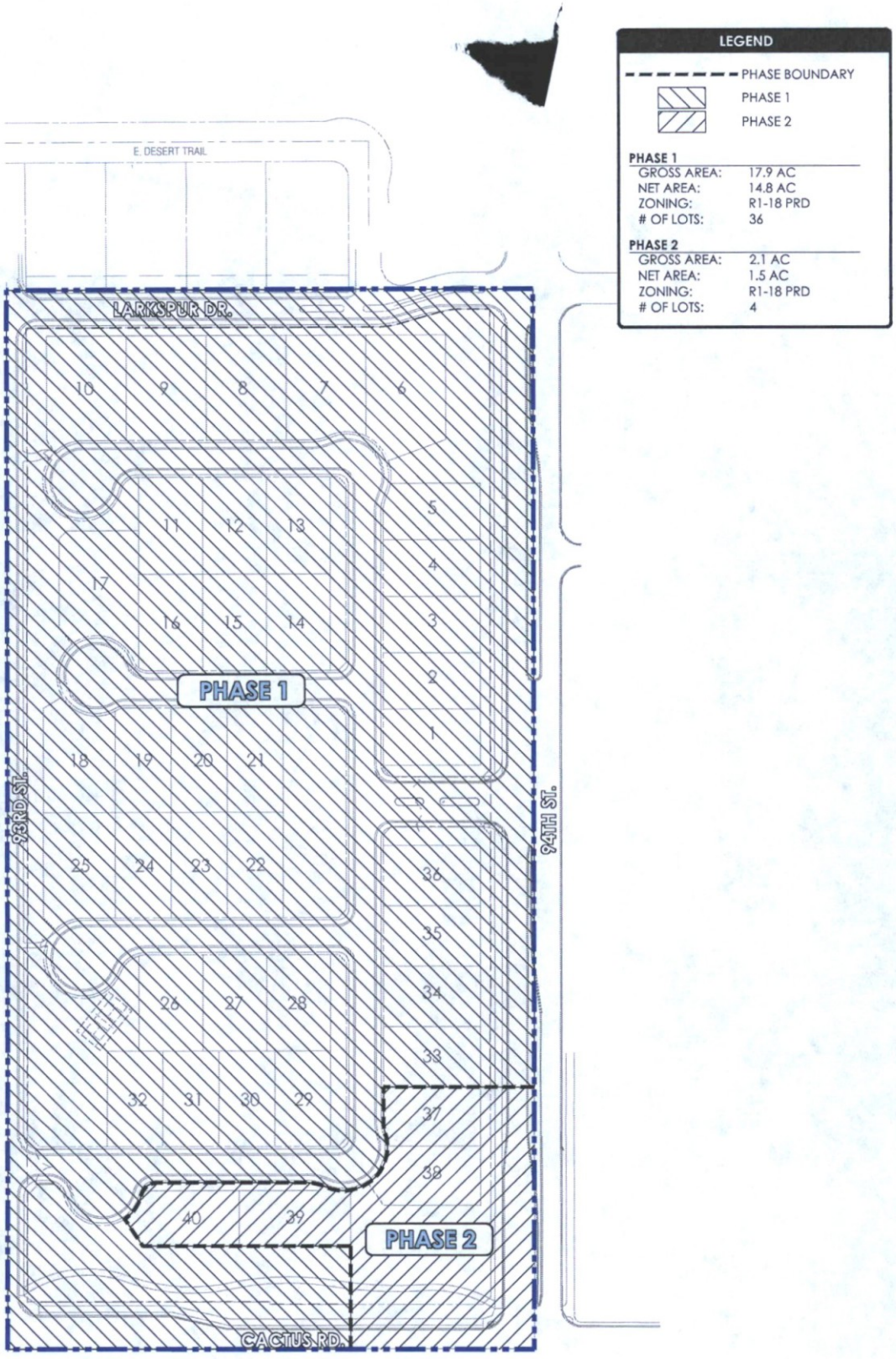
CONCEPTUAL INTERPRETIVE TRAIL AMENITY

APPROX. SCALE: 1" = 20'

NORTH

1580.1 DRAWN BY: TEAM 5/3/17

EXHIBIT O
PHASE PLAN



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PHASE PLAN

APPROX. SCALE: 1"=60'

NORTH

1580 DRAWN BY: PR 5/15/17