

Case Research

See Ord No 163

ORDINANCE NO. 1641

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, RY, AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO THAT ZONING SHOWN ON ZONING MAP NO. 607 : AND DECLARING AN EMERGENCY.

WHEREAS, Zoning Case No. 36-Z-84 has been properly noticed for public hearing, pursuant to the requirements of the Scottsdale Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings thereupon have been completed, and

WHEREAS, the Council of the City of Scottsdale instructed the Zoning staff to prepare an ordinance and map changing the zoning on the property described in Application No. 36-Z-84 as requested by the applicant, and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale be amended to conform with the aforesaid decision of the Scottsdale City Council;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, that the "District Map" adopted as a part of Ordinance No. 455, showing the zoning district boundaries in the City of Scottsdale, is amended as shown on the attached Zoning Map No. 607, which map together with all notations, references and other information shown thereon is incorporated as a part of this ordinance and shall have the same force and effect as if fully set forth herein.

WHEREAS, the immediate operation of the provisions of this ordinance is necessary for the preservation of the public peace, health, safety and welfare, an EMERGENCY is hereby declared to exist and this ordinance shall be in full force and effect from and after its final passage and adoption by the City Council.

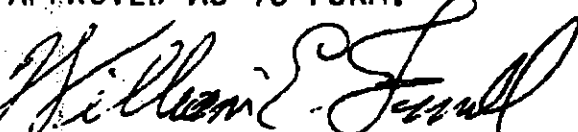
PASSED AND ADOPTED by the Council of the City of Scottsdale this 1st day of May 1984 .


Herbert R. Brinkwater, Mayor

Attest:
Roy R. Pederson, City Clerk

By: 
Betty Warren, Deputy City Clerk

APPROVED AS TO FORM:


William E. Farrell, City Attorney

CITY COUNCIL ACTION REPORT

TO: MAYOR AND CITY COUNCIL DATE: 12/17/84
FROM: COMMUNITY DEVELOPMENT/COMMUNITY PLANNING
SUBJECT: RESOLUTION NO. 2518 AMENDING THE SCOTTS-
DALE GENERAL PLAN FOR THE FOOTHILLS AREA

W. King *W*D. Onderdonk *DO*

STAFF

AGENDA
ITEM NO.*11***RECOMMENDATION**

It is recommended that the City Council adopt Resolution No. 2518 adopting the Scottsdale Foothills Plan as an amendment to the City of Scottsdale Comprehensive General Plan.

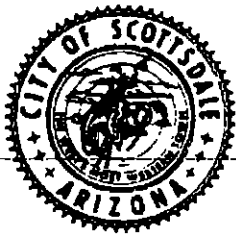
FACTS

On October 1, 1984 the City Council unanimously approved the Scottsdale Foothills General Plan. The Plan establishes policies for land use, circulation, environmental design, and public facilities for an area bounded by the Central Arizona Project on the south; 136th Street alignment on the east; Dove Valley on the north; and 56th Street and the City of Phoenix bounded on the west. The plan is the result of two years of study with the Council, Planning Commission, city staff and consultants, as well as numerous hearings, workshops and meetings with residents and property owners. All adjacent jurisdictions and agencies were notified of this planning process prior to the first public hearing on February 9, 1984. This plan will be used to provide a framework for community decisions concerning the Scottsdale Foothills Area.

[Signature]
Tommy J. Davis Assistant City Manager

ATTACHMENTS

1. Scottsdale Foothills Plan
2. Resolution No. 2518 Amending the General Plan Scottsdale Foothills Area



Scottsdale Foothills

(General Plan)

adopted by city council - dec. 17, 1984

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CITY

COUNCIL

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Rene Wendell

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COMMISSION

Dan Strampe, Chairman
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George Hoagland
Mary Manross
Richard Thomas
Jim Wellington
Dave Wood

SUMMARY

- **Regional Context**
- **Process**
- **Elements**

CIRCLE MOUNTAIN

HOMER BOW

ROCKAWAY HILLS

DESERT HILLS

JOY RANCH

STAGECOACH PASS

CAREFREE HIGHWAY

DOVE VALLEY

LONE MOUNTAIN

DIXIE

DYNAMITE

JOMAX

HAPPY VALLEY

PINNALE PEAK

DEER VALLEY

BEARDSLEY

UNION HILLS

BELL

GREENWAY

THUNDERBIRD

CACTUS

SHEA

DOUBLE TREE

MCCORMICK PKWY

INDIAN BEND

MCDONALD

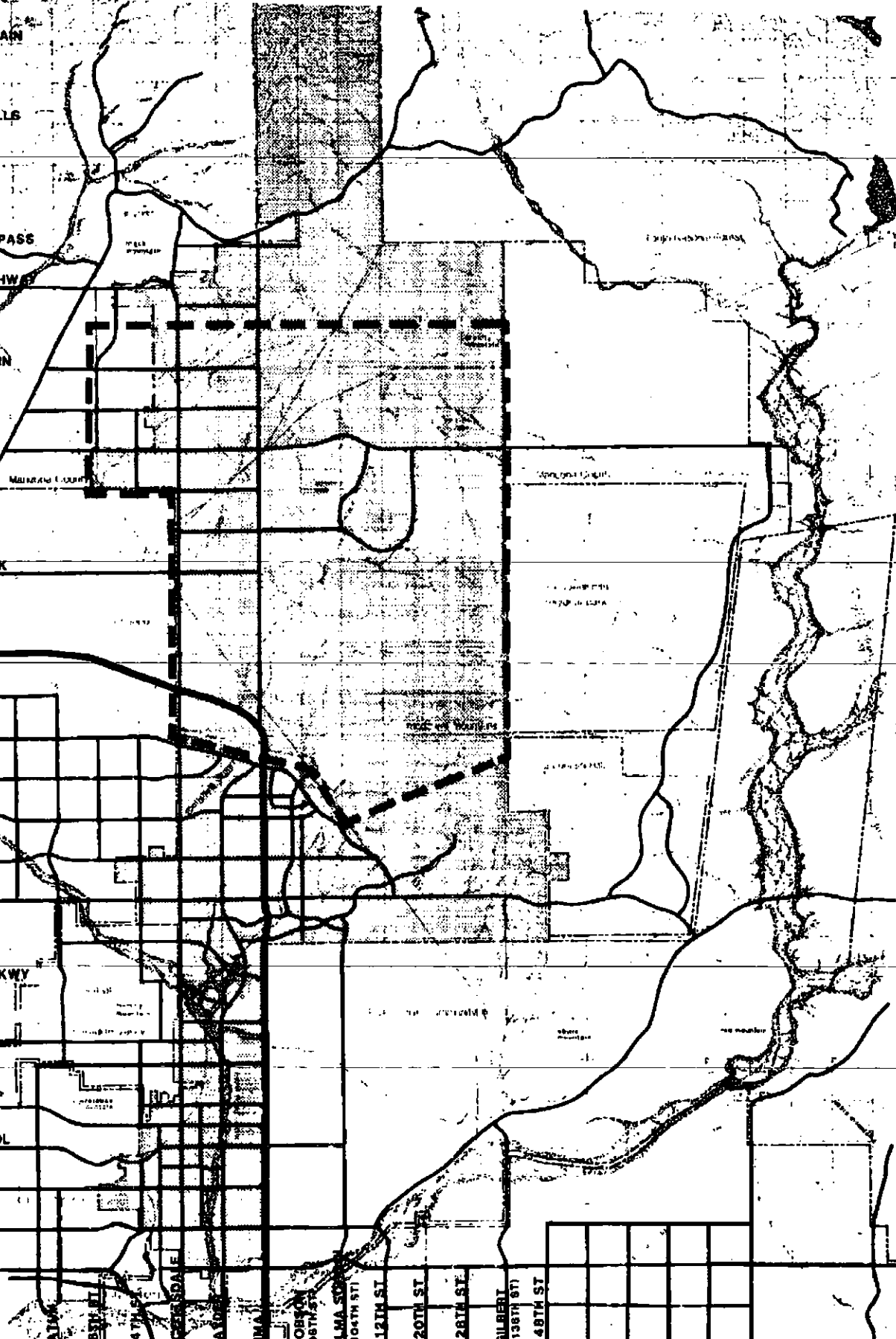
CAMELBACK

INDIAN SCHOOL

THOMAS

MCDOWELL

MCKELLIPS



REGIONAL CONTEXT

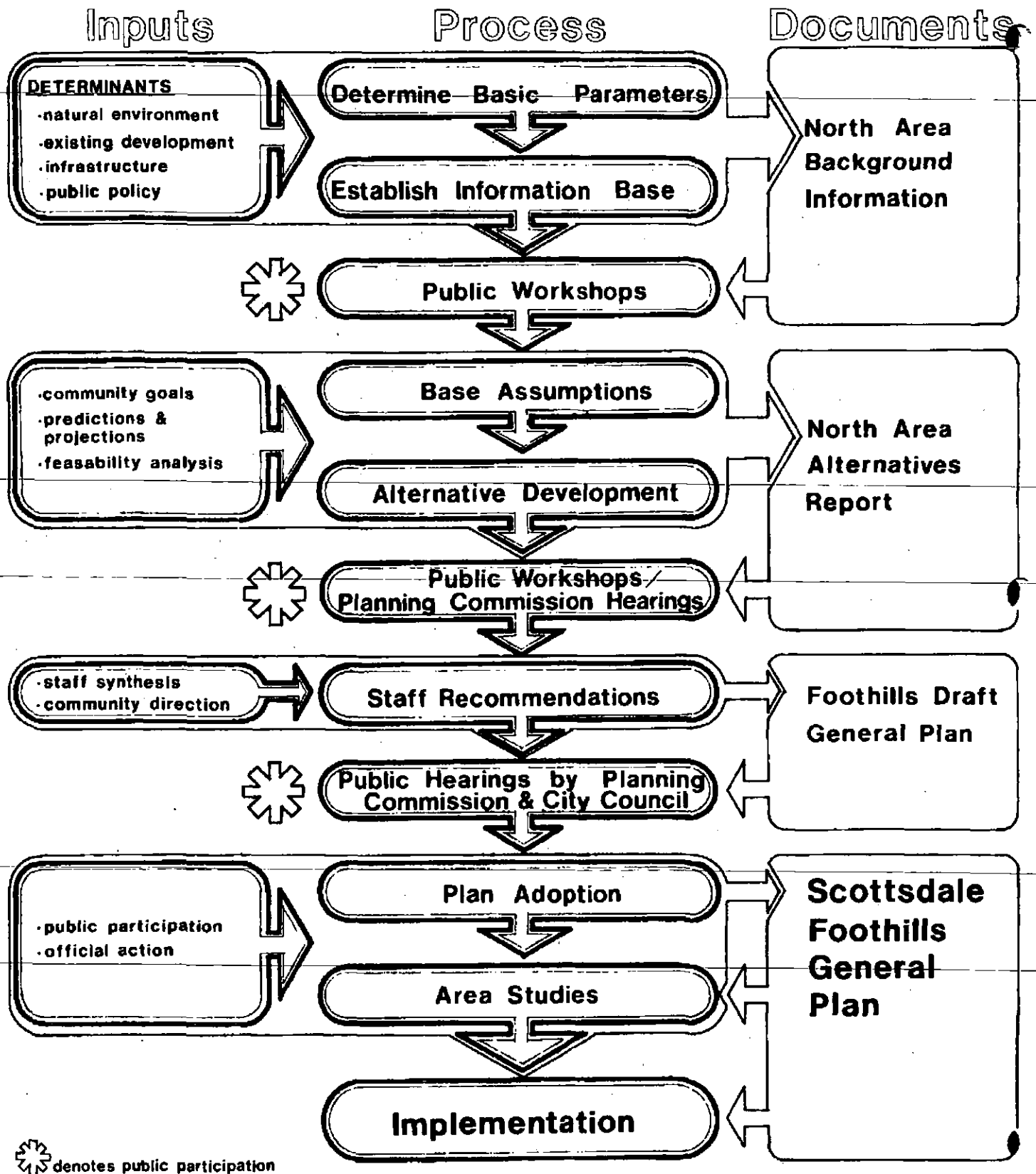
study area boundaries

INTRODUCTION

In preparing the Scottsdale Foothills Plan, the City of Scottsdale wanted to prepare a planning document that would show, in general terms, the direction in which the city wanted to grow. Since the future can not be predicted with great accuracy, the plan has a two-fold purpose. First the plan serves as a flexible, general guide for community growth. We know that the mountains and high desert should be protected. We also know that Scottsdale is a growing community and growth in the Foothills Area is inevitable. We have the opportunity to shape the city's growth to protect the environment, and to encourage economic development.

Our goal is to be approximately right rather than be absolutely wrong. Given the very long projected build-out period for the plan, it is expected that it will be revised several times before most of the development takes place. Therefore, the plan provides a framework for thinking about the future. In fact, the plan is a way of creating the future.

Second, and equally important, the plan alerts us to development opportunities in the Foothills Area. By producing the plan, the city can encourage the type of development it wants. Certain elements in the Foothills Plan such as the circulation, water and sewer plans will make coordinated development possible. Other planning elements suggest general locations for unique activities such as resorts, shopping centers or recreational facilities. While we can't say that the PGA moved their Tournament Players Club to Scottsdale because of the Foothills Plan, we know that the designation of a potential golf course site on the map attracted their attention.



Scottsdale Foothills Planning Process

FOOTHILLS PLANNING PROCESS

With citizen help, the City of Scottsdale prepared a General Plan for the Scottsdale Foothills. In order to encourage citizen participation in the Foothills planning process, the Community Planning program held a series of workshops and hearings on a draft plan for the area. This plan is part of a sequence of events started over two years ago.

In 1982, the City of Scottsdale annexed a sizeable area near Pinnacle Peak. Over the next year, area residents worked with city staff and the Planning Commission to prepare the Pinnacle Peak Interim Plan. Later, with new annexations in 1983, the City Council directed staff to prepare a general plan for a 96 square mile area of North Scottsdale.

An in-depth report concerning the physical environment, public improvements, and public policy in the Foothills Area was prepared by city staff a year and a half ago. This document and accompanying slide presentation has been shared with the public at numerous meetings held throughout the community. Later, four alternative concept plans were drafted based on the information gathered in the research phase. The alternatives were the subject of many additional informal meetings, three workshops, and one formal public hearing held by the Scottsdale Planning Commission.

Based on the information gathered at earlier meetings, the Planning Commission directed staff to prepare the draft Scottsdale Foothills Plan. The draft plan was the subject of community workshops held in July and August of 1984. Further hearings were held by the Planning Commission on September 17, and by City Council on October 1, 1984. Also, at their October 1 meeting, City Council unanimously approved the Scottsdale Foothills Plan which will serve as a general guide for community growth.

Please feel free to share your comments with us. Our address is Scottsdale Community Planning, 3939 Civic Center Plaza, Scottsdale, AZ 85251.

THE GENERAL PLAN

The General Plan is an official public document that is adopted and approved by the Scottsdale City Planning Commission and City Council. The plan itself is a composite of many coordinated and consistent elements including transportation, land use, community facilities, environmental protection, and so on. The General Plan is a report documenting the result of the planning process at one or several specific points in time (thus the plan requires regular reviews and updates).

The purpose of the plan is to guide decisions concerning the physical development of the community. It therefore addresses social and economic aspects of the city as well. The plan is a statement of how the city should develop over the next 20 or more years and what can and should be done to increase the likelihood of that happening. Therefore, the plan can perform many functions:

- Statement of City Policy. The plan is a statement of the community's goals, or "what the community wants." It offers a vision of what might be.
- Guide to Decision Making. The plan is a means for guiding and influencing a variety of public and private decisions that eventually create the future city. The regular ongoing public decision making process includes land development cases (rezoning, subdivision etc.), capital improvement programming and specific capital expenditure decisions, redevelopment plans and proposals and so on. These decisions can be made on an ad hoc basis or perhaps with a view of other factors in mind. Or, they can be made in the light of a comprehensive plan representing a relatively clear picture of what has been deemed to be the desirable future development of the community. A more effective, efficient and attractive city will result when a plan is developed--and used to guide decision making.
- Long Range Perspective. General plans are sometimes critized for their Long range orientation. It is pointed out that it is difficult, if not impossible, to predict 20 years into the future with certainty. This is true, however, an effective plan does not provide a "blue print" of the future city: rather it provides the general direction and guidance for the future which can be adjusted to changing conditions. A good plan should be slightly utopian. It should inspire and challenge us with a vision of what Scottsdale might become. A long range plan allows decision makers to look at current decisions in the light of their long term consequences and in terms of their impacts on other related systems. This is important because the regular ongoing decisions which are made affecting the development of the city are long range decisions that we will all live with for 20 years and probably much longer.

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- Improving the Quality of the Environment. One function of the plan is to facilitate the improvement of the quality of the urban and natural environment. The plan accomplishes this through review of regulations, control of the use and development of land, and also through the provision and expansion of community facilities and services.
 - Promoting the Public Interest. By basing the plan upon facts and conclusions developed through background studies, assurance that the plan is reasonable and impartial is achieved. This helps promote the interest of all persons rather than the interest of individuals or special interest groups. Decisions based on a plan are less likely to be made in an arbitrary or capricious manner.
 - Technical Expertise and the Conveyance of Advice. The General Plan provides policy makers with the opportunity to receive the counsel of its advisors in a coherent, unified form. The advice is based upon a comprehensive examination of the data and technical evaluation of the impacts of alternative plans or courses of action. The coordination of technical studies and advice with the political decision making process is necessary to bring about the desired urban development in accordance with the plan and in the most efficient and economic manner.
 - Communication. Through the General Plan the City Council presents a unified picture of its long range strategies and policies to all those concerned with the growth and development of the community. That audience includes the City Planning Commission, planning staff, the City Manager and other municipal departments, other governments and public agencies, the private development community, civic organizations and the general public. The plan enables the actors in the city development process to anticipate decisions of the City Council and to develop projects supportive of the plan rather than in conflict with it.
 - Education. The plan is educational for all actors in the development process and anyone who reads it. It should: arouse interest in community affairs, offer factual information on present conditions in the community and probable future trends, awaken them to the possibilities of the future, tell them something about the operations of their city governments, and impart some of the ideas of city planning.*
 - Legal Document. In recent years court decisions and new legislation adopted by state legislatures have strengthened greatly the importance of the plan as a legal document. In deciding the litigation of development cases, the courts are beginning to increasingly rely on general plans as a basis for enforcing land development regulations.

GENERAL PLAN ELEMENTS

The Scottsdale Foothills General Plan is a flexible policy guide for the physical development of the North Scottsdale area. Those people concerned with the future development of the city south of the Central Arizona Project are encouraged to consult the original general plan for the city.

ENVIRONMENTAL DESIGN ELEMENT

Purpose: Plan to maintain Scottsdale's life-style by enhancing its unique natural and manmade environment.

- Plans:**
1. Character Plan/Guidelines
 2. Streetscape Plan/Guidelines
 3. Openspace Plan/Guidelines
 4. Street lighting Plan/Guidelines
 5. Resource Conservation Plan/Guidelines

LAND USE ELEMENT

Purpose: Plan for the orderly and efficient distribution of the type, amount, and location of land uses.

- Plans:**
1. Land Use Plan/Guidelines
 2. Land Use Profile

CIRCULATION ELEMENT

Purpose: Plan for efficient and safe movement of people and goods.

- Plans:**
1. Street Plan/Guidelines
 2. Bikeway Plan/Guidelines
 3. Trail Plan/Guidelines
 4. Airport Compatibility Plan/Guidelines

PUBLIC FACILITIES ELEMENT

Purpose: Plan for municipal utilities, public structure and properties required to meet the needs of the community.

- Plans:**
1. Water System Plan/Guidelines
 2. Sewer System Plan/Guidelines
 3. Drainage System Plan/Guidelines
 4. Park and School Sites Plan/Guidelines

For further information concerning Scottsdale's General Plan and the city's planning process, contact the Community Planning Department at (602) 994-2318, 3939 Civic Center Plaza, Scottsdale, AZ 85251.

ENVIRONMENTAL DESIGN



- **Character**
- **Streetscape**
- **Open Space**
- **Streetlighting**
- **Resource Conservation**

CHARACTER PLAN GUIDELINES

1. Scottsdale's small town atmosphere, scenic beauty, quality development and western cultural heritage should be protected and enhanced.
2. Primary "gateways" to the city should be marked with entry features, unique developments and/or contrasting land use patterns to convey a strong sense of entry.
3. The visual quality of special districts, major circulation corridors, open spaces and community landmarks should be protected.
4. The natural environment, including the McDowell Mountains, major washes and significant vegetation should be protected.
5. Scenic vistas of mountains, natural features and urban landmarks should be protected.
6. Project designs that are responsive to people's needs, site conditions, the desert environment and indigenous architectural approaches will be promoted.
7. The unique character of district, activity center and neighborhood designs should be encouraged.
8. New structures which reflect the form, scale, materials and design features of the district within which they are sited should be promoted.
9. Signage should be easy to read and compatible in scale and character with its use and surroundings.
10. Landscape designs should protect and utilize existing native plants, strengthen design themes of character districts within which they are sited and be responsive to local conditions.
11. Utility undergrounding and mechanical screening should be encouraged.
12. Comprehensive design principles and standards for public and private projects should be required.
13. Scottsdale should be immediately identifiable as a "world class" city.

CHARACTER FEATURES

The McDowell Mountains are conserved for open space as part of the Hillside Zoning District. They form a dramatic backdrop to Scottsdale and the northeast Phoenix metropolitan area. Emphasized by the sharp contrast of a developed urban center within a rugged desert wilderness, this area has a rich variety of plant life, intricate washes, deep valleys and steep, jagged peaks. The change in "relief" as the mountains rise from the valley's desert floor is abrupt and striking.

The Central Arizona Project Recreation corridor is a major open space and regional recreational amenity. The corridor is a part of the Central Arizona Project which will deliver water from the Colorado River and help control local flooding. The CAP aqueduct and dike form an urban edge by blocking views and limiting access to designated crossings. The corridor will provide open space for a variety of recreational activities including PGA and municipal golf courses, a horse arena, polo field, and a continuous trail system.

The Regional Core will serve as a mixed use urban center. The large scale uses planned for this area take advantage of the flat land and the outer loop freeway.

Scenic Corridors follow the major circulation links of North Scottsdale and visually tie together vast portions of the city. This includes the 20 year old Desert Foothills Scenic Drive. These corridors should be designed as a unified whole with emphasis on the preservation of views, natural desert landscape character, and the casual life-style of the area.

Pinnacle Peak is a spectacular isolated landmark rock formation located just north of Happy Valley Road. This rock pinnacle serves to identify the Pinnacle Peak cluster of planned villages.

"Western" Commercial is planned on Alma School just east of Pinnacle Peak. This concentration of western specialty shops and entertainment should continue the historic western theme already established for the

CHARACTER DISTRICTS

The Hillside District contains rugged terrain and rich desert vegetation which provides unique constraints and opportunities for development. Compact development which reflects the character of the land at the base of the mountains will form a natural edge to the Phoenix metropolitan area. The Hillside District has seven sub-districts: Foothills estate, desert cluster, low intensity cluster, mountain cluster, resort village.

- The Foothills Estate areas are large lot sites where some development has already occurred. Special care should be taken to preserve the natural character of the land and protect the existing residential neighborhoods.
- The Desert Cluster areas are sites with particularly sensitive and unique natural environments. The impacts of development should be kept to a minimum through clustering.
- The Low Intensity Cluster areas provide a transition from rural character districts to those of a more suburban character. Significant natural open-spaces should be retained and clustering encouraged.
- The Mountain Cluster areas have moderate densities and mixed uses. Clustering and sensitive building design will be used to harmonize with the natural character of the land.
- The Resort Corridor is a concentration of major resort facilities at the Scottsdale Road entrance to Carefree. Quality tourist accommodations, specialty retail, compatible residential and a variety of amenities contribute to the character of this district.
- The Mountain Resort district is planned for very low intensity destination resorts surrounded by large areas of undisturbed desert. Some examples include "dude ranches," health retreats and isolated resorts.
- The Resort Village is an area of mixed resort, high amenity residential, recreational and specialty commercial uses which serve as focal points for much of the region. Special attention should be given to the traditional Spanish and pueblo building designs characteristic of the desert southwest.

There are four non-hillside character districts.

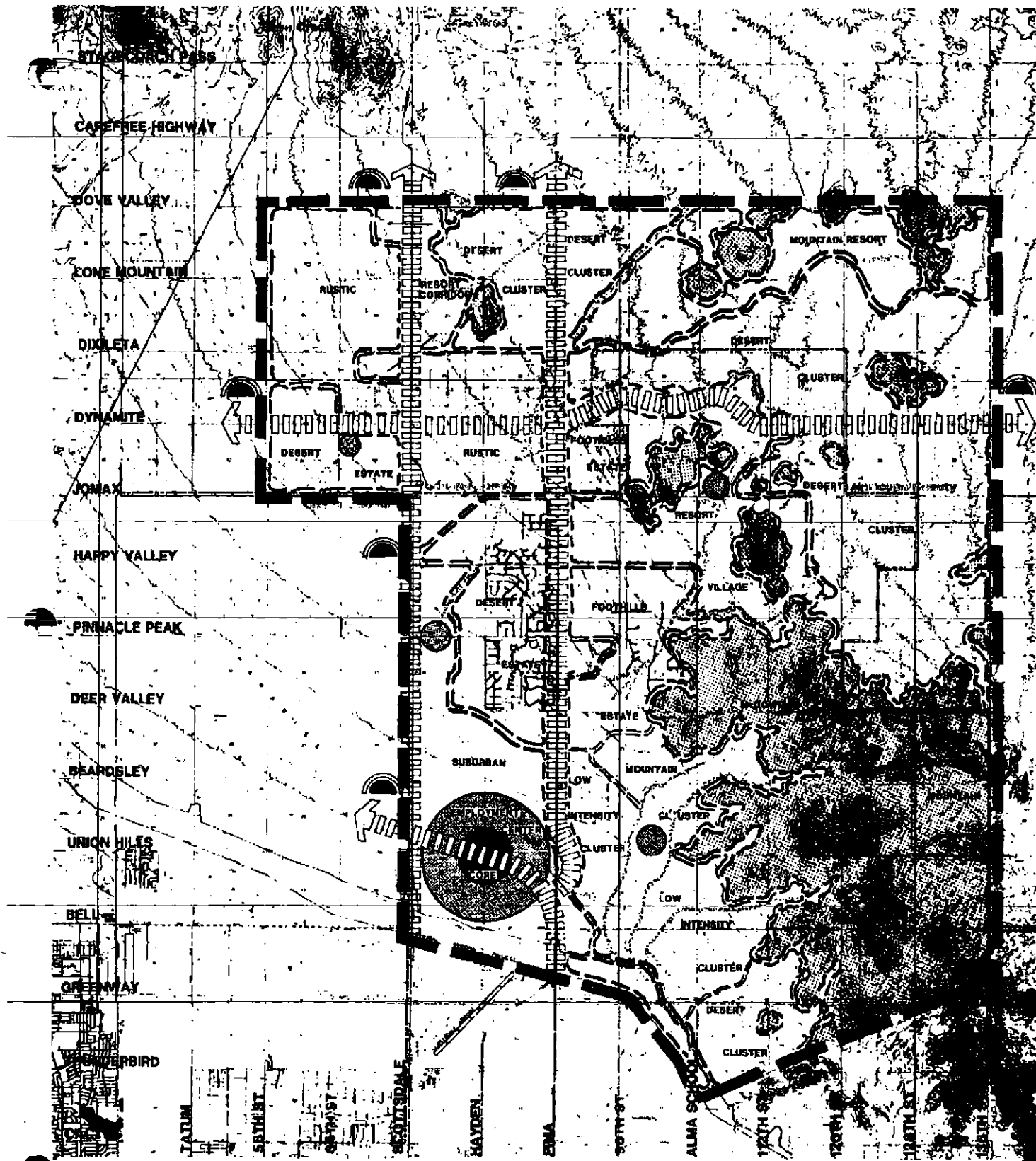
The Rustic District represents the existing areas of large-lot rural development. The natural desert character of this neighborhood should be maintained by: limiting road access, discouraging walls, encouraging conservation of desert vegetation and building low profile structures.

Desert Estate Districts include relatively low density, residential neighborhoods which typify the open, casual life-style common in Scottsdale. These districts should be strengthened by preventing the encroachment of non-conforming uses, encouraging harmonious architectural styles and by limiting through traffic.

Suburban Districts provide a mix of low to medium density residential neighborhoods as well as a variety of commercial and employment centers.

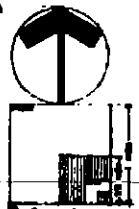
The Employment District includes a mix of major office and garden industrial uses. The scale and style of buildings should reflect the unique character of the southwest. Substantial buffering should occur adjacent to residential areas and a low density "campus" atmosphere is encouraged.






The Core is a mixed use center with major commercial, office, residential and high density residential uses.



CHARACTER PLAN

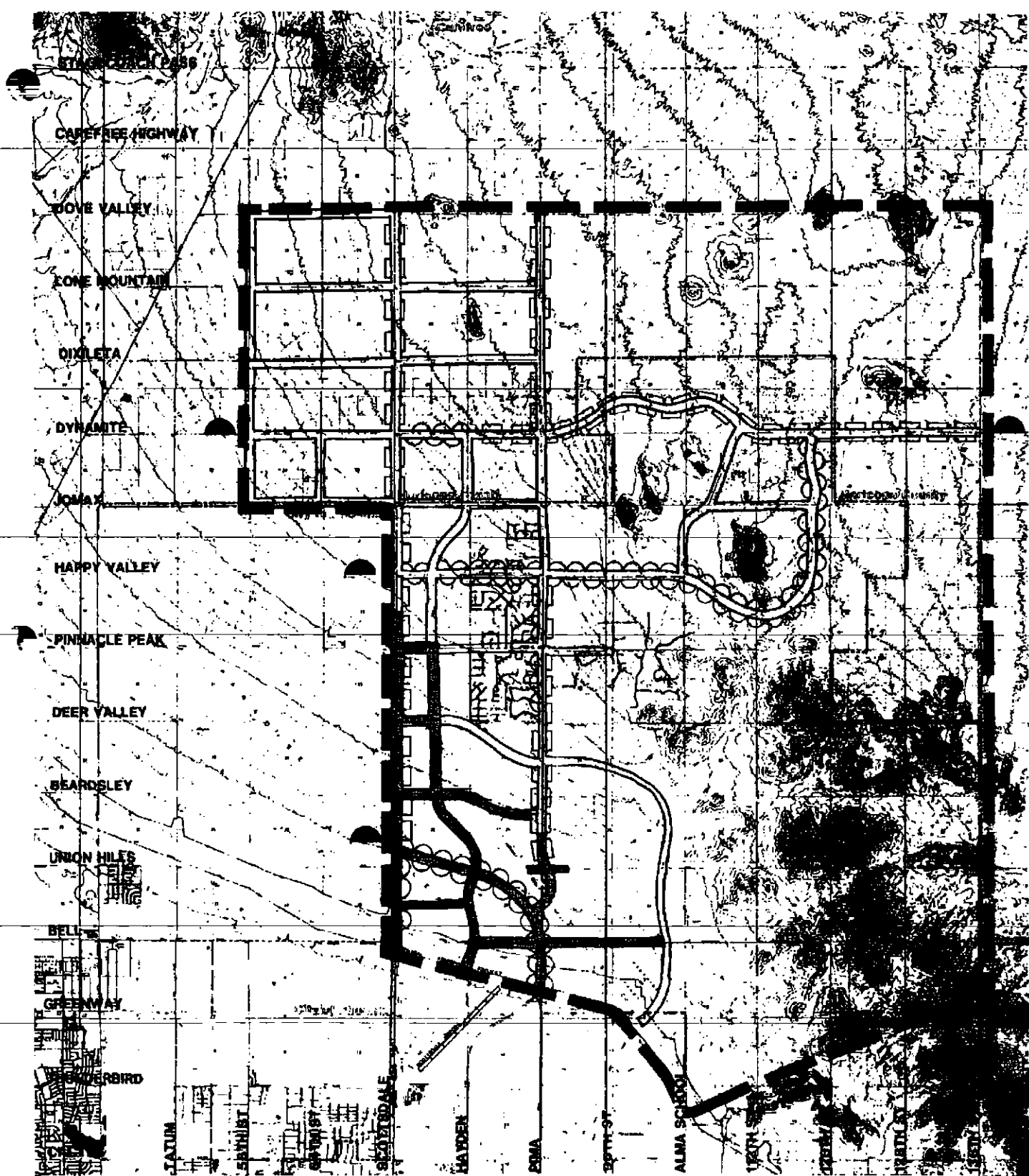
foothills plan



-  GATEWAY
-  ACTIVITY CENTER
-  CHARACTER DISTRICTS
-  MAJOR CIRCULATION
-  OPENSACE CORRIDORS

STREETSCAPE PLAN GUIDELINES

1. Scottsdale's streetscapes should visibly unify the city's vehicular circulation system and reflect the scale and intensity of adjoining land uses.
 - The urban type is for areas of intense land use like the employment core or resorts where pedestrian activity is heaviest and human comfort needs are the greatest. ~~Small flowering trees, lush groundcovers, decorative pavements, wall surfaces and amenities such as street furniture, graphics, shade and water features should be encouraged and carefully integrated into the design of such areas.~~
 - The arid type is for major thoroughfares in areas of low to moderate land use intensity. Landscape materials will include native plants or plants compatible with a desert environment. Special care should be given to protecting existing vegetation and natural features which can be incorporated into the improved streetscape design.
 - The natural type is for major thoroughfares in areas of low to very low land use intensity. Landscape materials will be limited to native plants, compatible with a desert environment. Special care should be given to protection of existing vegetation and natural features which give character to the area.
2. Scenic corridors should be used to enhance the view from major streets while major buffers mitigate traffic impacts along transportation corridors.
3. Major entries to the city should be identified in a manner which enhances Scottsdale's image and character.
4. Primary design determinants for streetscapes shall include low maintenance, low water consumption, traffic safety, and a strong relation to adjoining natural and man-made character features.
5. Signs, utilities and other public facilities in the streetscape will be integrated into the streetscape design with consideration given to materials, form and scale.

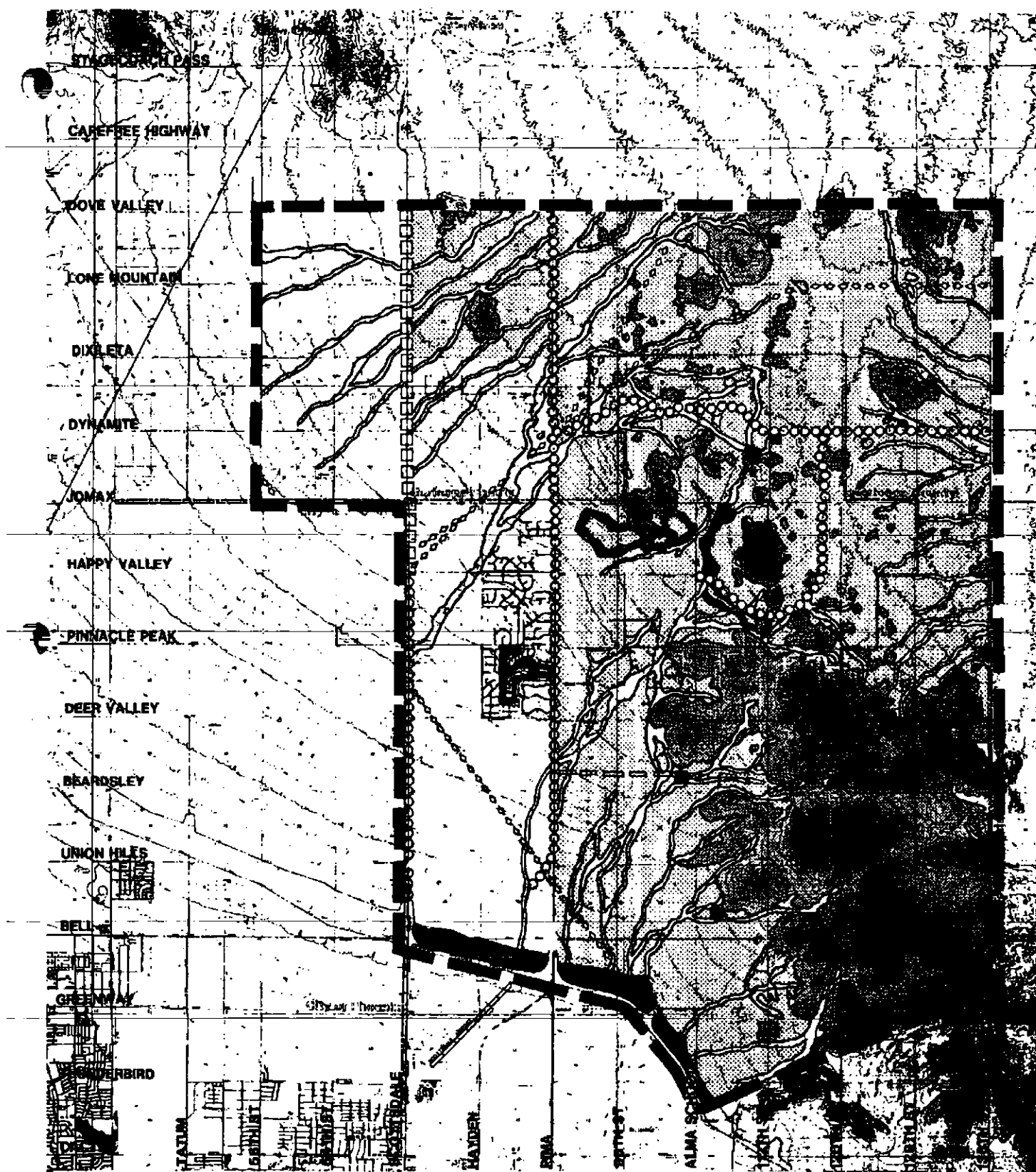


STREETSCAPE PLAN

foothills plan

OPEN SPACE PLAN GUIDELINES

1. An interconnected open space system should be permanently secured to maintain visual and functional linkages between major city open spaces. This system should include significant Scottsdale landmarks, major drainage courses, regional linkages and utility corridors.
2. Open spaces should relate to the uses and character of different areas of the city.
 - Developed green open spaces in the Foothills area are planned primarily for recreation, such as golf courses, playfields, and equestrian uses.
 - Developed arid open spaces include all remaining open spaces which are required for flood control, utilities or circulation.
 - Natural open spaces include the McDowell Mountains, major washes below the mountains and all other significant natural environments which will remain undeveloped. The design of adjacent development should protect the stability of natural areas in their native state.
3. Major wash corridors should be preserved as visual and open space links to the mountains and utilized for trails, bikeways and buffers between different land uses.
4. Visual and functional connections between major city open spaces should be preserved and integrated into the design of development projects.
5. The primary design determinants for open space should include low maintenance, low water consumption, public safety, drainage considerations and multi-use.
6. Utilities and other public facilities sited in open spaces should be integrated into the design of that open space, with consideration given to materials, form and scale.
7. The heritage of Scottsdale should be enhanced by preserving sites of local cultural or historic significance.
8. Historic properties should be reused on site or integrated into the character and pattern of adjacent development.



OPEN SPACE PLAN

footh'l s plan

STREETLIGHTING PLAN GUIDELINES

1. Streetlighting shall be consistent with the intensity of adjacent land uses, the need for public safety, and the image of Scottsdale.
2. In rural/estate areas streetlighting shall be kept to a minimum with lighting only provided at the major intersections.
3. Streetlight fixtures shall be shielded to direct light onto the street thereby maintaining a dark sky.
4. Streetlighting on major streets should reflect the traffic volumes and speeds, intersection spacing, and character of adjacent land uses.
5. The design of street lighting should provide a gradual transition between light and dark areas.
6. Private development will provide the streetlighting as specified on the plan.

Definition: IES - Illuminating Engineering Society

This industry group recommends illumination levels for municipal use.

RESOURCE CONSERVATION GUIDELINES

Development Policies

1. City development policies and regulations should foster conservation of natural resources.
2. To promote energy-efficient development patterns, city policies should encourage development in locations contiguous to existing development.
3. City policies and regulations should promote retrofitting of existing development to more energy and water conserving standards.
4. New development should be sited to protect solar access of adjacent properties and enhance energy conservation.
5. New buildings should be designed and constructed to minimize energy and water consumption.
6. New development should avoid the construction of heat absorptive surfaces that do not serve an essential function.
7. Landscaping should be native desert vegetation and other low water consumptive vegetation to the greatest extent practicable. Landscaping should be sited to enhance energy conservation.
8. All large water users including industrial and recreational uses should be designed to minimize their overall water consumption and utilize renewable or other new long-term sources.
9. Industrial development should be encouraged to recycle processing water on-site.

Transportation Policies

10. Land use patterns that reduce travel distances for employment and essential services, allow for alternative modes of transportation, and generally conserve energy should be encouraged.
11. City circulation systems should be designed and operated in a manner that promotes energy conservation to the maximum extent possible consistent with the city's other natural resource policies.
12. High density land uses should be located in a manner conducive to efficient mass transit routes.

City Property and Service Delivery Policies

13. All new public lands and buildings should be designed to facilitate natural resource conservation.
14. Existing public buildings should be periodically examined to determine the feasibility of retrofit to more energy and water conserving systems.
15. City water supply and distribution systems should be planned to promote water conservation and reuse.
16. City water systems should be planned to provide adequate reserves during periods of peak use and drought.
17. Delivery of all city services should be conducted in an energy-efficient manner.
18. The city should maintain an on-going public education program on resource conservation.

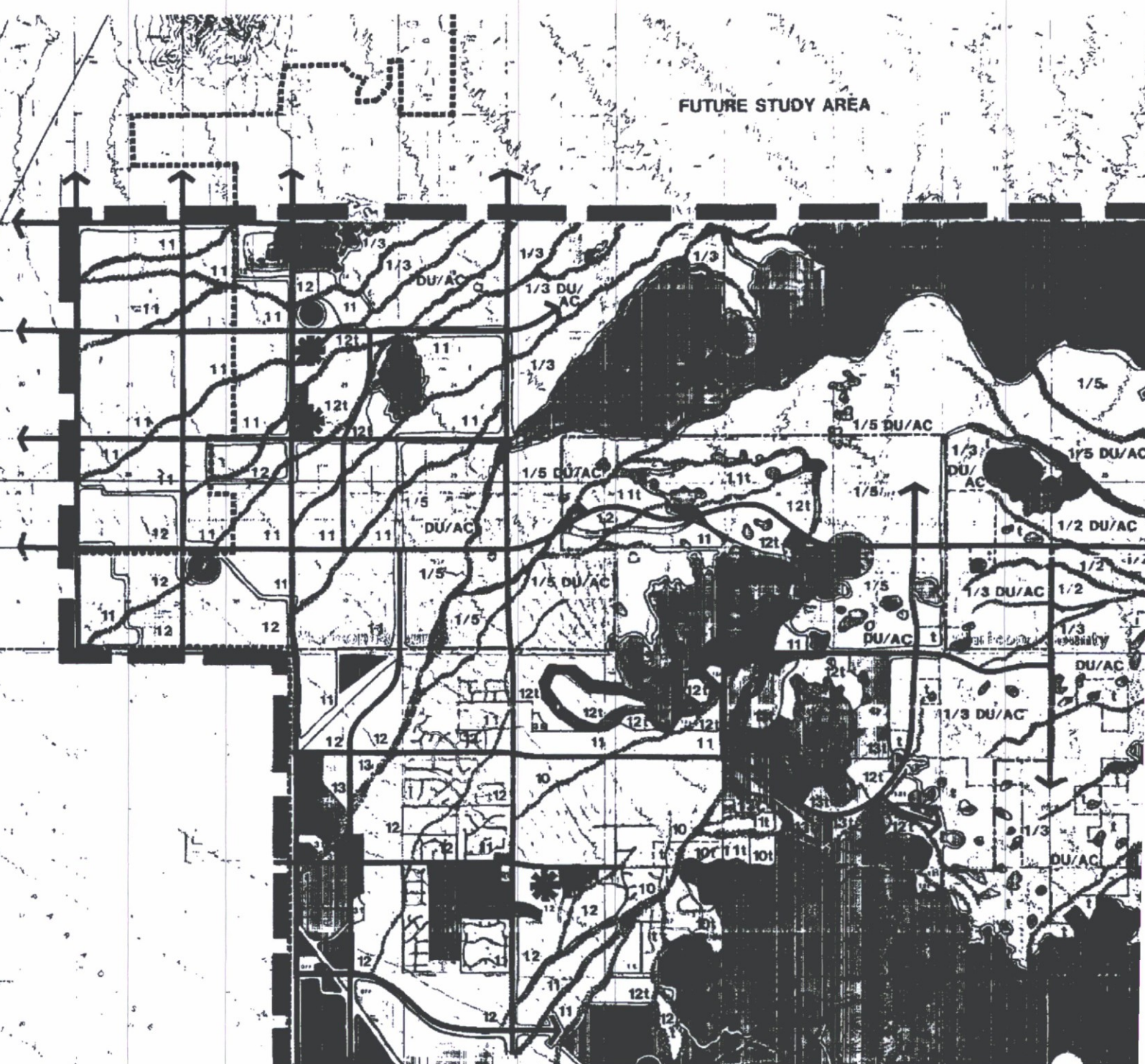
LAND USE

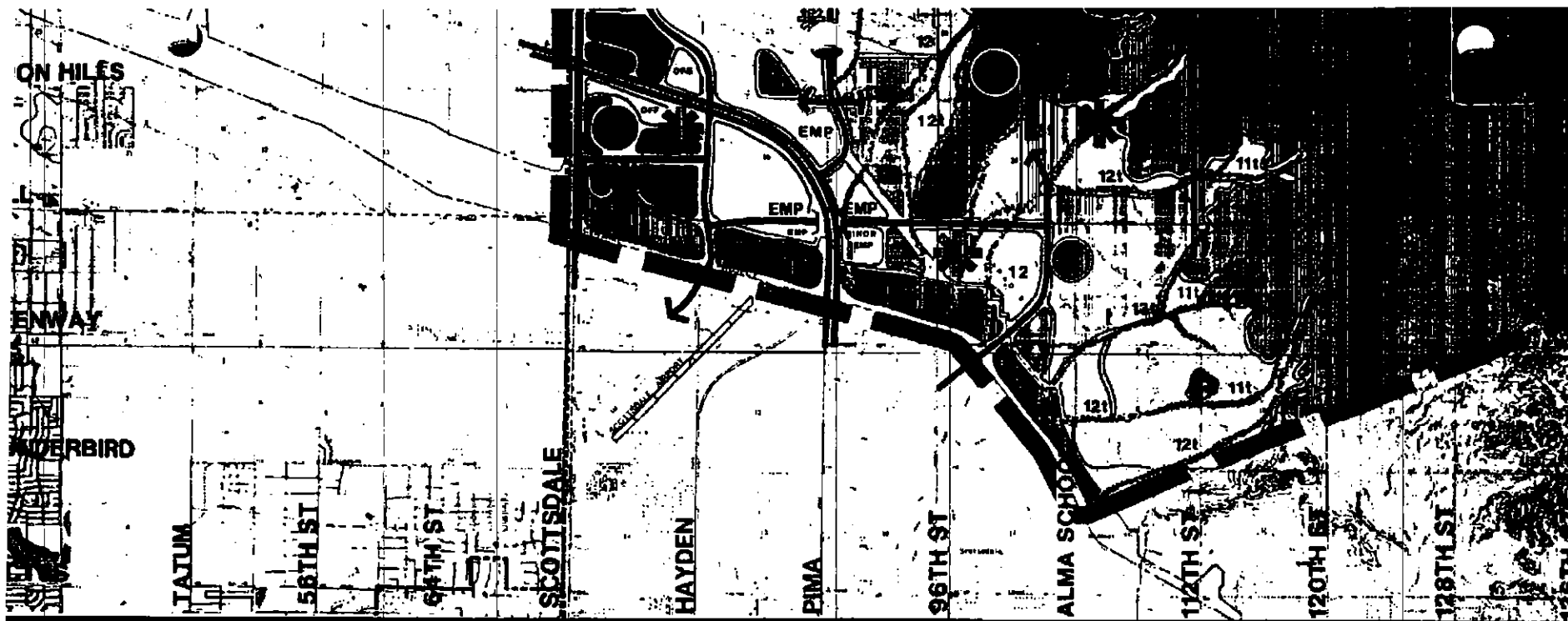
GUIDELINES

1. The identity of Scottsdale should be strengthened by land uses which contribute to the unique character of the community.
2. The land use plan should provide for a full range and mix of land uses, including residential, service/employment and open space.
3. Employment and service opportunities should be provided in amounts sufficient to meet the needs of the surrounding population.
4. The relationship of planned land uses should reflect consideration of existing development, environmental condition, service and transportation needs.
5. In general, transitions between different land use intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
6. Growth should be guided to locations contiguous to existing development to provide city services and transportation in a cost-effective and efficient manner.
7. Land use patterns that reduce travel distances for employment and essential services, limit pollution, allow for alternative modes of transportation and conserve energy should be encouraged.
8. Development approval should be tied to commitments for the construction of primary water, wastewater and street systems.
9. Developed areas should be protected and revitalized by promoting new development and adaptive reuse of existing community resources.
10. A variety of housing types should be provided where appropriate.
11. Service and employment opportunities that respond to market conditions and community needs should be encouraged at the neighborhood, community and regional scale.
12. Service and employment uses should be highly accessible, clustered near the center of their service areas and developed compatibly with the uses and character of surrounding districts.

FUTURE STUDY AREA

ΕΛΛΗΝΙΚΗ ΕΥ









RESIDENTIAL

	DENSITY		LAND USE
	FARE	BAR	
10	1/8 DU/AC	.3 DU/AC	SINGLE FAMILY RESIDENTIAL
11	1/3 DU/AC	.5 DU/AC	SINGLE FAMILY RESIDENTIAL
12	1/2 DU/AC	.8 DU/AC	SINGLE FAMILY RESIDENTIAL
	1 DU/AC	1.3 DU/AC	SINGLE FAMILY RESIDENTIAL
	1-2 DU/AC	2.4 DU/AC	SINGLE FAMILY RESIDENTIAL
	3-4 DU/AC	4.8 DU/AC	SINGLE FAMILY RESIDENTIAL
	4-8 DU/AC	8 DU/AC	TOWNHOUSE
	8-12 DU/AC	12 DU/AC	TOWNHOUSE
	12-22 DU/AC	22 DU/AC	APARTMENTS
	10 ROOMS/AC	10 ROOMS/AC	TOURIST ACCOMMODATIONS
	8 ROOMS/AC	8 ROOMS/AC	LOW INTENSITY RESORT





OTHER

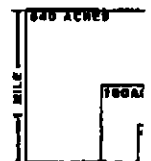
LAND USE	
	SUPPORT COMMERCIAL
	GENERAL COMMERCIAL
	OFFICE
35	UTILITIES
	NATURAL OPEN SPACE
	CONSERVATION AREAS
	DEVELOPED OPEN SPACE
	SPECIAL USE/CULTURAL
	INSTITUTIONAL/UTILITIES
	LIGHT INDUSTRIAL/WAREHOUSE
EMP	MAJOR OFFICE (EMPLOYMENT)

MAXIMUM ALLOWABLE DENSITY
WITH ZONING ORDINANCE INCENTIVES

-  REGIONAL CENTER
-  COMMUNITY CENTER
-  NEIGHBORHOOD CENTER
-  RESORT

LAND USE PLAN

-  STUDY AREA BOUNDARY
-  CITY BOUNDARY
-  MAJOR STREETS
-  MAJOR WASHES
- DU/AC- DWELLING UNITS PER ACRE
- 1 - HILLSIDE (DENSITY) TRANSFER



LOCATIONS DEPICTED ARE GENERALIZED

scottsdale foothills pla

	MAP CODE	LAND USE	PLANNING UNITS				TOTALS
			5	6	7	8	
RESIDENTIAL	10	1/5 DU/AC		5180	1280	2100	8560
	11	1/3 DU/AC 1/2 DU/AC	980	6450	7220	1440	16090
	12	1 DU/AC	2190	1550	3765		7505
	13	1-2 DU/AC	1940	500	190		2630
	14	2-4 DU/AC	2240	155	420		2815
	15	4-8 DU/AC	640	180	80		900
	16	8-12 DU/AC					
	17	12-22 DU/AC	180				180
	18,19	Resort	410	380	180	240	1210
		RESIDENTIAL TOTAL	8580	14395	13135	3780	39890
EMPLOYMENT	21,22 RC, NC, CC	Commercial	550	90	130		770
	Emp., 31, Office	Light Industry Warehouse Major Office	1710	20	75		1805
	Spec., 35, Eques.	Special Use, Cultural Institutional, Utilities	260	20	460		740
		EMPLOYMENT TOTAL	2520	130	665		3315
OPEN SPACE	41	Natural Open Space Conservation Area	7360	4125	200	3900	15585
	42	Developed Open Space	2020	550	80		2650
		OPEN SPACE TOTAL	9380	4675	280	3900	18235
		TOTALS	20480	19200	14080	7680	61440

Numbers represent acres of land.

continued

13. An interconnecting open space system should be provided, including equestrian and pedestrian linkages, recreational areas, natural areas and drainageways.
14. To minimize environmental hazards and protect the natural character of the desert, development potential from drainageways and mountains should be transferred to land more suitable for development.
15. Owners of land parcels occupying drainageways and steep slopes should be encouraged to make joint development applications to facilitate the transfer of density credit.
16. Where land use mixes are unspecified, development should be approved only after an area study has been approved and utility commitments have been secured.
17. To preserve the natural desert environment, residential land use mixes, where unspecified, should emphasize lots of a least two and one-half acres and clustered development with significant surrounding open space.
18. Density increases should be considered only upon demonstration of adequate infrastructure and resource availability.

CIRCULATION



- **Bikeways**
- **Trails**
- **Airport**
- **Streets**

BIKEWAY PLAN GUIDELINES

1. The bikeway system should accommodate commuter and recreational cycling:

Scenic bikeways, located primarily along open space corridors, provide off-street routes for the recreational rider. Grade separated crossings of major streets are an integral part of the scenic system

Service bikeways, located primarily on-street, service the daily rider.

Supplementary bikeways provide additional access to scenic and service routes, connecting local activity centers with neighborhoods.

2. Support facilities should be provided along routes and at major destinations.

3. Connections should be designed to connect major activity areas inclu-

TRAILS PLAN GUIDELINES

1. Trails should allow for local loop and long distance hikers, joggers, rock climbers and riders.
2. An interconnecting trail system should be provided along scenic routes connecting horse privilege neighborhoods and Horseman's Park with major destinations and the McDowell Mountains.
3. ~~Supplementary trails will be sought as adjacent development occurs to~~ allow for access to the major network.
4. Equestrian trails should not pass through non-horse privilege neighborhoods.
5. Trail crossings of major streets should occur at controlled intersections or be grade separated.
6. Equestrian facilities should be provided along the major equestrian trails and at major destinations.
7. As development is proposed, staff will evaluate the need for supplementary trails to provide access to recreational amenities.



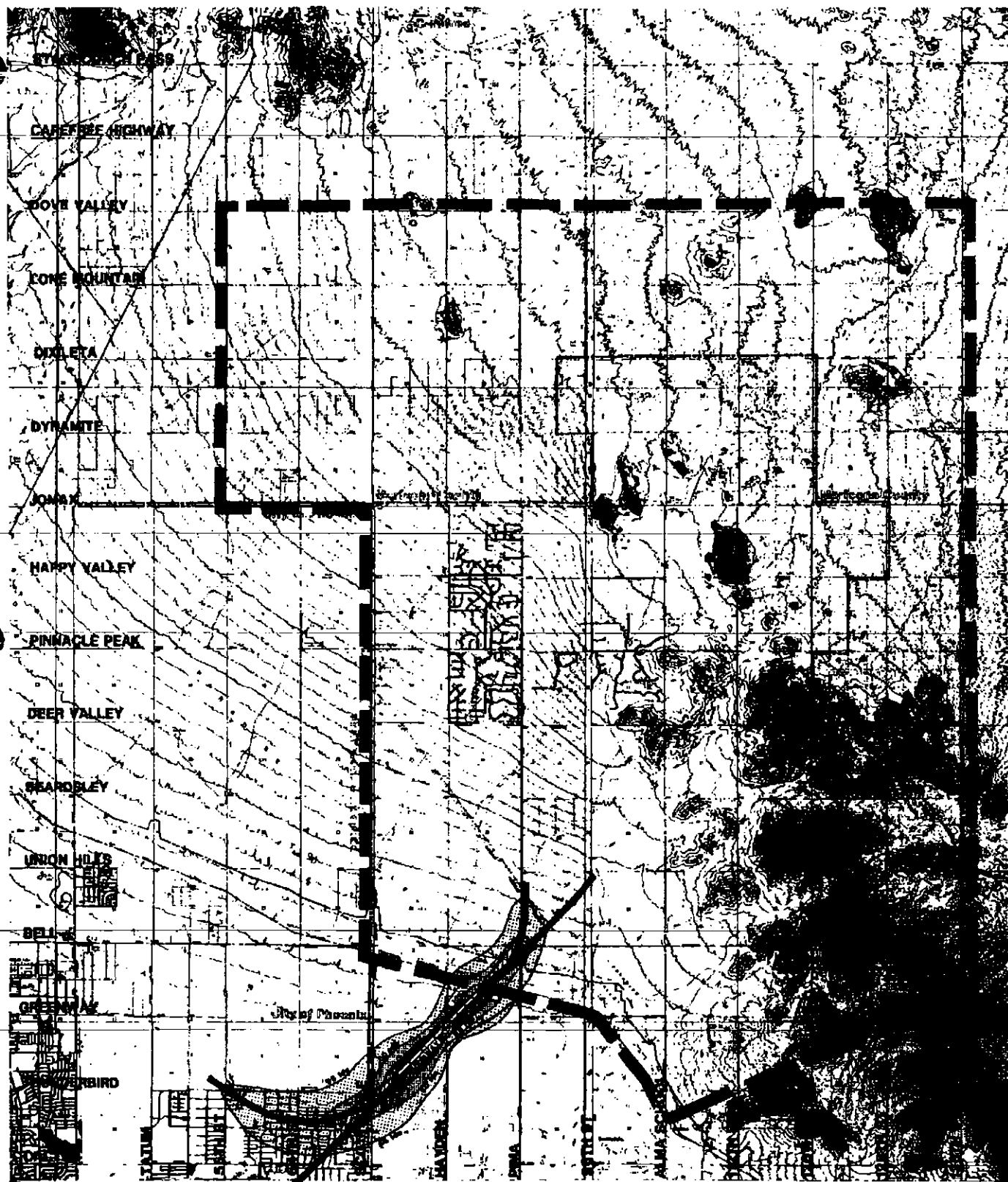
TRAILS PLAN

foothills plan

AIRPORT COMPATIBILITY PLAN GUIDELINES

1. Land uses which encourage large concentrations of people should be located out of corridors subject to large numbers of aircraft approaches at low altitudes.
2. Development of new residential areas of all types should be prohibited within areas subject to aircraft noise levels of 56 Ldn or greater.
3. All new residences within the Ldn 60 to 65 aircraft noise level band should be designed to achieve an interior Noise Level Reduction (NLR) of 25 dB, compared to exterior noise levels.
4. Churches, schools, libraries, hospitals, and other noise-sensitive uses should be located outside of the Ldn 60 aircraft noise contour.
5. Residential areas near Scottsdale Municipal Airport should be designed with open space areas located beneath aircraft flight tracks; residences should be clustered away from the tracks.
6. To the maximum extent compatible with other community development standards and policies, non-residential development should be encouraged in areas subject to high levels of aircraft noise.
7. Subdividers of land for residential development with an Ldn 65 should provide noise easements to the city as a condition of subdivision approval.

Definition: Ldn is the 24-hour average day-night sound level measured in decibels. This measure represents the cumulative noise exposure in the vicinity of an airport. The runway at the Scottsdale airport typically has an Ldn of 75, while the aircraft noise north of Bell Road in the Foothills seldom exceeds 55 which is similar to the remainder of Scottsdale.



-  FLIGHT TRACK
-  LDN NOISE CONTOUR
-  APPROACH ZONE

AIRPORT COMPATIBILITY PLAN

footh' s plan

STREET PLAN GUIDELINES

1. The street system should accommodate through and local traffic.

The Outer Loop freeway will be designed to safely handle very large volumes of through traffic. Direct access will be limited to widely spaced interchanges. The Outer Loop may be constructed as an expressway with sufficient right of way reserved for the future freeway.

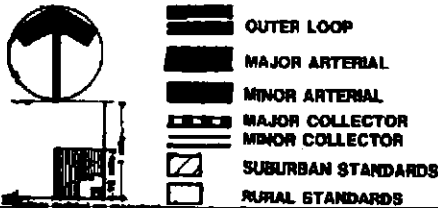
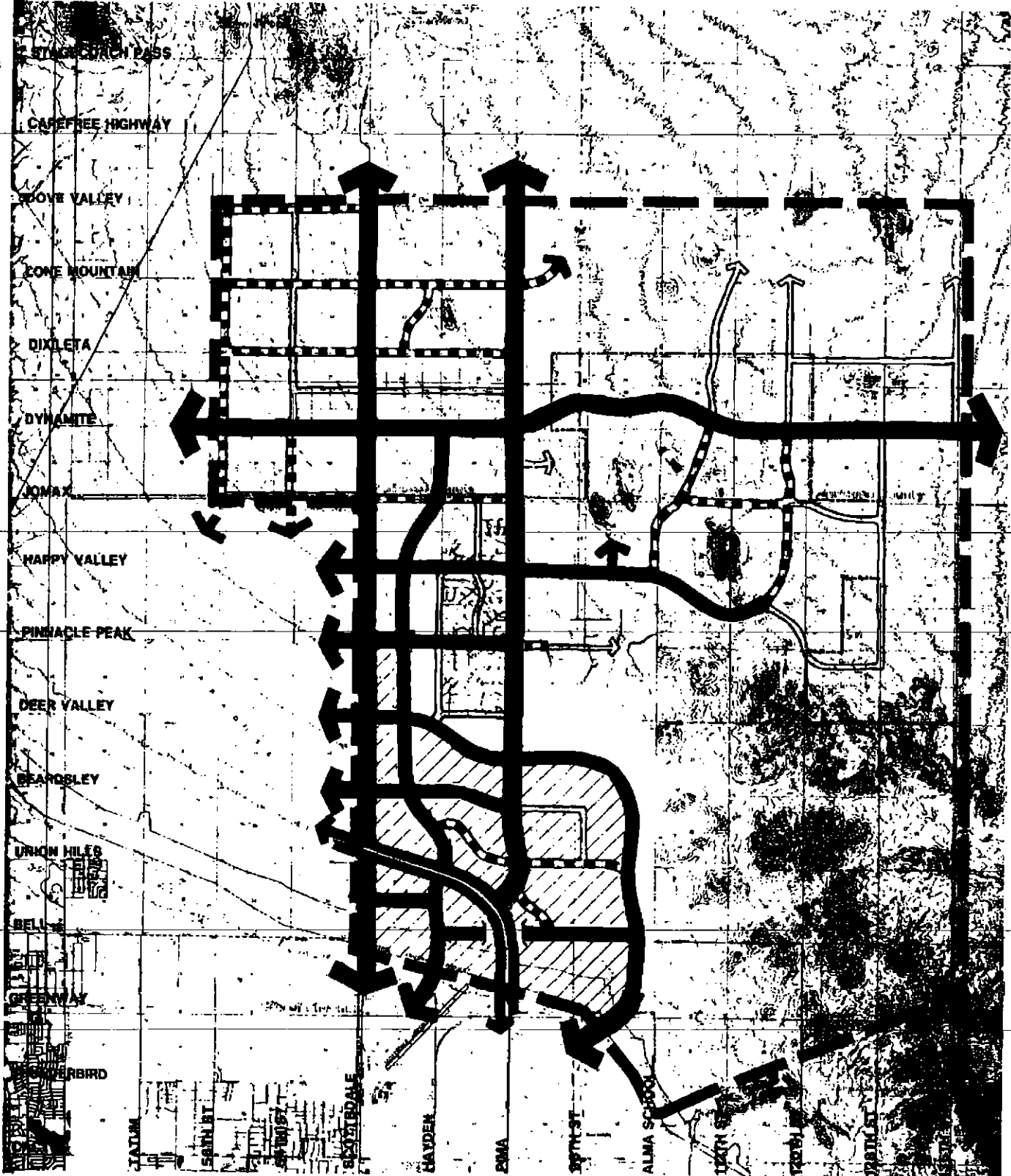
The expressway provides for efficient movement of large volumes of through traffic. Direct access will be limited to designated intersections. As development occurs on abutting properties, access to these intersections will be provided.

Arterial streets provide for through traffic movement between areas and across the city with controlled direct access to abutting commercial and multifamily land uses.

Collector streets provide for traffic movement between arterial and local streets, with some direct access to abutting property.

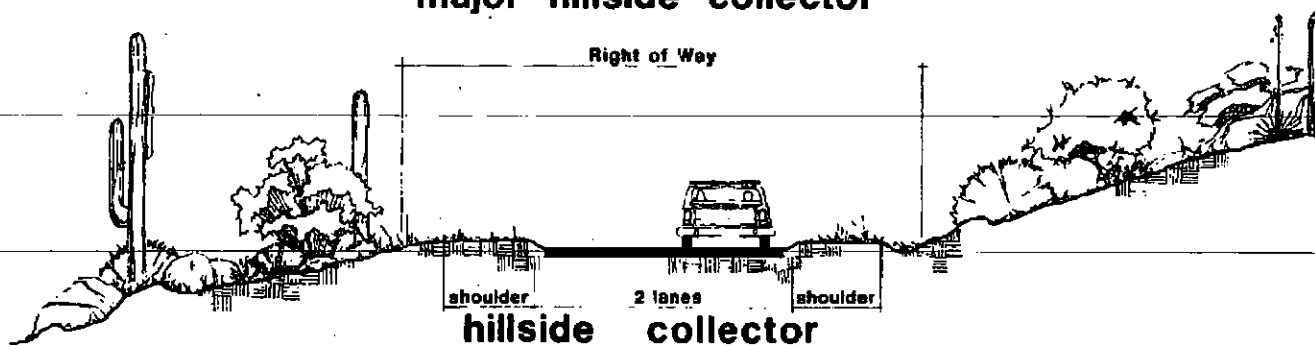
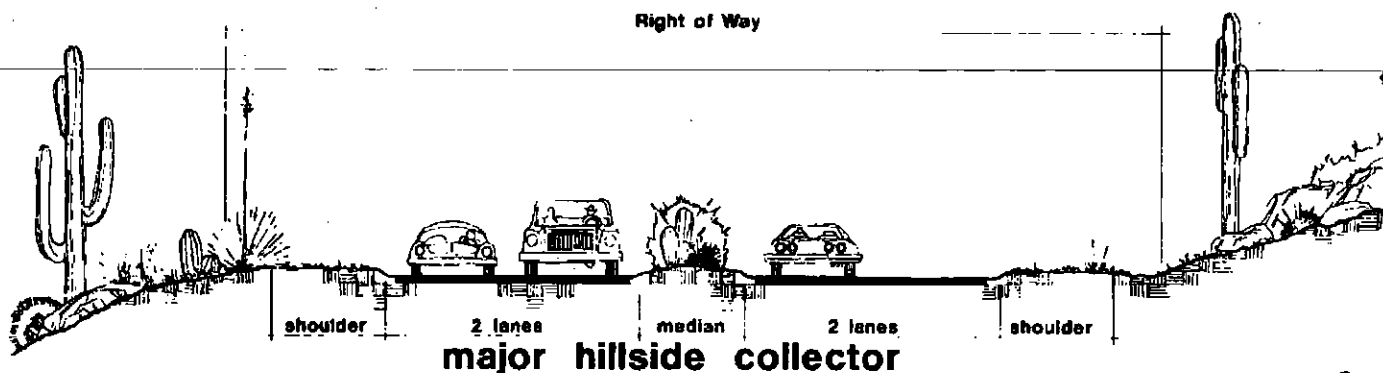
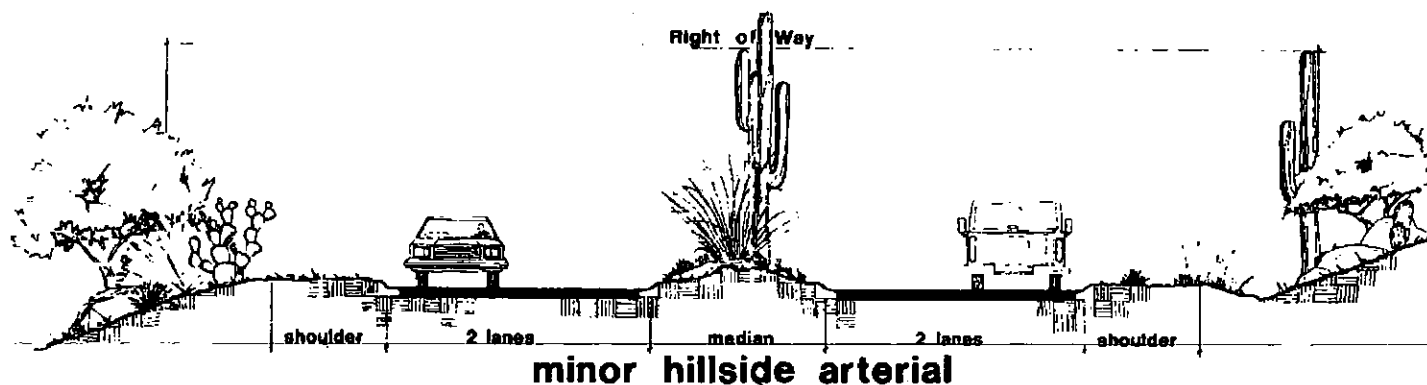
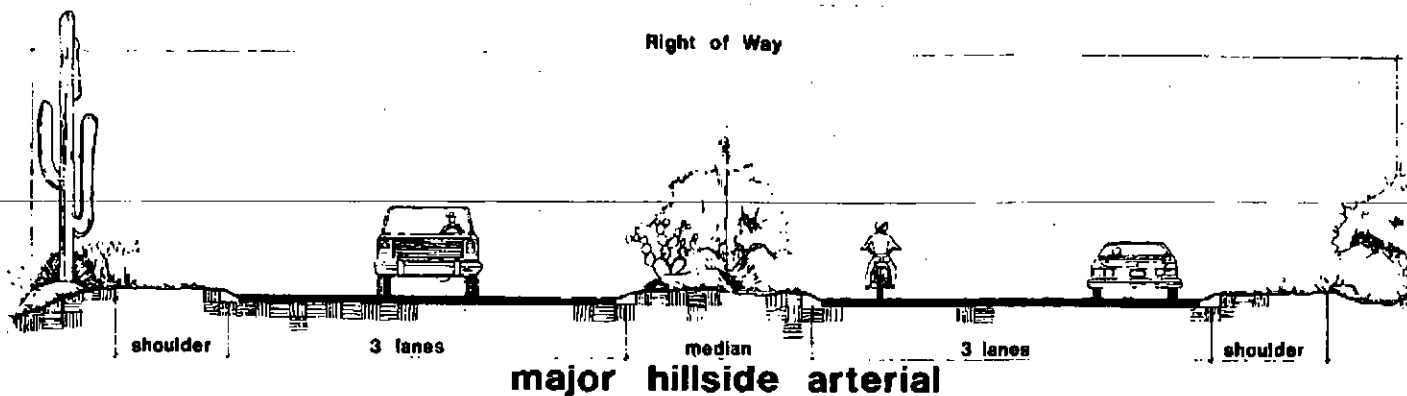
Local streets provide for direct access to abutting land and for local traffic movement.

2. Streets in developing areas should provide for the free flow of traffic when the area is fully developed.
3. Existing streets should be upgraded where feasible to minimize congestion.
4. Intersections should be located at intervals which maximize street capacities while providing necessary access.
5. Mass transit service should be provided to medium and high density residential areas and major commercial and industrial areas when feasible.
6. Street classifications should be determined by projected traffic volumes, desired operating speeds, projected traffic types, location, and projected construction phasing. Full improvement to designated street widths should be contingent upon actual traffic conditions.
7. Design standards for streets should reflect the nature and intensity of adjoining land uses while providing a measure of safety for motorists. Two standards are recommended for the Scottsdale Foothills:
 - a. Suburban Standards - cover streets providing access to areas of moderate intensity development. Suburban standards call for vertical and rolled curbs, adjacent sidewalks and low operating speeds.
 - b. Rural/Hillside Standards - cover streets passing through undeveloped areas or areas of low intensity development. Rural standards call for rolled or ribbon curbs, semi-improved shoulders and wide offsets. Emphasis is placed on environmental sensitivity, especially within the hillside-zoning district.

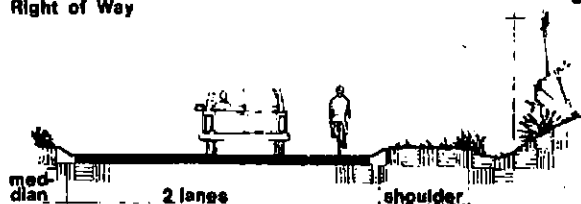


STREET PLAN

foothi ls p an



Right of Way



bike route

•Typical Hillside Sections CIRCULATION ELEMENT

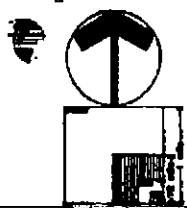
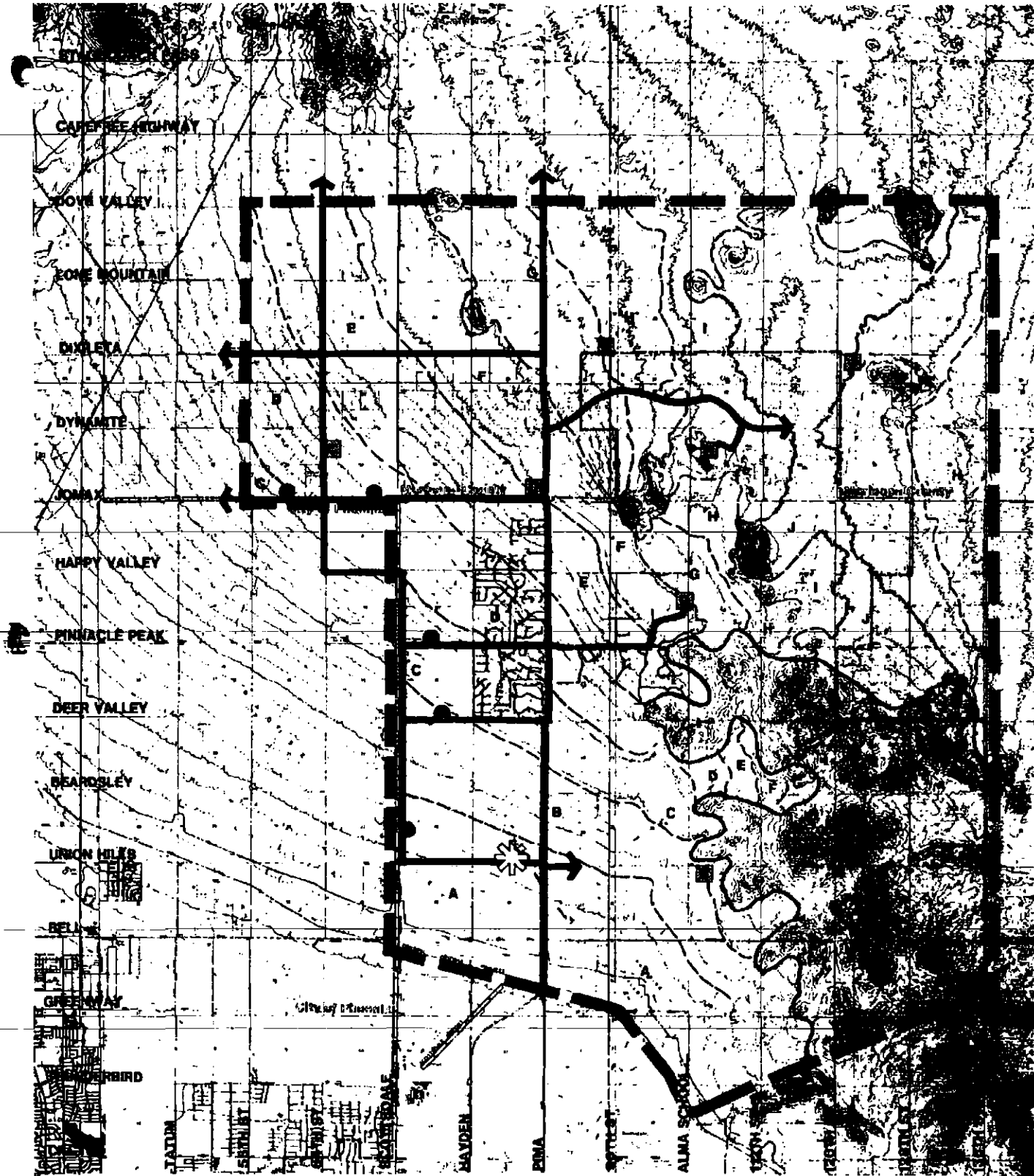
PUBLIC FACILITIES








- **Water Systems**
- **Sewer System**
- **Parks and Schools**
- **Drainage**

WATER SYSTEM PLAN GUIDELINES

1. The water system provides for the safe and efficient delivery of water to the community.
2. The City of Scottsdale provides for, and controls major production, storage and distribution facilities within its water service area.
3. Private development participates in improvements to the major system through water development fees, construction of selected facilities and by providing additional resources.
4. Private Development will provide internal distribution facilities necessary to their individual projects.
5. Water and energy conservation measures should be incorporated in the planning, design, and operation of the system.
6. The city will provide water to undeveloped areas within the city's water service area and development should be contingent upon available resources and infrastructure.
7. The city will provide water to its service areas outside the city boundaries to at least the level available prior to the city establishing its authority for service.
8. All distribution systems within the city service area and city limits shall be designed to be interconnected for emergency use and greater system reliability.
9. In general, water distribution facilities should not be extended into undeveloped areas unless assurances have been made for the development of a sewer system to recapture effluent.



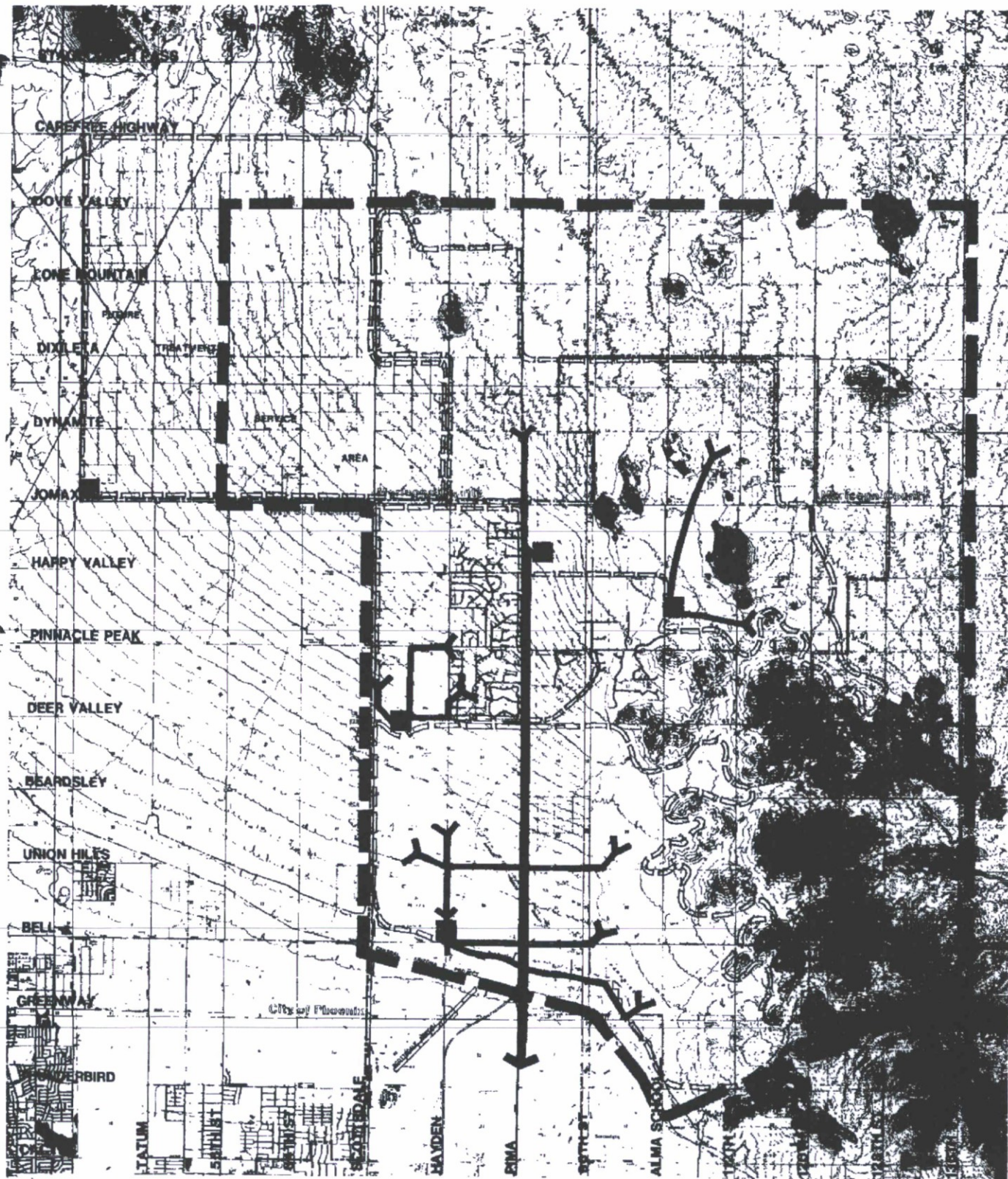
-  C.A.P. WATER TREATMENT PLANT
-  RESERVOIRS
-  WELL SITES
-  MAJOR TRANSMISSION LINES
-  SERVICE ZONES





WATER SYSTEMS PLAN

foothills plan

SEWER SYSTEM PLAN GUIDELINES

1. The sewer system provides the safe and efficient collection, processing and reuse of community wastewater.
2. The City of Scottsdale provides for and controls the major sewer facilities within its area.
3. Private development participates in improvements to the major system through sewer connection fees and construction of selected facilities.
4. Private development will provide internal collection facilities necessary to their individual projects.
5. Development projects should connect to the sewer system. The city may elect to waive sewer connection requirements in favor of on-site facilities where environmental and development conditions permit.
6. Satellite treatment plants shall be used to relieve the dependence on the regional collection system, encourage the conservation and reuse of water resources, and support the appropriate timing of development.
7. The location and scale of development within the service area of a satellite plant should correspond with the designed capacity of the plant unless the plant is expanded by private development.
8. Service areas for each of the satellite plants shall be sized and located in order that sufficient flow is maintained to the plant.
9. Major development should not occur within a service area unless there is an assured commitment to the siting and construction of the satellite plant and major trunk lines.
10. It is the city's goal to reuse every drop of water at least once.



-  WASTEWATER TREATMENT PLANTS
-  MAJOR TRUNK LINES
-  TREATMENT PLANT SERVICE AREAS
-  BYPASS TRUNK LINE

SEWER SYSTEM PLAN

foothills plan

PARKS AND SCHOOLS PLAN GUIDELINES

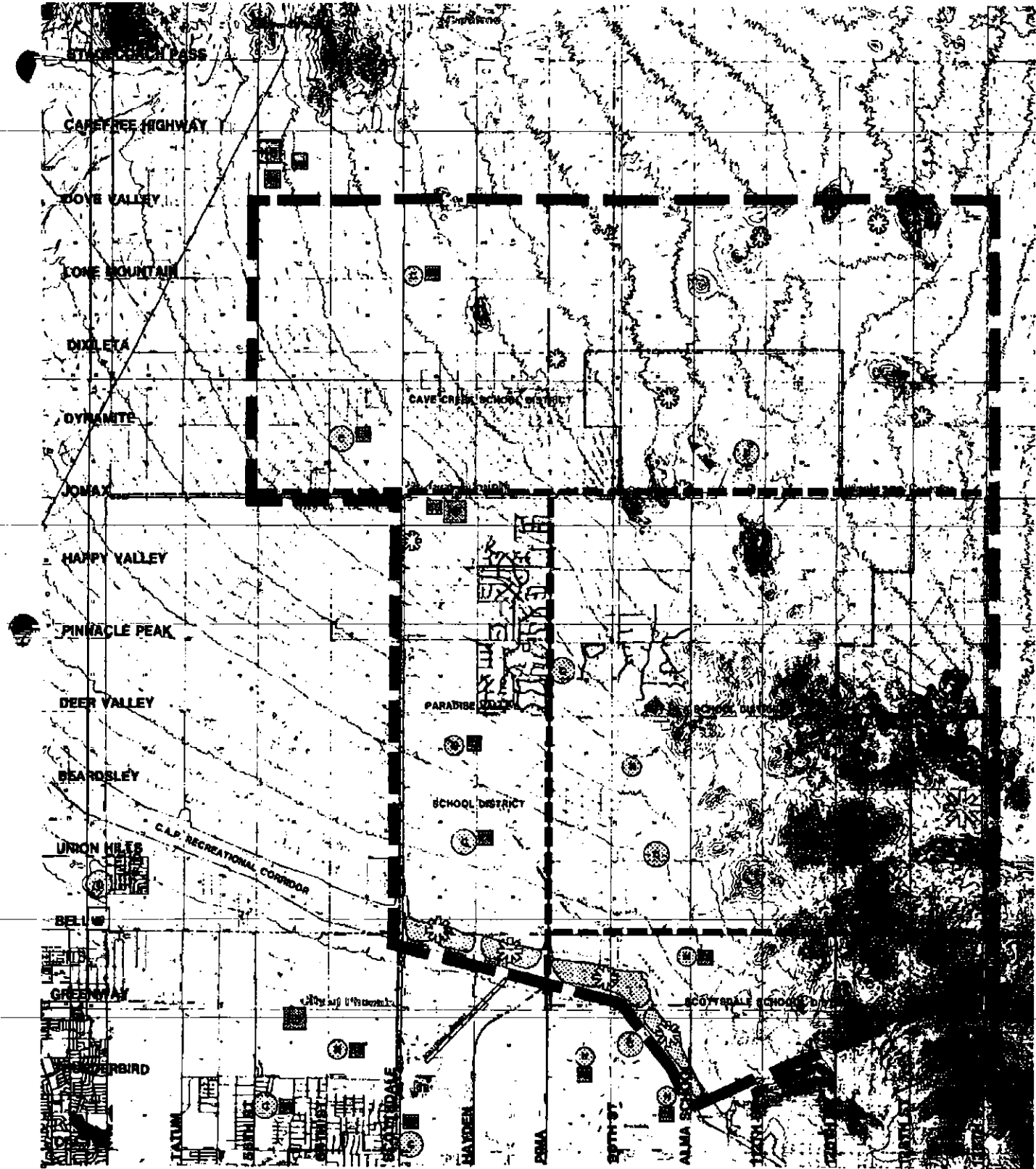
1. Parks should be provided to allow for a variety of recreational opportunities to meet the needs of all areas of the community.

Neighborhood parks provide basic recreational opportunities which are easily accessible to local residents.

Community parks concentrate a broad range of recreational activities for major portions of the city.

Specialty parks provide for unique recreational opportunities such as rock climbing, hiking, desert appreciation and equestrian support.

2. Parks should be located to enhance unique landmarks and environmentally significant areas.
3. Supplemental recreational opportunities are available at most school sites; joint use of park and school sites with the Scottsdale School District, Paradise Valley School District, Cave Creek School District, and Scottsdale Community College should be encouraged.
4. The character and sizing of parks and schools should reflect the unique features and life-styles of the surrounding neighborhood.
5. Private development will participate in park and school development through required fees, dedication, and construction of facilities.
6. The method for determining basic park and school needs should be uniformly applied to all areas of the city.
7. Neighborhood schools should be encouraged in suburban areas.
8. Desert appreciation roadside parks should be provided along scenic corridors.
9. Thirty-six square miles of the Foothills are not in any school district which makes planning for public schools difficult.



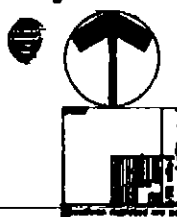
- ■ SCHOOL DISTRICT BOUNDARY
- PARKS
- COMMUNITY NEIGHBORHOOD
- ⊙ SPECIALTY PARK
- SCHOOLS
- HS HIGH SCHOOL
- MS MIDDLE SCHOOL
- ES ELEMENTARY SCHOOL






PARKS & SCHOOLS PLAN

foothills plan

DRAINAGE PLAN GUIDELINES

1. To the extent possible, drainage from new development shall be equivalent to the site's natural condition.
2. Washes should be retained in their natural condition.
3. Washes can be used for open space and recreational facilities as long as the natural drainage properties are retained.
4. Areas subject to considerable overbank flooding should be hydrologically studied prior to development and construction should be flood-proofed or transferred to another site.
5. The amount of buildings and walls in areas subject to major sheetwash should be limited.
6. Small scale, on-site drainage improvements such as retention areas, drop structures, and raised building pads should be considered in lieu of reconstructing major washes.
7. Street crossings of major washes should be minimized.,
8. A master drainage plan for the Scottsdale Foothills area should be developed which preserves the natural drainage corridors.



-  SECONDARY WASH CORRIDOR
-  MAJOR WASH CORRIDOR
-  MAJOR OVERBANK FLOOD ZONE
-  MAJOR SHEET FLOODING ZONE
-  MAJOR RETENTION/DETENTION SITES

DRAINAGE PLAN

foothills plan

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RESOLUTION NUMBER 2518

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA ADOPTING AN AMENDMENT TO THE COMPREHENSIVE GENERAL PLAN FOR THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA FOR THE AREA BOUNDED BY THE CENTRAL ARIZONA PROJECT AQUEDUCT (FROM SCOTTSDALE ROAD TO 106TH STREET), A LINE CONNECTING THE POINT WHERE THE CENTRAL ARIZONA PROJECT CANAL AND 106TH STREET INTERSECT TO A POINT WHERE PARADISE LANE AND 136TH STREET WOULD INTERSECT, 136TH STREET ALIGNMENT (FROM PARADISE LANE TO DOVE VALLEY), DOVE VALLEY (FROM 56TH STREET TO 136TH STREET), 56TH STREET (FROM JOMAX TO DOVE VALLEY), JOMAX ROAD (FROM 56TH STREET TO SCOTTSDALE ROAD), AND SCOTTSDALE ROAD (FROM THE CENTRAL ARIZONA PROJECT TO JOMAX ROAD), AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission and City Council of the City of Scottsdale have authorized the preparation of a General Plan Amendment, otherwise known as the Scottsdale Foothills Plan.

WHEREAS, the City Council, Planning Commission, and city staff have held public hearings and workshops with the residents and property owners of Scottsdale and other interested parties; and as a result have incorporated, wherever possible, the concerns expressed by those persons into said Scottsdale Foothills Plan, and

WHEREAS, the Parks Commission and Airport Commission have considered and endorsed the Scottsdale Foothills Plan in public meetings, and

WHEREAS, the Planning Commission and city staff conducted a series of public hearings and work shops concerning the Scottsdale Foothills Plan, and has recommended approval of said plan, and

WHEREAS, the City Council has held a public hearing on said plan as recommended by the Planning Commission, and

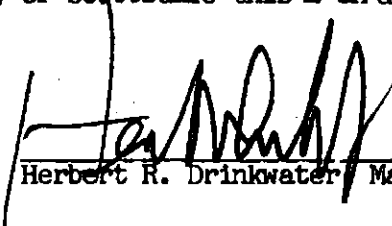
WHEREAS, the City Council desires to incorporate the Scottsdale Foothills Plan into the Comprehensive General Plan for the City of Scottsdale, and

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


SECTION 1: That the City Council hereby adopt said Scottsdale Foothills Plan (Policy Guidelines and Maps) as an amendment to the Comprehensive General Plan for the City of Scottsdale for which the above said meetings have been held.

SECTION 2: That copies of said Scottsdale Foothills Plan shall be on file in the office of the City Clerk.

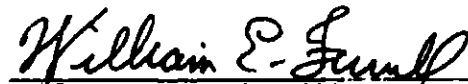
PASSED AND ADOPTED by the Council of the City of Scottsdale this 17th day of December 1984.


Herbert R. Drinkwater Mayor

ATTEST:
Roy R. Pederson
City Clerk

By: 
Betty Warren, Deputy City Clerk

APPROVED AS TO FORM:


Bill Farrell, City Attorney



CITY COUNCIL ACTION REPORT

DATE: MAY 1, 1984

TO: THE HONORABLE MAYOR AND CITY COUNCIL

FROM: COMMUNITY DEVELOPMENT/PROJECT REVIEW

SUBJECT: CASE 36-Z-84 AND ORD. #1641 - SCOTTS-
DALE FOOTHILLS ZONING; ORD. #1639 -
SINCUIDADOS ADOPTION

AGENDA ITEM NO.

15

STAFF:

JAMES L. ROBERTS

NEAL T. PASCOE

RECOMMENDATION

It is recommended that the City Council:

- 1) concur with the recommendation of the Planning Commission and APPROVE Case 36-Z-84, a Council Initiative to establish Scottsdale zoning classifications on the recently annexed Scottsdale Foothills Area, per the attached maps and the following stipulations:
 - a. The R-4R development at the southwest corner of Scottsdale and Dove Valley Roads shall be developed in accordance with the conditions approved under Maricopa County zoning.
 - b. The 560 acre Sincuidados project at the southwest corner of Pima and Lone Mountain Roads is excepted from this rezoning action:
2. APPROVE Ordinance No. 1641, adopting Case 36-Z-84.
3. APPROVE Ordinance No. 1639, adopting Case 93-Z-83 which approved rezoning from County Rural-190 to R1-70 HH/HU for the Sincuidados project.

FACTS

The proposal is to establish Scottsdale zoning classifications for the recently annexed Scottsdale Foothills Area to replace the County zoning classifications that were retained for a maximum of 6 months. The pending expiration of County zoning is May 1, 1984. The proposed rezoning achieves the following objectives:

1. County zoning classifications are replaced with Scottsdale's most comparable zoning classifications.
2. Hillside District overlay zoning is applied to areas east of Pima Road which is consistent with previous overlays. Additionally, Hillside District zoning is applied to areas north of Dixileta and west to Scottsdale Road to reflect such significant terrain as Lone Mountain.
3. The 105' building setback from the center line of Scottsdale Road which is provided by County zoning will be maintained until such time that a Scenic Drive policy is established.
4. Planned developments approved in the County (Carefree South, Lone Mountain Shadows, Lone Mountain Vistas) will maintain their development approvals subject to the stipulations and standards approved by the County.

Two corrections to the zoning maps should be noted. The 560 acres located at the southwest corner of Pima and Lone Mountain Roads were rezoned from County Rural-190 to Scottsdale R1-70 HH/HU for the Sincuidados project in Case 93-Z-83. Adoption of zoning for Sincuidados will be by separate ordinance. Additionally, the R-4R proposed zoning for the resort portion of Carefree South should reflect conditional approval.

The proposed rezoning action does not reflect the General Plan work being completed for the Scottsdale Foothills Area. The land use for the area maintains substantially the status quo. The staff recommended approval subject to the stipulations.

Action Taken: Approved - OK - by unanimous vote

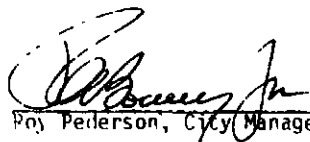
CITY COUNCIL ACTION REPORT

Case 36-Z-84
Page 2

Four persons spoke at the April 24, 1984 Planning Commission meeting, citing concerns for density, water, and the lack of a General Plan. One speaker suggested that no City zoning should be applied prior to General Plan adoption. However, it is legally necessary to apply City zoning within the statutory 6 month limit, and it has been the staff's stated intent since annexation to utilize comparable City zoning. The Commission voted unanimously to forward Case 36-Z-84 to the City Council with a recommendation for approval subject to the stipulations. The request has been reviewed by and has the concurrence of the Development Team.

The form of the attached ordinances has been reviewed by and has the concurrence of the City Attorney.


Tom Davis, Assistant City Manager


Roy Pederson, City Manager

Attachments: #1-Planning Commission Report 4/24/84
#2-Current Zoning
#3-Proposed Zoning
#4-Ordinance No. 1639/Adoption Map 608
#5-Ordinance No. 1641/Adoption Map 607

Council Action Taken	Date	Continued to
Resolution No.		Referred to
Ordinance No.		
Formal Motion		Accepted Rejected

To: Planning Commission

From: Zoning Staff

Re: Case 36-Z-84 - Scottsdale Zoning on Scottsdale Foothills Area

RECOMMENDATION

It is recommended that the Planning Commission recommend APPROVAL of Case 36-Z-84, a Council Initiative to establish Scottsdale zoning classifications on the recently annexed Scottsdale Foothills Area, per the attached maps.

FACTS

The proposal is to establish Scottsdale zoning classifications for the recently annexed Scottsdale Foothills Area to replace the County zoning classifications that were retained for a maximum of 6 months. The pending expiration of County zoning is May 4, 1984. The proposed rezoning achieves the following objectives:

1. County zoning classifications are replaced with Scottsdale's most comparable zoning classifications.
2. Hillside District overlay zoning is applied to areas east of Pima Road which is consistent with previous overlays. Additionally, Hillside District zoning is applied to areas north of Dixileta and west to Scottsdale Road to reflect such significant terrain as Lone Mountain.
3. The 105' building setback from the center line of Scottsdale Road which is provided by County zoning will be maintained until such time that a Scenic Drive policy is established.
4. Planned developments approved in the County (Carefree South, Lone Mountain Shadows, Lone Mountain Vistas) will maintain their development approvals subject to the stipulations and standards approved by the County.

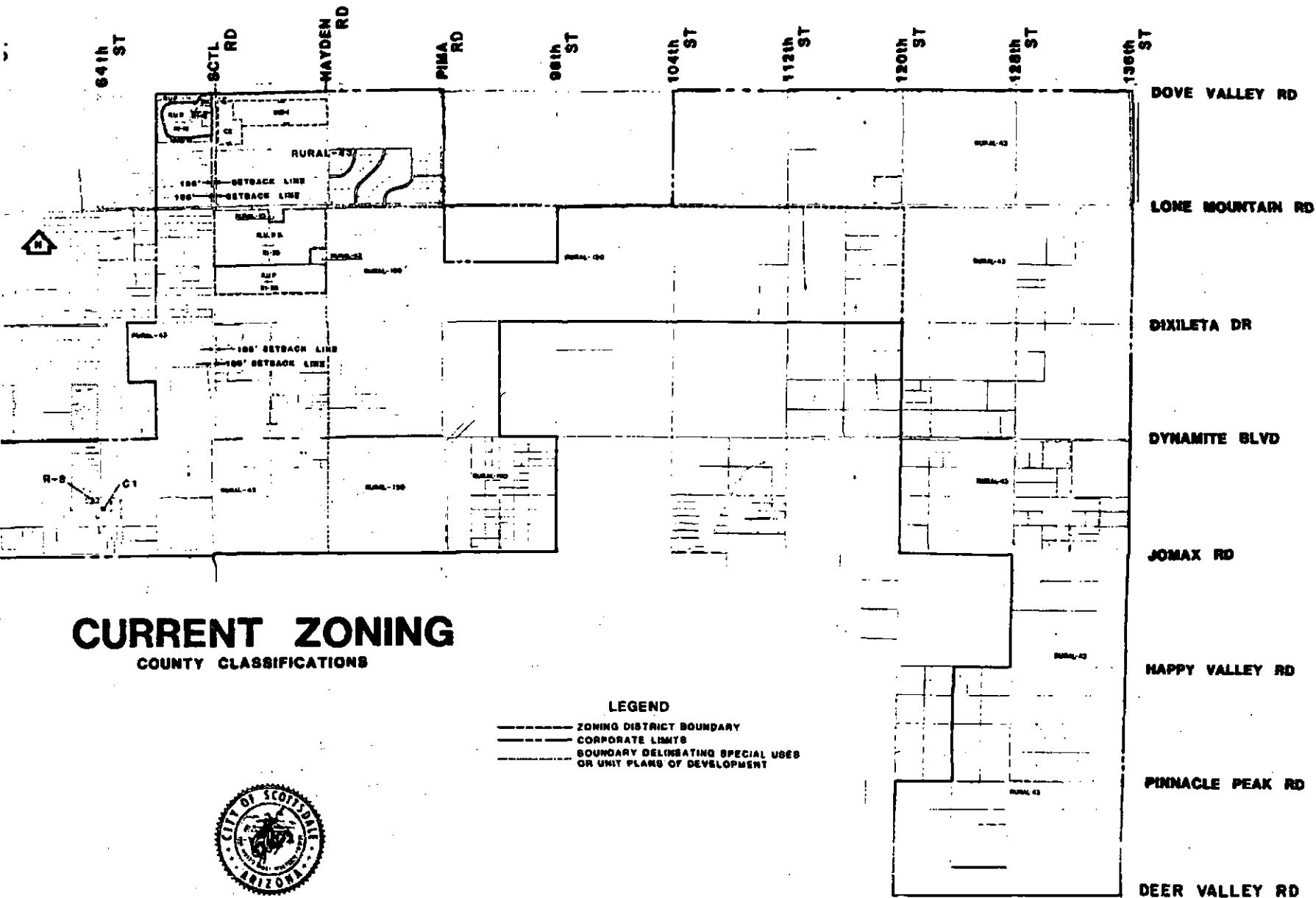
One correction to the zoning maps should be noted. The 560 acres located at the southwest corner of Pima and Lone Mountain Roads were rezoned from County Rural-190 to Scottsdale R1-70 HD/HC for the Sincuidados project in Case 93-Z-83. Adoption of zoning for Sincuidados will be by separate ordinance.

The proposed rezoning action does not reflect the General Plan work being completed for the Scottsdale Foothills Area. The land use for the area maintains substantially the status quo. The staff recommends approval per the attached maps.

MPL:dy

Attachments: #2-Current Zoning
#3-Proposed Zoning

ATTACHMENT #1





ORDINANCE NO. 1641

See Ord No 1639

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, RY, AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO THAT ZONING SHOWN ON ZONING MAP NO. 607 : AND DECLARING AN EMERGENCY.

WHEREAS, Zoning Case No. 36-Z-84 has been properly noticed for public hearing, pursuant to the requirements of the Scottsdale Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings thereupon have been completed, and

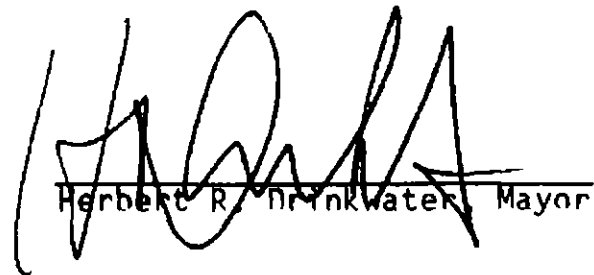
WHEREAS, the Council of the City of Scottsdale instructed the Zoning staff to prepare an ordinance and map changing the zoning on the property described in Application No. 36-Z-84 as requested by the applicant, and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale be amended to conform with the aforesaid decision of the Scottsdale City Council;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, that the "District Map" adopted as a part of Ordinance No. 455, showing the zoning district boundaries in the City of Scottsdale, is amended as shown on the attached Zoning Map No. 607, which map together with all notations, references and other information shown thereon is incorporated as a part of this ordinance and shall have the same force and effect as if fully set forth herein.

WHEREAS, the immediate operation of the provisions of this ordinance is necessary for the preservation of the public peace, health, safety and welfare, an EMERGENCY is hereby declared to exist and this ordinance shall be in full force and effect from and after its final passage and adoption by the City Council.

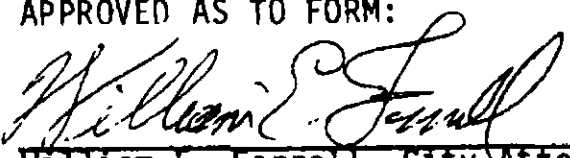
PASSED AND ADOPTED by the Council of the City of Scottsdale this 1st day of May 1984 .


Herbert R. Drinkwater, Mayor

Attest:
Roy R. Pederson, City Clerk

By: 
Betty Warren, Deputy City Clerk

APPROVED AS TO FORM:


William E. Farrell, City Attorney

ORDINANCE NO. 3498

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 25-ZN-2002, TO APPLY FO (FOOTHILLS OVERLAY) ZONING TO THE 10+/- SQUARE MILES KNOWN AS THE DESERT FOOTHILLS AREA, GENERALLY LOCATED BETWEEN 56TH AND 96TH STREETS, FROM HAPPY VALLEY TO ASHLER HILLS ROADS.

WHEREAS, Case No. 25-ZN-2002 has been properly noticed for City Council consideration, pursuant to the requirements of the Zoning Ordinance of the City of Scottsdale and the statutes of the State of Arizona, and the necessary hearings have been completed; and

WHEREAS, the Council of the City of Scottsdale wishes to amend the comprehensive zoning map of the City of Scottsdale by placing the Foothills Overlay (FO) zoning district on the subject property;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended to apply FO (Foothills Overlay) zoning to the 10+/- square miles within the City of Scottsdale known as Desert Foothills area, within the following boundaries:

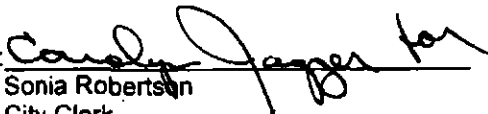
Beginning at the corner of Scottsdale Road and Happy Valley Road, east along Happy Valley Road to Hayden Road, then north along Hayden Road (extended) to Jomax Road, then east along Jomax Road (extended) to 96th Street (extended), then north along 96th Street (extended) to Dynamite Road, then west along Dynamite Road (extended) to Pima Road, then north along Pima Road to Dixileta Road, then west along Dixileta Road to Scottsdale Road, then north along Scottsdale Road to Ashler Hills Road, then west along Ashler Hills Road to 68th Street, then south along 68th Street to Dixileta Road, then east along Dixileta Road to Scottsdale Road, then south along Scottsdale Road to Skinner, then west along Skinner to 69th Street (extended), then south along 69th Street (extended) to Peak View, then west along Peak View to 68th Street, then north along 68th Street to Skinner, then west along Skinner to 66th Street, then south along 66th Street to Peak View, then east along Peak View to 68th Street, then south along 68th Street to Dynamite Road, then west along Dynamite Road to 56th Street, then south along 56th Street to Jomax Road, then east along Jomax Road to Scottsdale Road, then south along Scottsdale Road to Happy Valley Road,

as illustrated on the zoning map attached hereto as Exhibit "1" and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 9th day of March, 2003.

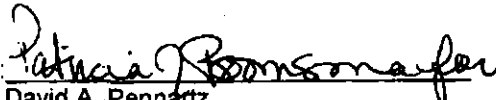
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

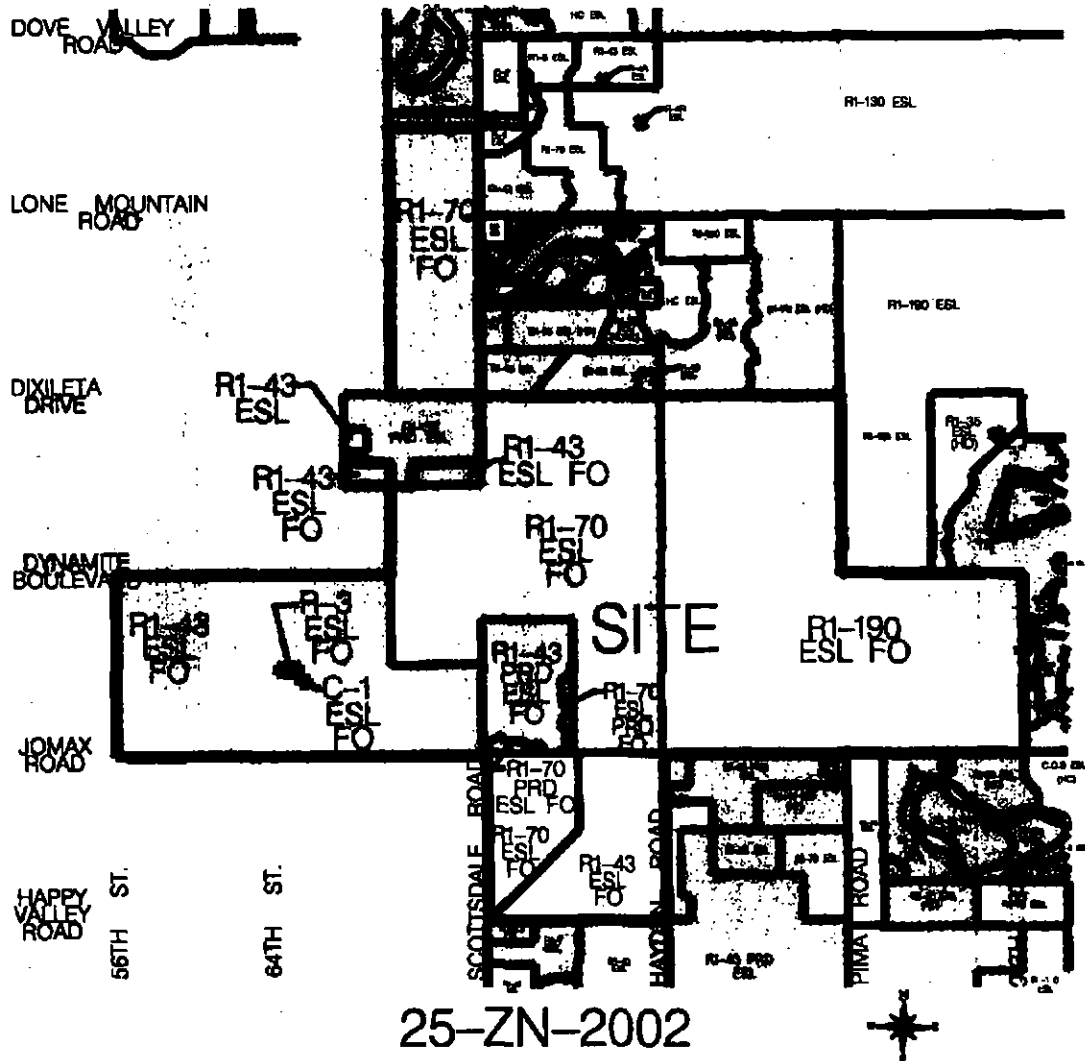
By: 
Sonia Robertson
City Clerk

By: 
Mary Manross
Mayor

APPROVED AS TO FORM:

By: 
David A. Pennartz
City Attorney

PROPOSED ZONING



25-ZN-2002

EXHIBIT #1

development review application



project name IRONWOOD CONDOMINIUMS

project location 64th STREET AND PINNACLE VISTA DRIVE

proposed use CONDOMINIUM DWELLING UNITS

size of parcel in acres 3.13 zone R-3

application fee _____ date _____

owner Alan S. Kane, Edward Fishman, Jane Fishman phone (213) 656-3682

11247 Dana Elizbeth Dr. Studio City California 91604

street city state zip

developer MICHAEL HEWLEY phone (213) 906-7114

4732 Orion Avenue SHERMAN OAKS CALIFORNIA 91403

street city state zip

architect OVERBY ARCHITECTS, INC. phone 947-1700

3131 North 56th Street PHOENIX ARIZONA 85018

street city state zip

engineer O'NEILL, HOREA, HALL CONSULTING ENG. phone 246-8469

5825 North 19th Avenue PHOENIX ARIZONA 85015

street city state zip

THE OWNER SHALL DESIGNATE EITHER HIMSELF, HIS ARCHITECT, ENGINEER OR AGENT AS THE COORDINATOR FOR THE PROJECT. THIS PERSON WILL ATTEND PRE-APPLICATION CONFERENCES, RECEIVE AGENCIES, RECOMMENDATIONS, ORDINANCES AND MEMORANDUMS FOR THE DEVELOPMENT REVIEW BOARD HEARING. THE COORDINATOR WILL PRESENT THE CASE TO THE DEVELOPMENT REVIEW BOARD AND ACT AS THE LIAISON BETWEEN THE CITY AND THE APPLICANT. IN TURN, A CO-ORDINATOR FOR THE CITY WILL BE ASSIGNED TO ANSWER QUESTIONS, AND HELP IN THE UNDERSTANDING OF THE PROCESS, CODES AND ORDINANCES.

RICHARD W. BOLLOCH
APPLICANT'S COORDINATOR

Richard W. Bolloch
APPLICANT'S SIGNATURE

OWNER'S SIGNATURE
Michael Hewley
PRINT NAME

Richard W. Bolloch
PRINT NAME

development review no 200-DR-83 hearing date DEC 2, 1983

3939 Civic Center Plaza Scottsdale, Arizona 85251 (602) 934-2501

UP-1057 (1/79)

development conference



project title: IRONWOOD CONDOMINIUMS

project location: SEC 64 STREET & PINNACLE VISTA DRIVE

project use: _____

participants:

<u>MIKE HEWLEY</u> 841-2422	<u>FRANK DOLASINSKI</u> ✓
<u>Ray Stahl</u>	<u>MIKE LEARY</u> ✓ <u>DICK BROCK</u>
<u>Rich Bolich</u>	<u>HOWARD LONG</u> <u>JOHN GORDON</u> <u>Bill Ward</u>

subject: At this point in time (10-5-83) this parcel is in the exception area to become final on Nov 9, 1983

discussion: Expt 20 unit apt bldg to be converted to condo's. Add 3 new bldgs housing 13 new condo units. Horizontal signage will be submitted separately. Chip seal/asphalt (?) exists along 64th Street in front of development and approximately one-half of the frontage along Pinnacle Vista Drive. Pinnacle Vista Drive will be widened thereby providing additional frontage open space. 45' 1/2 street dedication on Pinnacle Vista Drive with 30 1/2' improvements ± 5' (?) sidewalk. Culvert required for Pinnacle Vista Drive. Drainage report required. Desert vegetation in new development will be relocated on site.

conclusion: The earliest this could go to DR would be 12-8-83 (application 11-21-83) assuming the application is approved 11-4-83

date: WEDNESDAY, MAY 18, 1983 11am

CPI-0816 (11-81)

residential project data sheet



d.r. no. 200 DR-83 date 1/25/83 zone R-3

proposed use CONDOMINIUM DWELLING UNITS

address 64th Street & Pinnacle Vista Drive / Cave Creek Star Route 2,
P.O. Box 900, Cave Creek, AZ 85331

legal description The N 225.35' of the NE1/4 of the NE1/4 of the SE1/4 of Section
33, T5N, R3E, of the Gila and Salt River Base and Meridian

TO BE COMPLETED
BY APPLICANT:

calculations

TO BE COMPLETED
BY CITY:

136,643	NET LOT AREA	3.14 A/L
167,228	GROSS LOT AREA	3.84 A/L
13(new)/20(exist)/33(total)	NUMBER OF UNITS OR LOTS	33
1/3500	DENSITY ALLOWED	12.45
1/5067	DENSITY PROVIDED	8.59
-	MINIMUM LOT SIZE ALLOWED	N/A
-	MINIMUM LOT SIZE PROVIDED	
30	BUILDING HEIGHT ALLOWED	30'
11.33	BUILDING HEIGHT PROVIDED	11.4"
3 per 2 D.U.'s = 20	PARKING REQUIRED	49.5 spaces
31	PARKING PROVIDED	55 total
36%	OPEN SPACE REQUIRED	50,325
52%	OPEN SPACE PROVIDED	71,050
12%	FRONT OPEN SPACE REQUIRED	16,397
17%	FRONT OPEN SPACE PROVIDED	16,845

REQUIRED	PROVIDED	setbacks	REQUIRED	PROVIDED
10	33	FRONT	40' &	55
10	49	REAR	0-10	25
10	23	LEFT SIDE	0-10	49
10	23	RIGHT SIDE	40' &	57

J. H. Danner
INSPECTOR

1/29/83
DATE

200 DR 83
Cond's
ZONE R-3

SH 1

Net Lot Area = 3.14 A/L
136,643

gross Lot = 3.84 A/L
167,228

Density ALLOWED
 $3500 \div 43560 = 13.45 \text{ PER}$

Density PROVIDED
 $33 \div 3.84 = 8.59$

OS REQUIRED
 $36\% \times 136,643 = 49,191$
plus 15% parking
 $37 \times 280 \times 15\% = 1,134$
50,325

OS PROVIDED
6522
11970
13923
32,415

Build:

Parking
Drive $9 \times 18 \times 55 = 8,912$
 $26 \times 606 = 15,756$
 $26 \times 225 = 5,850$
 $14 \times 190 = 2,660$
33,178

200 DR 33

SH III

32415
33178
65,593

Lot 136,643
- 65,593
71050 OS PROVIDED

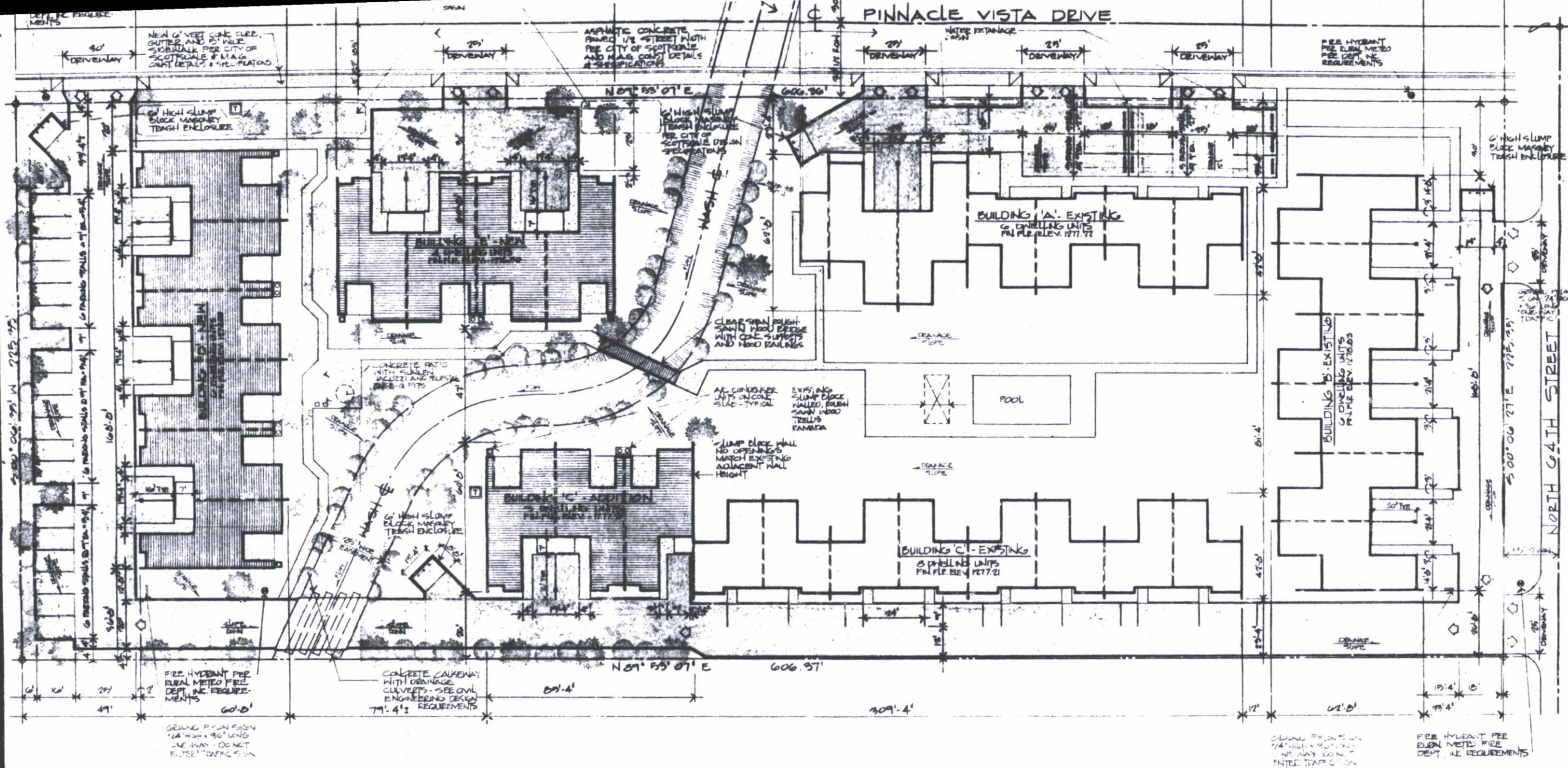
FOS REQUIRED
1290 x 136,643 = 16.397

	FOS PROVIDED	
8 x 14	=	112
4 x 15	=	60
5 x 12	=	60
30 x 29 ÷ 2	=	435
8 x 13	=	104
5 x 5 ÷ 2	=	12.5
5 x 5 ÷ 2	=	12.5
20 x 60	=	1200
10 x 15	=	150
31 x 36	=	1116
3 x 222	=	666
15 x 31	=	465
75 x 65	=	4875
11 x 15	=	165
18 x 22	=	396
9 x 90	=	810
12 x 15	=	180
12 x 17	=	204

200 DR 33

SH III

30 x 91	=	2730
18 x 14	=	252
5 x 17	=	85
4 x 19	=	76
4 x 33 x 6	=	792
17 x 37 x 3	=	1887
		16,845 #



PROJECT DEVELOPMENT PLAN

PROJECT DATA

LEGAL DESCRIPTION - THE NORTH 229.95' OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 99, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

OWNER - IRONWOOD ENTERPRISES, INC.

PROJECT ADDRESS - EXISTING - CAVE CREEK STAR ROUTE 2
P.O. BOX 900
CAVE CREEK, AZ 85021

ZONING - R-3 (MULTI-FAMILY RESIDENTIAL)

SETBACKS - SCOTTSDALE - FRONT - 20' / REAR - 10' / SIDE - 10'

OCCUPANCY - R-1 (CONDOMINIUMS)

TYPE OF CONSTRUCTION - SIM

LOT AREA - GROSS LOT AREA - 167,228 SQ. FT.
NET LOT AREA - 136,643 SQ. FT.

NUMBER OF DWELLING UNITS - 13 (2-BEDRM.) NEW + 20 (1-BEDRM.) - 23 TOTAL

PROJECT DENSITY - ALLOWABLE - 1 DWELLING UNIT PER 3,500 SQ. FT.
EXISTING - 167,228 SQ. FT. + 20 D.U.'S = 8,362 SQ. FT.
PROPOSED - 167,228 SQ. FT. + 33 D.U.'S = 15,067 SQ. FT.

LOT COVERAGE - 136,643 SQ. FT. + 30,276 SQ. FT. = 22 %

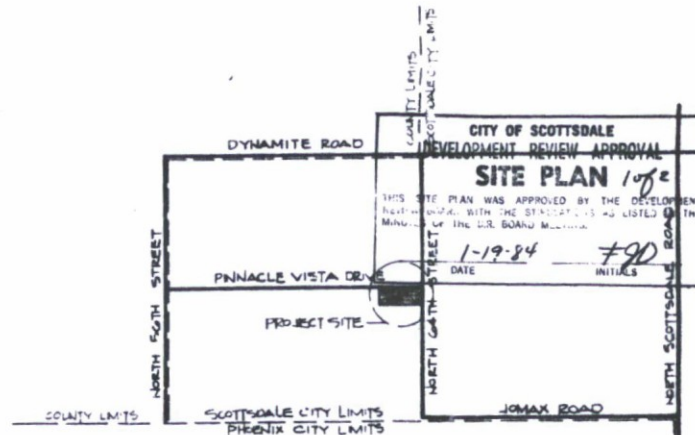
BUILDING HEIGHT - 11' 4" A.F.F. (ONE-STORY)

PARKING REQUIREMENTS - 3 SPACES PER 2 DWELLING UNITS (MULTI-FAMILY DWELLINGS)

13 DWELLING UNITS ÷ 2 = 6.5 = 7 PARKING STALLS

PARKING PROVIDED - 31 PARKING STALLS

EASEMENTS - BLANKET EASEMENT FOR TELEPHONE, GAS AND/OR ELECTRIC COMPANIES



VICINITY MAP

IRONWOOD CONDOMINIUMS

64th Street and Pinnacle Vista Drive
Scottsdale, Arizona

SITE DEVELOPMENT PLAN & DAP
DATE 11/18/84
DRAWN RICK B.
SCALE 1/4" = 10'
REVISIONS

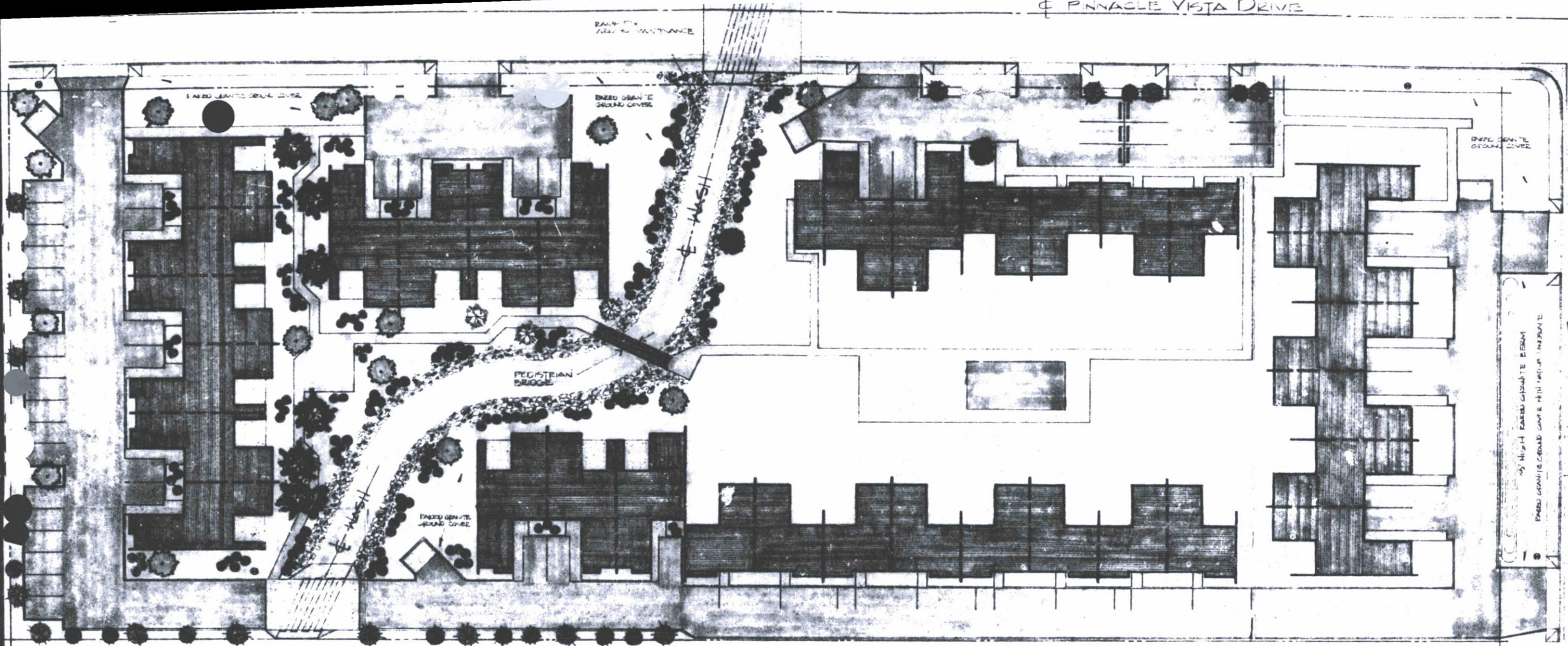
CITY OF SCOTTSDALE
DEVELOPMENT REVIEW APPROVAL
SITE PLAN 1072
1-19-84
DATE INITIALS

THIS SITE PLAN WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD, WITH THE STAFF, AS LISTED ON THE MINUTES OF THE BOARD MEETING.

COUNTY LIMITS
SCOTTSDALE CITY LIMITS
PRESTON CITY LIMITS

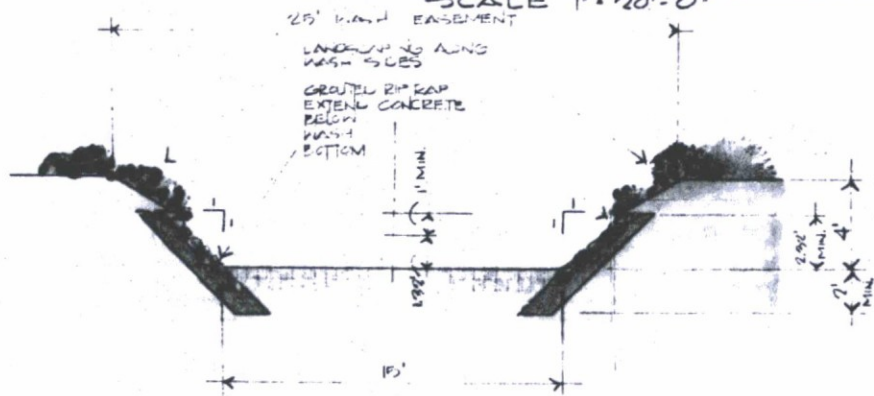
3131 N. 66th Street, Phoenix, Arizona 85018 (602) 947-1947

Overby
ARCHITECTS, INC.

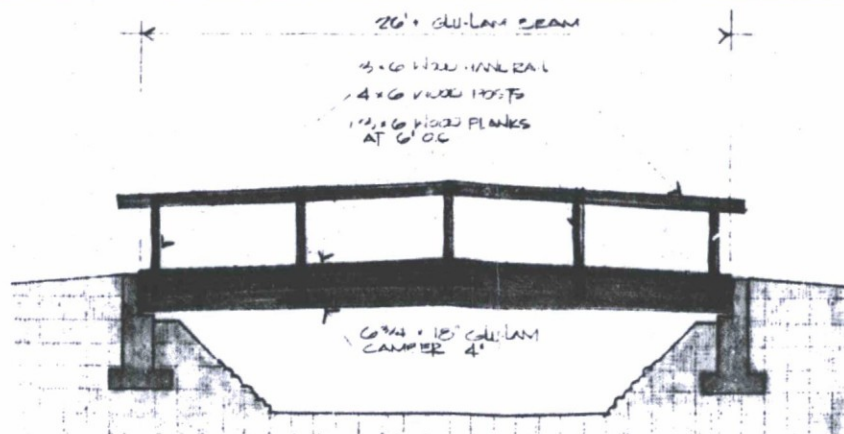


SCHEMATIC SITE LANDSCAPE & ARROYO DEVELOPMENT PLAN

SCALE 1" = 20'-0"



PROPOSED ARROYO SECTION
SCALE 1/4" = 1'-0"



CLEAR SPAN WALK BRIDGE
SCALE 1/4" = 1'-0"



PLANT LEGEND

- 15 GAL PALO VERDE
- 15 GAL OLIVE
- 15 GAL BLUE ANEMONE
- 15 GAL SUNSET
- 15 GAL RED SUN
- 15 GAL PEACHES

(LANDSCAPE PLAN)

CITY OF SCOTTSDALE
DEVELOPMENT REVIEW APPROVAL
EXHIBIT **SITE PLAN 2 of 2**

THIS SITE PLAN WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD WITH THE STIPULATIONS AS LISTED IN THE MINUTES OF THE D.R. BOARD MEETING.

1-19-84 DATE
7SD INITIALS

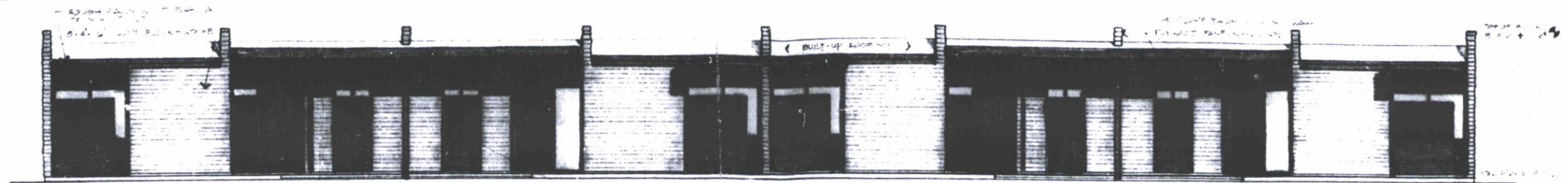
IRONWOOD CONDOMINIUMS

64th Street and Pinnacle Vista Drive
Scottsdale, Arizona

JOB NO.
DATE 1-19-84
DRAWN
SCALE NOTED
REVISIONS

3131 N. 56th Street, Phoenix, Arizona 85018 (602) 9

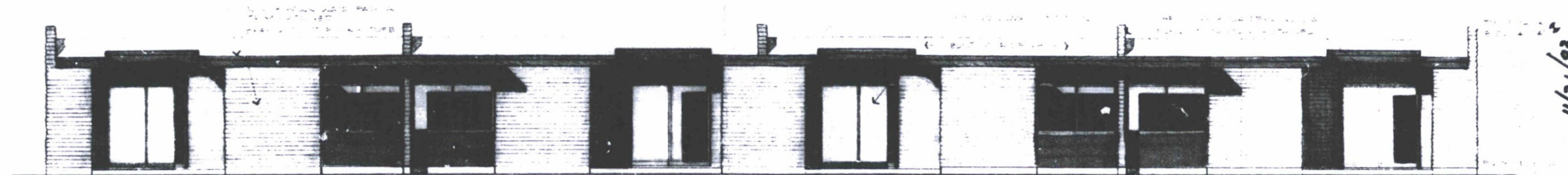
Overby
ARCHITECTS, INC.



FRONT ELEVATION

SCALE 1/4" = 1'-0"

BLDG. 'E'



COURTYARD ELEVATION

SCALE 1/4" = 1'-0"

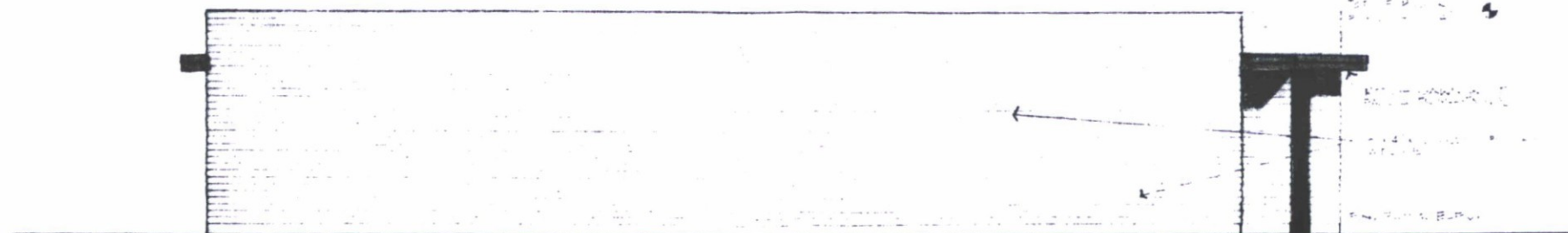
BLDG. 'E'



SIDE ELEVATION

SCALE 1/4" = 1'-0"

BLDG. 'E'



SIDE ELEVATION

BLDG. 'F'

CITY OF SCOTTSDALE
DEVELOPMENT REVIEW APPROVAL
ELEVATIONS

THIS DESIGN WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD WITH THE STIPULATIONS AS LISTED IN THE MINUTES OF THE D.R. BOARD MEETING. APPROVAL OF THIS DESIGN DOES NOT CONSTITUTE APPROVAL OF ANY MATERIALS THAT ARE CONTRARY TO THE BUILDING CODE OF THE CITY OF SCOTTSDALE.

12-8-83
DATE

12-8-83
DATE

BUILDING ELEVATIONS

JOB NO. 0218
DATE NOV 5 1983
DRAWN ECE
SCALE 1/4" = 1'-0"
REVISIONS

IRONWOOD CONDOMINIUMS
64th Street and Pinnacle Vista Drive
Scottsdale, Arizona

200-DR-83



Overby
ARCHITECTS, INC.

3333 N. 44th Street Phoenix, Arizona 85018 (602) 962-0600

OCT 6 - '83 - 915

BILL HENRY, COUNTY RECORDER

FEE 2450 PGS

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF SCOTTSDALE AND DECLARING AN EMERGENCY.

ORDINANCE 1000

WHEREAS, a petition has been presented in writing to the Mayor and Council of the City of Scottsdale, Arizona, signed by the owners of more than one-half in value of the real and personal property as would be subject to taxation by the City of Scottsdale in the event of annexation within the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the City of Scottsdale, and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Scottsdale, and to extend and increase the corporate limits of the City of Scottsdale so as to embrace the same; and

WHEREAS, the Mayor and Council of the City of Scottsdale Arizona, are desirous of complying with said petition and extending and increasing the corporate limits of the City of Scottsdale to include said territory; and

WHEREAS, said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of Scottsdale and had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS, no additions or alterations increasing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and personal property in such territory; and

WHEREAS, certain portions of the territory sought to be annexed have been deleted by the said Mayor and Council, and, therefore, the territory sought to be annexed has been reduced in area to the territory hereinafter described;

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of Scottsdale, Arizona, together with the original petition referred to herein,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, as follows:

SECTION 1. That the following described territory be, and the same hereby is annexed to the City of Scottsdale, and that the present corporate limits be, and the same hereby are, extended and increased to include the following described territory contiguous to the present City limits, to-wit:

See Map & Plan.

BEGINNING at a point on the existing City Limits of the City of Scottsdale, Arizona, said point being the northeast corner of Section 24, Township 4 North, Range 5 East of the Gila and Salt River Meridian, said point also being the southwest corner of Section 18, Township 4 North, Range 6 East of the Gila and Salt River Meridian;

THENCE, Easterly along the south line of said Section 18 to a point of intersection with a line lying 55.00 feet east of and parallel with the west line of said Township 4 North, Range 6 East;

THENCE, North along said line lying 55.00 feet east of and parallel with the west line of said Township 4 North, Range 6 East to a point on the north line of Section 6, of said Township 4 North, Range 6 East; said point also being on the south line of Section 36, Township 5 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Easterly along the south line of said Section 36 to the southeast corner of said Section 36, said southeast corner also being the southwest corner of Section 31, Township 5 North, Range 6 East;

THENCE, Easterly along the south line of said Section 31 to a point of intersection with a line lying 55.00 feet east of and parallel with the west line of said Township 5 North, Range 6 East;

THENCE, North along said line lying 55.00 feet east of and parallel with the west line of said Township 5 North, Range 6 East to a point on the north line of Section 18 of said Township 5 North, Range 6 East, said point also being on the south line of Section 7, of said Township 5 North, Range 6 East, of the Gila and Salt River Meridian;

THENCE, Continuing North along a line lying 55.00 feet east of and parallel with the west line of said Township 5 North, Range 6 East to a point of intersection with a line lying 33.00 feet north of and parallel with the south line of said Section 7, Township 5 North, Range 6 East of the Gila and Salt River Meridian;

THENCE, Westerly along said line lying 33.00 feet north of and parallel with the south line of said Section 7 to a point on the west line of said Township 5 North, Range 6 East;

THENCE, Westerly along a line lying 33.00 feet north of and parallel with the south lines of Sections 12, 11, 10 and 9 of Township 5 North, Range 5 East to a point of intersection with the west line of Section 9 of said Township 5 North, Range 5 East;

THENCE, Southerly along said west line to the southwest corner of said Section 9, said southwest corner also being the northwest corner of Section 16, Township 5 North, Range 5 East;

THENCE, Southerly along the west line of said Section 16 to the southwest corner of said Section 16, said southwest corner also being the northeast corner of Section 20, Township 5 North, Range 5 East;

THENCE, Westerly along the north line of said Section 20 to the northwest corner of said Section 20;

THENCE, Southerly along the west line of said Section 20 to the west quarter corner of said Section 20, said west quarter corner also being the east quarter corner of Section 19, Township 5 North, Range 5 East;

THENCE, Westerly along the East-West Midsection line of said Section 19 to a point of intersection with a line lying 65.00 feet east of and parallel with the west line of Township 5 North, Range 5 East;

THENCE, Northerly along said line lying 65.00 feet east of and parallel with the west line of Township 5 North, Range 5 East to a point of intersection with a line lying 33.00 feet north of and parallel with the south line of Section 7, Township 5 North, Range 5 East;

THENCE, Westerly along said line lying 33.00 feet north of and parallel with the south line of said Section 7 to a point on the west line of said Township 5 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Westerly along a line lying 33.00 feet north of and parallel with the south lines of Sections 12, 11, and 10, Township 5 North, Range 4 East of the Gila and Salt River Meridian to a point of intersection with the North-South midsection line of Section 10, Township 5 North, Range 4 East;

THENCE, Southerly along the North-South midsection line of said Section 10 to the south quarter corner of said Section 10, said south quarter corner also being the north quarter corner of Section 15, Township 5 North, Range 4 East;

THENCE, Southerly along the North-South midsection line of said Section 15 to the south quarter corner of said Section 15, said south quarter corner also being the north quarter corner of Section 22, Township 5 North, Range 4 East;

THENCE, Southerly along the North-South midsection line of said Section 22 to a point of intersection with a line lying 40.00 feet north of and parallel with the south line of said Section 22, Township 5 North, Range 4 East;

THENCE, Westerly along a line lying 40.00 feet north of and parallel with the south line of said Section 22, Township 5 North, Range 4 East to a point of intersection with the Northerly prolongation of the west line of the east half of the northwest quarter of Section 27, Township 5 North, Range 4 East;

THENCE, Southerly along said west line and its northerly prolongation thereof to a point of intersection with the East-West midsection line of Section 27, Township 5 North, Range 4 East;

THENCE, Easterly along the East-West midsection line of said Section 27 to the center of said Section 27, Township 5 North, Range 4 East;

THENCE, Southerly along the North-South midsection line of said Section 27 to a point of intersection with a line lying 55.00 feet north of and parallel with the south line of said Section 27;

THENCE, Westerly along a line lying 55.00 feet north of and parallel with the south line of Sections 27, 28 and 29, Township 5 North, Range 4 East to a point of intersection with a line lying 55.00 feet west of and parallel with the east line of said Section 29;

THENCE, Southerly along a line 55.00 feet west of and parallel with the east line of Sections 29 and 32, Township 5 North, Range 4 East to a point of intersection with the south line of Township 5 North, Range 4 East of the Gila and Salt River Meridian;

THENCE, continuing southerly along the extension of the aforementioned line to a point of intersection with the existing City of Phoenix Limits Line, by Phoenix Ordinance No. G-1829, said City of Phoenix Limits Line lying 65.00 feet south of and parallel with the north line of Township 4 North, Range 4 East of the Gila and Salt River Meridian;

a point of intersection with the southerly prolongation of the west line of Section 35, Township 5 North, Range 4 East, of the Gila and Salt River Meridian;

THENCE, Northerly along said southerly prolongation of the west line of said Section 35, said southerly prolongation also being the existing Scottsdale City Limits, by Scottsdale Annexation Ordinance No. 1446 to the southwest corner of said Section 35;

THENCE, Easterly along the south line of said Section 35, said south line also being the said existing City Limits Line by Annexation Ordinance No. 1446, to a point on the south line of said Section 35, said point also being the northwest corner of Section 2, Township 4 North, Range 4 East of the Gila and Salt River Meridian;

THENCE, Easterly along the north lines of Sections 2 and 1, Township 4 North, Range 4 East of the Gila and Salt River Meridian, said north lines also being the said existing Scottsdale City Limits, by Annexation Ordinance No. 1446, to the northeast corner of Township 4 North, Range 4 East;

THENCE, Easterly along the north lines of Sections 6 and 5, Township 4 North, Range 5 East of the Gila and Salt River Meridian, said north lines also being the said existing Scottsdale City Limits, by Annexation Ordinance No. 1446, to a point on the north line of said Section 5, said point being the southwest corner of Section 32, Township 5 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Northerly along the west line of said Section 32, said west line also being the existing City of Scottsdale City Limits, by Scottsdale Annexation Ordinance No. 1432, to the northwest corner of said Section 32, said northwest corner of Section 32 also being the southeast corner of Section 30, Township 5 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Westerly along the south line of said Section 30 and said existing City Limits, by Annexation Ordinance No. 1432, to the south quarter corner of said Section 30;

THENCE, Northerly along the North-South Mid-Section Line of said Section 30, said Mid-Section line also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the north quarter corner of said Section 30;

THENCE, Easterly along the north lines of Sections 30, 29, 28 and 27 of Township 5 North, Range 5 East of the Gila and Salt River Meridian, said north lines also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the northeast corner of said Section 27;

THENCE, Southerly along the east lines of Sections 27 and 34, Township 5 North, Range 5 East of the Gila and Salt River Meridian, said east lines also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the southeast corner of said Section 34;

THENCE, Easterly along the north line of Section 2, Township 4 North, Range 5 East, said north line also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the northeast corner of said Section 2;

THENCE, Southerly along the east line of said Section 2, said east line also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the southeast corner of said Section 2;

Thence, Westerly along the south line of said Section 2, said south line also being the existing City Limits Line, by Annexation Ordinance No. 1432, to the south quarter corner of said Section 2, said south quarter corner also being the north quarter corner of Section 11, Township 4 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Southerly along the North-South Mid-Section Line of said Section 11 said North-South Midsection Line also being the said existing City Limits Line by Annexation Ordinance No. 1432, to the south quarter corner of said Section 11;

THENCE, West along the south line of said Section 11, said south line also being the said existing City Limits Line by Annexation Ordinance No. 1432 to the southwest corner of said Section 11, said southwest corner also being the northeast corner of Section 15, Township 4 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Southerly along the east line of said Section 15, said east line also being the said existing City Limits Line by Annexation Ordinance No. 1432, to the southeast corner of said Section 15, said southeast corner of Section 15 also being the northwest corner of Section 23, Township 4 North, Range 5 East of the Gila and Salt River Meridian;

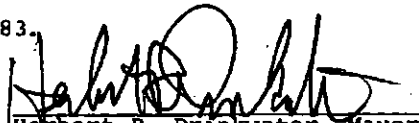
THENCE, Easterly along the north lines of Sections 23 and 24, Township 4 North, Range 5 East of the Gila and Salt River Meridian, said north lines also being the existing City Limits Line of the City of Scottsdale, by Annexation Ordinance No. 169 to the northeast corner of said Section 24, and the point of beginning.

SECTION 2. That a copy of this ordinance, together with an accurate map of the territory hereby annexed to the City of Scottsdale, certified by the Mayor of said City, be forthwith filed and recorded in the office of the County Recorder of Maricopa County, Arizona.

SECTION 3. WHEREAS, it is necessary for the preservation of the peace, health and safety of the City of Scottsdale that this ordinance become immediately effective, an emergency is declared to exist, and this ordinance shall be effective immediately upon its passage and adoption.


PASSED AND ADOPTED by the Council of the City of Scottsdale, Arizona, this 4th day of October, 1983.

APPROVED this 4th day of October, 1983.



Herbert R. Drinkwater, Mayor

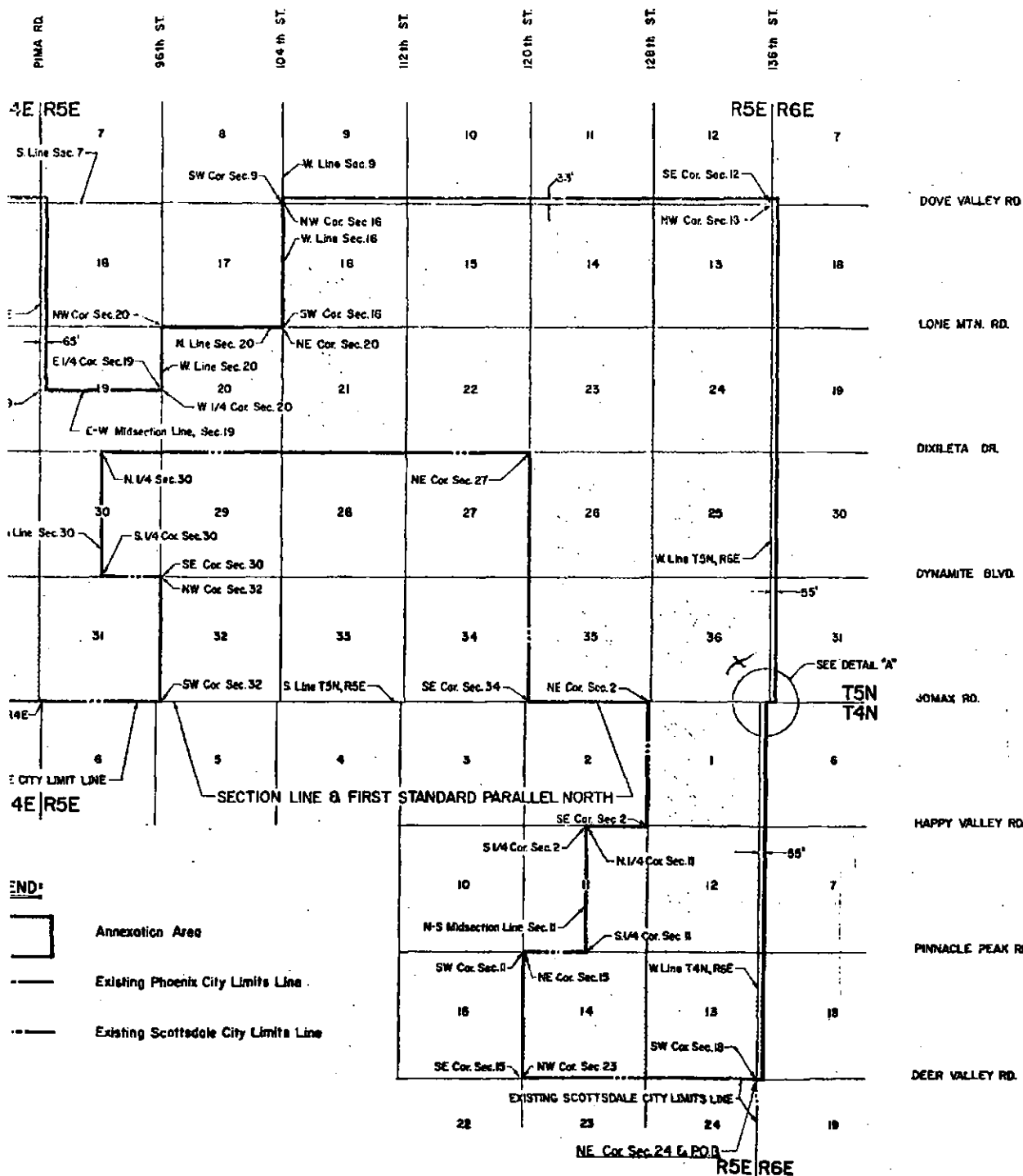
ATTEST:

Roy R. Pederson,
City Clerk


City Clerk

APPROVED AS TO FORM:


Richard Filler, City Attorney



OCTOBER

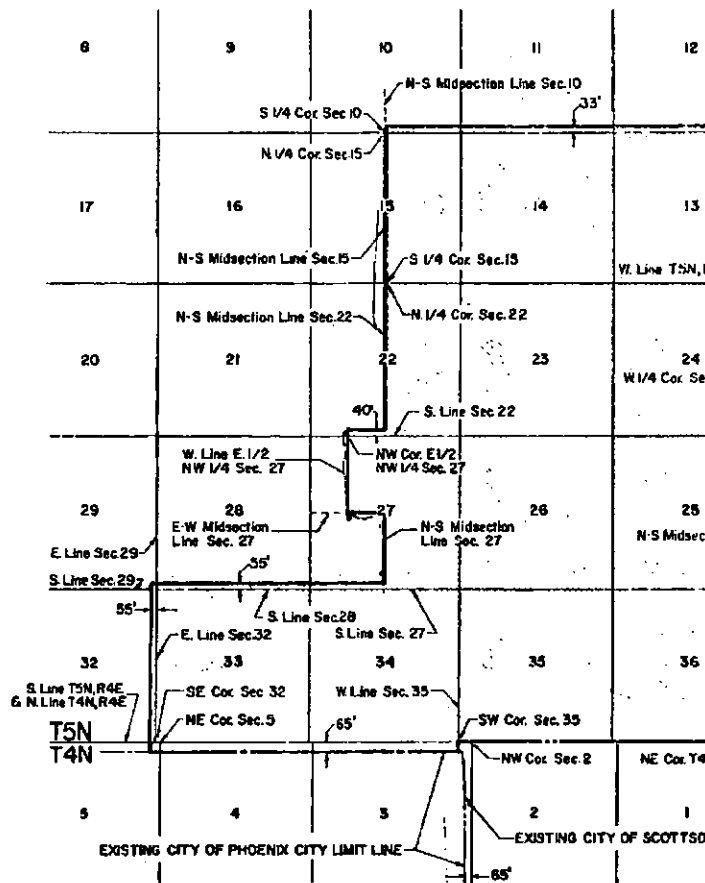
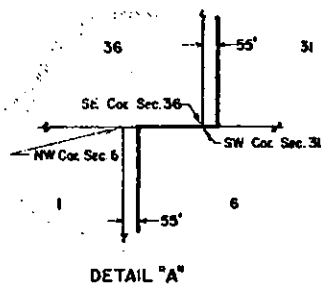


56th ST

64th ST

SCOTTSDALE RD

HAYDEN RD



I, Herbert R. Drinkwater, Mayor of the City of Scottsdale, Arizona, do hereby certify that the foregoing Annexation Map No. 83-A is a true and correct map of territory annexed under and by virtue of the petition of the real and personal property owners in the said territory and by Ordinance No. 1611 on the 4th day of October, 1983, annexing the territory described in Ordinance No. 1611 and as shown on said map as a part of the territory to be included within the corporate limits of the City of Scottsdale, Arizona.

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Herbert R. Drinkwater
Herbert R. Drinkwater, Mayor

ATTEST
Roy R. Pederson
Roy R. Pederson, City Clerk

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, VACATING AND ABANDONING A PORTION OF THE PUBLIC RIGHT-OF-WAY, APPLICATION NO. 4-A-84 PURSUANT TO THE PROVISIONS OF THE ARIZONA REVISED STATUTES, ARTICLE 1, CHAPTER 14, TITLE 28; AND DECLARING AN EMERGENCY.

WHEREAS, application has been made to the Council of the City of Scottsdale, for abandonment of a portion of public right-of-way, and

WHEREAS, A.R.S. Sec.28-1902 provides that a city may dispose of a roadway or portion thereof when said property or portion thereof is no longer necessary for public use, and

WHEREAS, after notice to the public, hearings have been held before the Planning Commission and Council of the City of Scottsdale on the proposed abandonment of a portion of the public right-of-way, described in Application No. 4-A-84, within the City of Scottsdale, and

WHEREAS, it is the opinion of the Council that the portion of public right-of-way described hereinbelow, is no longer necessary for public uses as roadway,

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

That the real property contained in Application No. 4-A-84 situated within the City of Scottsdale, Maricopa County, Arizona, and described in Exhibit "A" attached hereto and by this reference made a part hereof; be and the same is hereby vacated and abandoned subject to the reservation of all easements for existing public utilities pursuant to the provisions of A.R.S. Sec.28-1903. A map marked Exhibit "B" disclosing the area vacated is attached hereto and by this reference made a part hereof.

WHEREAS, the immediate operation of the provisions of this resolution is necessary for the preservation of the public peace, health, safety and welfare, an EMERGENCY is hereby declared to exist, and this resolution shall be in full force and effect from and after its final passage and adoption by the Council of the City of Scottsdale.

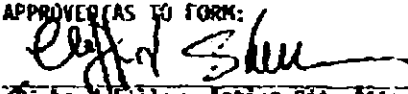
PASSED AND ADOPTED by the Council of the City of Scottsdale this 21st day of February, 19 84.


Herbert H. Drinkwater, Mayor

ATTEST:

Roy R. Pederson
City Clerk

BY: 
Betty Warren, Deputy City Clerk

APPROVED AS TO FORM:

Richard Miller, Acting City Attorney

RECORDED IN OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA	
FEB 24 '84-12 00	
BILL HENRY, COUNTY RECORDER	
FEE 3 00	PGS 3

CASE 4-A-84

84 075889

Legal Description

South 10 feet, North 40 feet, Northeast one-quarter,
Northeast one-quarter, Southeast one-quarter, Section
33, Township 5 North, Range 4 East, Gila and Salt
River Base and Meridian, Maricopa County, Arizona,
except the East 55' thereof.

Unofficial Document

EXHIBIT A

When recorded, mail to:

Alma Kane

11297 Down Forest Dr

Studio City CA

MARICOPA COU
HELEN

93-00: - - - -

01/13/93

02:12

Page 79 of 110

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
ADE INVESTMENTS INC, a California Corporation

do hereby convey to

SEE ATTACHED FOR LIST OF GRANTEES

the following real property situated in Maricopa County, Arizona:

SEE ATTACHED LEGAL DESCRIPTION

Subject to current taxes and assessments, reservations and all easements, rights of way, covenants, conditions, restrictions,
liens and encumbrances of record.

And I or we do warrant the title against all persons whomsoever subject to the matters above set forth.

Dated this 9 day of December 1992

ADE INVESTMENTS INC

BY 

STATE OF ARIZONA

County of Maricopa



This instrument was acknowledged before me

this 12 day of Jan, 1993 by

Michael Henry AS President
OF ADE INVESTMENTS INC

Notary Public

My commission will expire

STATE OF _____

County of _____

This instrument was acknowledged before me

this _____ day of _____, 19____ by

Notary Public

LEGAL DESCRIPTION

The North 255.35 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 33 Township 5 North Range 4 East Of the Gila and Salt River Base and Meridian Maricopa County Az.
EXCEPT the North 40 feet as conveyed in Docket 8732 page 348 and EXCEPT the East 55 feet and EXCEPT any part thereof lying within IRONWOOD CONDOMINIUMS according to Book 261 of Maps, page 11 all in records of Maricopa County Arizona.

Unofficial Document

ALAN S KANE an unmarried man as to an undivided $\frac{1}{2}$ interest

DAVID A FISHMAN and MONICA M FISHMAN as Trustees of the DAVID
A FISHMAN and MONICA M FISHMAN FAMILY TRUST DATED DECEMBER 31
1979 AS TO AN UNDIVIDED $\frac{1}{2}$ INTEREST

EDWARD J FISHMAN AND JANE NELSON FISHMAN AS TRUSTEES OF THE EDWARD
J FISHMAN AND JANE NELSON FISHMAN FAMILY TRUST DATED NOVEMBER 27
1979 AS TO AN UNDIVIDED $\frac{1}{2}$ INTEREST

IN COMPLIANCE WITH ARS 33-401 THE TRUST BENEFICIARIES ARE

DAVID FISHMAN FAMILY TRUST

5057 TOPEKA AVENUE

TARZANA, CA 91356

Unofficial Document

EDWARD FISHMAN FAMILY TRUST

31950 1/2 PACIFIC COAST HIGHWAY

MALIBU, CA 90265



MARICOPA COUNTY HEALTH DEPARTMENT
1845 East Roosevelt • 258-6381
Phoenix

CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS

SUBDIVISION IRONWOOD CONDOMINIUMS UNITS 1 thru 20
LOCATION Scottsdale Maricopa
CITY OR TOWN NEAREST COUNTY
33 5-N 4-E
SECTION TOWNSHIP RANGE
SUBDIVIDER A.D.E. Investments, Inc., 11247 Dona Isabel Drive, Studio City, CA 90064
Water Supply by City of Scottsdale (Existing)
Sewage Disposal by Individual Sewage Disposal Systems (Existing)
Garbage Disposal by All America Disposal

The sanitary facilities of water supply, sewage disposal and garbage disposal as represented by the approved plan documents on file with The Maricopa County Health Department are hereby approved subject to the following provisions:

This Certificate of Approval does not constitute an approval to construct the sanitary facilities to serve the subdivision. Construction must not begin until a Certificate to Construct has been issued by this Department.

Date Approved: 6/1/84
GOC: mh

ENVIRONMENTAL SERVICES

By [Signature]

cc: Water Company
Subdivider
State Real Estate Department
FHA
VA
Engineer

ARIZONA DEPARTMENT OF HEALTH SERVICES • Environmental Health Services • Bureau of Water Quality Control
1740 West Adams Street • Phoenix, Arizona 85007

WATER SERVICE AGREEMENT AND SEWER SERVICE AGREEMENT

To be filled out and signed, where appropriate, and submitted with application.

WATER SERVICE AGREEMENT - An unconditional agreement which is effective this date has been made between the owners of:

Ironwood Condominiums

and the City of Scottsdale

to provide water service to each and every lot in accordance with the design shown on the attached plats of the subdivision.

The undersigned hereby agrees to inspect this project during construction to assure compliance with plans and specifications approved by the Arizona Department of Health Services and upon completion shall be responsible for maintenance and operating the system.

Date 8/17/83 Name Mario Saldamando [Signature]
TYPE OR PRINT SIGNATURE
Title Water & Wastewater Engineering Manager
Address 3939 Civic Center Plaza
City Scottsdale, Arizona

SEWER SERVICE AGREEMENT - An unconditional agreement has been made between the owners of:

Ironwood Condominiums

and the City of Scottsdale

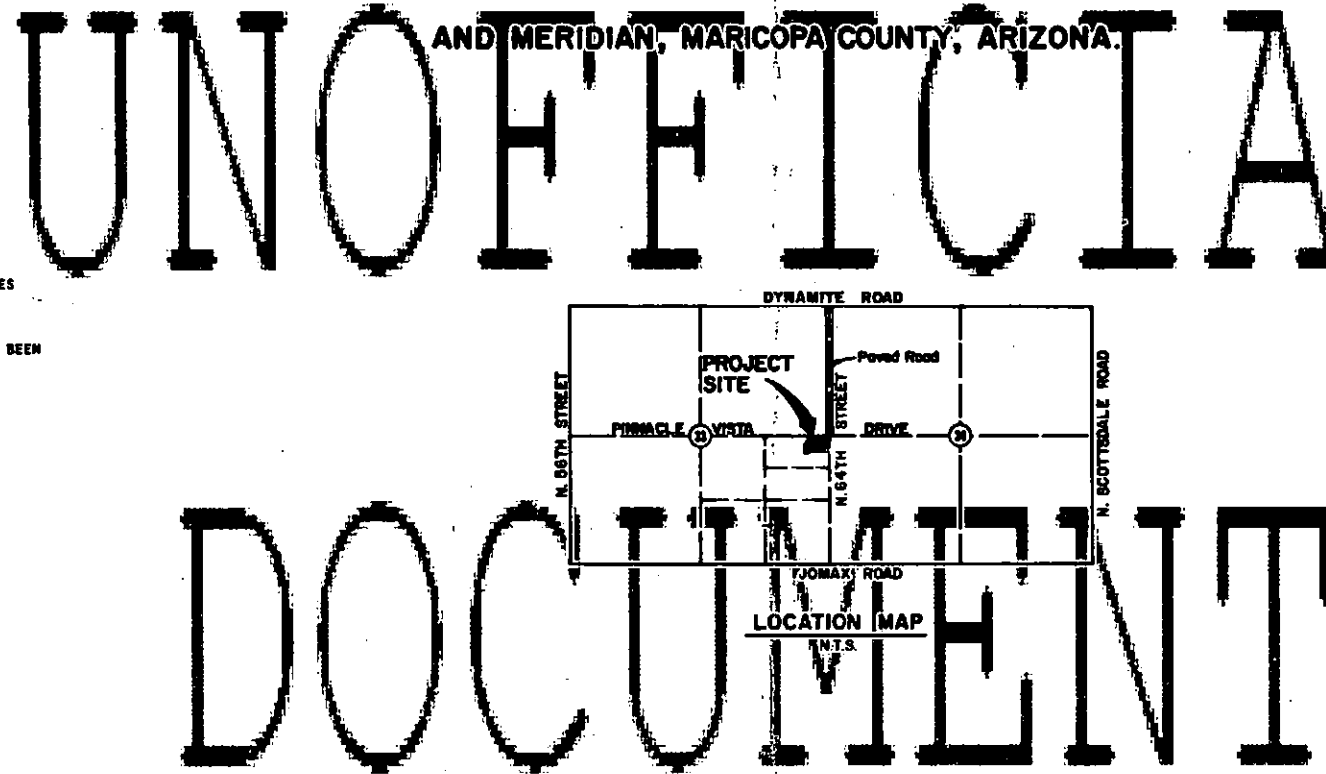
to provide sewer service to each and every lot in accordance with the design shown on the attached plats of the subdivision.

The undersigned hereby agrees to inspect this project during construction to assure compliance with plans and specifications approved by the Arizona Department of Health Services and upon completion shall be responsible for maintenance and operating the system.

Date 8/17/83 Name Mario Saldamando [Signature]
TYPE OR PRINT SIGNATURE
Title Water & Wastewater Engineering Manager
Address 3939 Civic Center Plaza
City Scottsdale, Arizona

A HORIZONTAL REGIME
OF
IRONWOOD CONDOMINIUMS

SITUATED IN A PORTION OF THE
NORTH 215.35' OF THE NE 1/4 OF THE
NE 1/4 OF THE SE 1/4 OF SECTION 33, T.5N,
R.4E., OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



GENERAL NOTES:

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
2. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PARCEL OF LAND DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 1933 AND THAT THE PLAT IS CORRECT AND ACCURATE, AND THAT THE MONUMENTS DESCRIBED HEREON EXIST OR HAVE BEEN SET AS DESCRIBED.

Ray H. Stadler
RAYMOND H. STADLER, P.E.

11063

SPECIAL EASEMENT

THERE IS HEREBY CREATED A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER TRACT "A" INCLUDING THE RIGHT TO USE EXISTING ROADWAYS FOR INGRESS, EGRESS, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE AND OPERATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWERS, GAS, TELEPHONES AND ELECTRICITY. BY VIRTUE OF THIS EASEMENT, IT SHALL BE EXPRESSLY PERMISSIBLE FOR THE PROVIDING TELEPHONE, GAS AND/OR ELECTRIC COMPANY TO ERECT, REPLACE AND MAINTAIN NECESSARY EQUIPMENT ON SAID PROPERTY AND TO BURY UNDERGROUND CONDUITS, WIRES, BURIED CABLE SYSTEM AND GAS LINES TOGETHER WITH ALL NECESSARY APPURTENANCES. THIS EASEMENT SHALL IN NO WAY AFFECT ANY OTHER RECORDED EASEMENT ON SAID PREMISES. SAID EASEMENT SHALL NOT LIMIT CONSTRUCTION, RECONSTRUCTION, REPAIR OR REPLACEMENT OF BUILDINGS OR OTHER IMPROVEMENTS.

DEDICATION:

STATE OF ARIZONA } ss
COUNTY OF MARICOPA }

KNOW ALL MEN THAT BY THESE PRESENTS THAT ALAN S. KANE, AN UNMARRIED MAN, AS TO AN UNDIVIDED HALF INTEREST, DAVID A. FISHMAN AND MONICA M. FISHMAN, AS TRUSTEES OF THE DAVID A. AND MONICA M. FISHMAN FAMILY TRUST, DATED DECEMBER 31, 1979, AS TO AN UNDIVIDED QUARTER INTEREST, AND EDWARD J. FISHMAN AND JANE NELSON FISHMAN AS TRUSTEES OF THE EDWARD J. AND JANE NELSON FISHMAN FAMILY TRUST, DATED DECEMBER 27, 1979, AS TO AN UNDIVIDED QUARTER INTEREST, HAVE SUBDIVIDED UNDER THE NAME IRONWOOD CONDOMINIUMS A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PORTION BEING CORRECTLY SHOWN AND PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "IRONWOOD CONDOMINIUMS" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE BUILDINGS, DWELLING UNITS, STREETS, PRIVATE ACCESSWAYS, AND COMMON AREAS CONSTITUTING SAME, AND THAT EACH BUILDING, DWELLING UNIT, STREET, PRIVATE ACCESSWAY, AND COMMON AREA SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT ALAN S. KANE, AN UNMARRIED MAN, AS TO AN UNDIVIDED HALF INTEREST, DAVID A. FISHMAN AND MONICA M. FISHMAN, AS TRUSTEES OF THE DAVID A. AND MONICA M. FISHMAN FAMILY TRUST DATED DECEMBER 31, 1979, AS TO AN UNDIVIDED QUARTER INTEREST AND EDWARD J. FISHMAN AND JANE NELSON FISHMAN, AS TRUSTEES OF THE EDWARD J. AND JANE NELSON FISHMAN FAMILY TRUST DATED DECEMBER 27, 1979, AS TO AN UNDIVIDED QUARTER INTEREST, AS OWNERS, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND EASEMENTS PROVIDED FOR THE PURPOSES SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 22ND DAY OF DECEMBER, 1933.

Alan S. Kane
ALAN S. KANE
DAVID A. FISHMAN, AS TRUSTEE
Monica M. Fishman
MONICA M. FISHMAN, AS TRUSTEE
Edward J. Fishman
EDWARD J. FISHMAN, AS TRUSTEE
Jane Nelson Fishman
JANE NELSON FISHMAN, AS TRUSTEE

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA } ss
COUNTY OF Los Angeles }

ON THIS 22ND DAY OF December, 1933, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED ALAN S. KANE, AN UNMARRIED MAN, DAVID A. FISHMAN, AS TRUSTEES OF THE DAVID A. AND MONICA M. FISHMAN FAMILY TRUST, DATED DECEMBER 31, 1979, AND EDWARD J. FISHMAN AND JANE NELSON FISHMAN, TRUSTEES OF THE EDWARD J. AND JANE NELSON FISHMAN FAMILY TRUST, DATED DECEMBER 27, 1979, AND THEY ACKNOWLEDGED, BEFORE ME, THAT THEY EXECUTED THE AFORESAID INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.



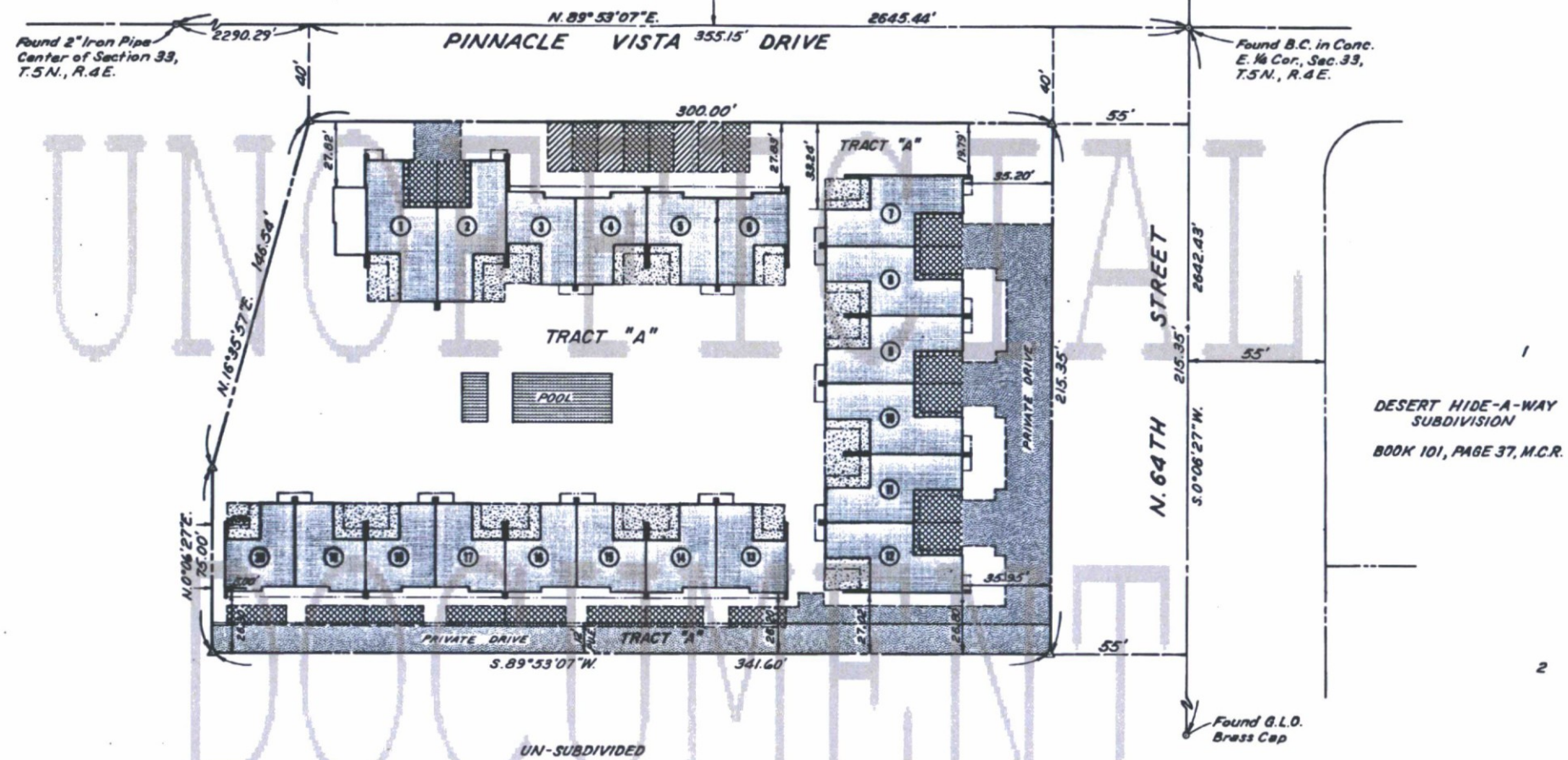
MY COMMISSION EXPIRES MAY 4, 1987
Ellen M. Tashiro
NOTARY PUBLIC



IRONWOOD CONDOMINIUMS
METRO CONSULTING ENGINEERS
2222 WEST BRITTON AVENUE
PHOENIX, ARIZONA 85023
RAYMOND H. STADLER
RAYMOND H. STADLER
DATE: Nov 22 1933

261-11
1-11-84

County of Maricopa
I hereby certify that the within
is correct and true and is
corrected as requested of
Valley Map & Eng.
TE. AOST. #2
in Book 89, Page 48
on page 11
Witness my hand and official
seal the day and year above.
JUN 11 '84 -11:48
County Recorder
D. C. LEB
Deputy Recorder



LEGEND

- Exist. Dwelling Unit
- Patio Area
- Assigned Parking
- Un-assigned Parking
- Private Drive
- Easement Line
- Property Line
- Subdivision Corner

TRACT "A" includes all areas other than the buildings and
patios shown and platted hereon.

IRONWOOD CONDOMINIUMS

METRO CONSULTING ENGINEERS
8022 WEST BRITTON AVENUE
PHOENIX, ARIZONA 85033

REVISIONS

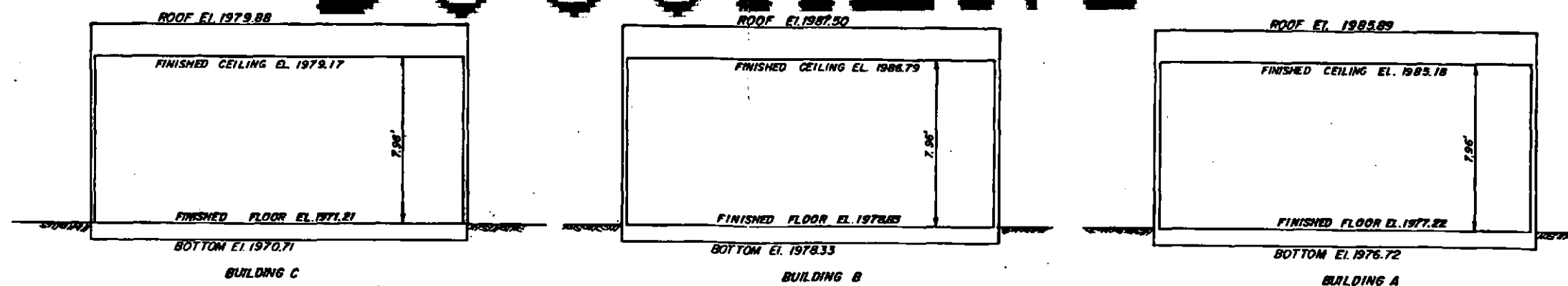
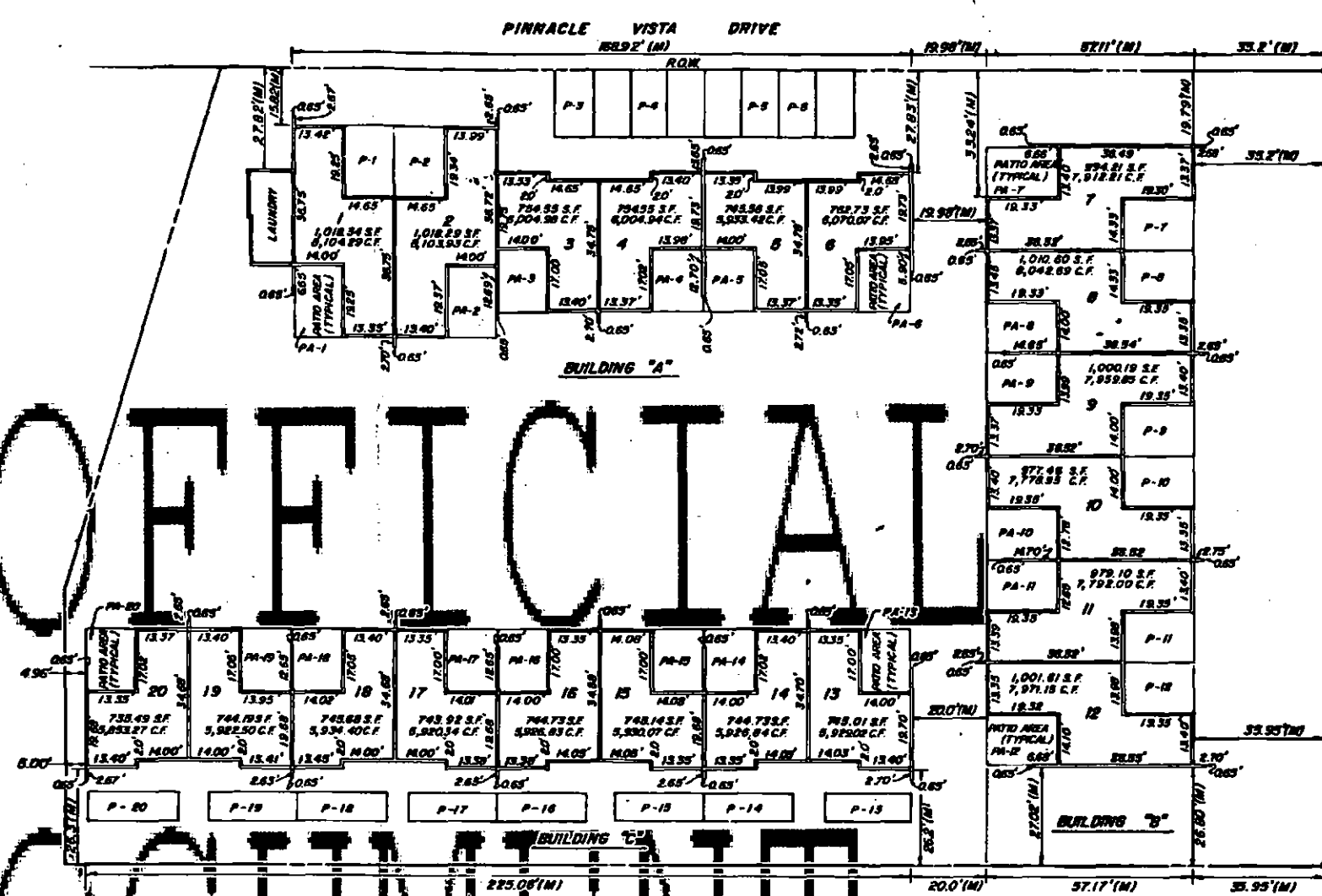
261-11
1-11-84

Bench Mark
"X" Cut in North End Core
Roadway East Side 64th
Street Just South of
Pinnacle Vista Drive.
Elev. 1283.67

STATE OF ARIZONA
County of Maricopa
I hereby certify that the within
is a true and correct copy of the
original as recorded in the
Public Records of the County of
Maricopa, Arizona.
Notary Public
D. M. L. L. L.
My Comm. Expires 1-1-85

UNIT NO.	UNIT TYPE (NUMBER BEDROOMS)	LIVING UNIT		PATIO		PATIO		PARKING	COMMON AREA	OWNERSHIP
		SO. FT.	CU. FT.	SO. FT.	CU. FT.	SO. FT.	SO. FT.			
1	2	1,018.34	8,104.29	258.99	NA	258.99	264.54	1/20		
2	2	1,018.29	8,103.93	258.99	"	258.99	264.54	1/20		
3	1	754.55	6,004.98	226.95	"	226.95	198.00	1/20		
4	1	754.55	6,004.94	226.88	"	226.88	198.00	1/20		
5	1	748.96	5,933.42	227.62	"	227.62	198.00	1/20		
6	1	762.73	6,070.07	226.77	"	226.77	198.00	1/20		
7	2	994.21	7,912.21	259.02	"	259.02	264.27	1/20		
8	2	1,010.60	8,042.69	258.08	"	258.08	264.27	1/20		
9	2	1,000.19	7,959.85	257.66	"	257.66	264.61	1/20		
10	2	972.46	7,778.95	258.87	"	258.87	264.61	1/20		
11	2	979.10	7,792.00	257.36	"	257.36	264.32	1/20		
12	2	1,001.61	7,971.15	259.85	"	259.85	264.32	1/20		
13	1	745.01	5,929.02	226.93	"	226.93	192.00	1/20		
14	1	744.73	5,928.84	227.22	"	227.22	192.00	1/20		
15	1	745.14	5,930.07	228.31	"	228.31	192.00	1/20		
16	1	744.73	5,928.83	228.95	"	228.95	192.00	1/20		
17	1	744.92	5,920.34	227.12	"	227.12	192.00	1/20		
18	1	745.68	5,934.40	227.96	"	227.96	192.00	1/20		
19	1	744.14	5,922.50	226.77	"	226.77	192.00	1/20		
20	1	739.49	5,893.27	227.22	"	227.22	192.00	1/20		

OFFICIAL
DOCUMENT



VERTICAL DETAILS & PROFILE ELEVATIONS

261-11

IRONWOOD CONDOMINIUMS

METRO CONSULTING ENGINEERS
 6025 WEST BRITTON AVENUE
 PHOENIX, ARIZONA 85033

OWN. P.C. CKD. R.M.S. DATE 5-2-83 J.M. 0211-138

SHEET 3 OF 3