

**Marked Agendas
Approved Minutes
Approved Reports**

**The December 6, 2018
Development Review Board
Meeting Agenda and
Minutes can be found at**

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

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 18, 2016 Item no. 3
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Lot V On The Green
10-PP-2015

Request to consider the following:

1. Request approval of a Preliminary Plat for a 4-lot residential subdivision, within the existing 'On the Green at Troon North' subdivision, with existing amended development standards, and a landscape plan including walls, all on an approximately 0.70-acre site.

Related Policies, References:

32-ZN-1982, 81-ZN-1983, 43-ZN-1994, 2-GP-1994, 3-ZN-1994, 87-DR-1994#2, and 9-PP-2013

OWNER

Bob Garland
Insight Land
602-421-6300

APPLICANT CONTACT

David Letourneau
White Feather Lane LLC
602-625-6607

LOCATION

10299 E. White Feather Lane

Action Taken _____

BACKGROUND

Zoning

This site is zoned Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL), which allows single-family residential, multi-family residential, and resort/hotel type uses. Annexed into the City of Scottsdale in January of 1982, through case 32-ZN-1982, the site is part of a larger planned community development.

The annexed parcel was rezoned from the County designation to the Single-family Residential, Hillside District (R1-190/HD) through Case 81-Z-1983. In 1991, the Environmentally Sensitive Lands (ESL) ordinance was added as an amendment to the Hillside District overlay. In 1994, the site was rezoned from the Single-family Residential, Hillside District (R1-190/HD) to the current R-4R/ESL zoning designation; through the General Plan amendment and zoning cases 2-GP-1994 and 3-ZN-1994.

General Plan

The General Plan Land Use Element designates the property as Resort/Tourism, which provides the flexibility of Resort/Tourism Land Uses to be located within this area of the community. The General Plan amendment and zoning cases (cases 2-GP-1994 and 3-ZN-1994) approved specifically for this site were tailored to complete the site as a support use for the existing golf course.

Character Area Plan

This site is located within the Reatta Pass/Troon Character Area which serves as a destination for visitors to Scottsdale, provides a diverse mix of upscale housing for both full and part-time residents, and offers a western desert character which is a significant component of Scottsdale's image.

Context

The property is located within the "On the Green at Troon North" subdivision, parcel number 216-72-584, which is located on the north side of E. Dynamite Boulevard, at approximately 103rd Street.

Adjacent Uses and Zoning

- North Resort/Townhouse Residential District, Environmentally Sensitive Lands, zoned R-4R/ESL; Open Space.
- South Single-family Residential District, Environmentally Sensitive Lands, zoned R1-7/ESL; Pinnacle Canyon at Troon North subdivision and Golf Course
- East Open Space, Environmentally Sensitive Lands O-S/ESL, Resort/Townhouse Residential District, Environmentally Sensitive Lands, R-4R/ESL, and Hillside Conservation District HD/HC; Troon North Golf Club House.
- West Resort/Townhouse Residential District, Environmentally Sensitive Lands, zoned R-4R/ESL; On the Green at Troon North subdivision and Golf Course

Key Items for Consideration

- The preliminary plat was previously approved by the Development Review Board on August 1, 2013, with a vote of 6-0.
- Existing "On the Green at Troon North" plat dedicated Tract "V" for "Future Development."
- Amended development standards shall remain as approved through Case 3-ZN-1994.

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is to seek approval of a four-lot preliminary plat and landscape plan. The request is to subdivide a tract located within the "On the Green at Troon North" subdivision plat. The preliminary plat was previously approved by the Development Review Board on August 1, 2013. The preliminary plat expired before final approval by the City Council.

Development Information

- | | |
|-----------------------------|---|
| • Existing Use: | Vacant (Golf Cart Path) |
| • Proposed Use: | 4-Lot Subdivision |
| • Parcel Size: | 0.70 acres |
| • Building Height Allowed: | 30 feet |
| • Building Height Proposed: | 30 feet |
| • Open Space Required: | 0 square feet (Fulfilled by the Troon North Master Planned Community) |
| • Open Space Provided: | 8,713 square feet |
| • NAOS Required: | 0 square feet (Fulfilled by the Troon North Master Planned Community) |
| • NAOS Provided: | 5,412 square feet |
| • Density Allowed: | 7 du/ac |
| • Density Proposed: | 6.0 du/ac |

IMPACT ANALYSIS

Land Use

The existing Tract "V" was dedicated as per the "On the Green at Troon North" subdivision plat for future development. The proposed subdivision plat will continue to use the existing amended development standards as approved through the Troon North subdivision zoning case.

Traffic

All the necessary access for the proposed four lots has been dedicated through the existing plat.

Water/Sewer

The proposed plat will not affect the existing improvement requirements for the area. The existing improvements were constructed with the anticipation of the site being developed to the R-4R standards set forth by the Cases 2-GP-1994 and 3-ZN-1994.

School District Comments/Review

Cave Creek Unified School District supported the approval of the Troon North Master Planned Community, with the entire proposed density. The proposed four-lot subdivision does not complete

the density that was approved for this parcel.

Open Space

Natural Area Open Space (NAOS) requirements have been met and dedicated as per cases, and associated plats, 43-ZN-1994, 2-GP-1994, and 3-ZN-1994. The NAOS requirement was based on the slope category of the entire site and will not change based on the proposal for this particular tract. The owner will be dedicating 5,412 square feet of NAOS and providing 8,713 square feet of open space with the proposed preliminary plat.

Policy Implications

This proposed preliminary plat is generally consistent in density, street alignment, and open space as per Zoning Ordinance, Zoning Interpretations, and the Design Standards and Policies Manual. This preliminary plat is also consistent in density, street alignment, and open space previously approved in the Troon North final plat.

Community Involvement

The applicant distributed a mailing to all property owners within 750 feet of the proposed subdivision site. City staff received some inquiries on the proposed project, but has not received any written comments on this case.

Community Impact

This preliminary plat is consistent in density, street alignment, and open space previously approved in the "On the Green at Troon North" final plat. The approval of the proposed preliminary plat will not negatively impact the surrounding properties. The request will not affect the surrounding areas existing utilities or street system.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board originally heard the associated preliminary plat case, 9-PP-2013, on August 1, 2013. The Development Review Board voted to approve the preliminary plat with a vote of 6-0.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the proposed preliminary plat, per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

STAFF CONTACTS

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

APPROVED BY



Jesus Murillo, Report Author

8-3-16
Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

8/8/16
Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

8/8/16
Date

ATTACHMENTS

1. Stipulations
 - Exhibit A to Attachment 1 Subdivision Plat
 - Exhibit B to Attachment 1 Landscape Plan
 - Exhibit C to Attachment 1 NAOS Plan
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Hardscape plan
6. Pedestrian and Vehicular Circulation Plan
7. Bikeways and Trails Plan
8. Existing (Approved) "On the Green at Troon North" Development Standards
9. City Notification Map

**Stipulations for Case:
Lot V On The Green
Case: 10-PP-2015**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
 - a. The preliminary plat submitted by Gilbert Land Surveying, PLC., with a city staff date of 12-15-2015.
 - b. The Amended Development Standards submitted by Alair Homes, with a city staff date of 12-15-2015.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Ironwood Planning, with a city staff date of 12-15-2015.
 - d. The conceptual landscape plan submitted by Ironwood Planning, with a city staff date of 12-15-2015.
 - e. Master Drainage Plan for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - f. Case Drainage Report for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - g. Case Grading and Drainage Plan for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - h. Architectural elevations will be consistent with architecture approved through case 87-DR-1994#2.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB cases for the site were: 32-ZN-1982, 81-ZN-1983, 43-ZN-1994, 2-GP-1994, 3-ZN-1994, 87-DR-1994#2, and 9-PP-2013.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

DRB Stipulations

2. With the final plat, the owner shall dedicate minimum 5,412 square feet Natural Area Open Space (NAOS) area for this project.

DRB Stipulations

3. The owner shall dedicate to the city on the final plat the following right-of-way:

Street Name	Street Type	Dedications	Notes
E. White Feather Lane	Local Collector	Modify Street Median	Submit Street Median Modification for Transportation Approval
E. White Feather Lane	Local Collector	Extend existing stabilized shoulder to the west along the site frontage	None

EASEMENTS DEDICATIONS:

Ordinance

- B. The owner shall dedicate to the City on the final plat a sight distance easement over the sight distance triangle(s) in conformance Section 5.3 of the DSPM.

IMPROVEMENT PLANS REQUIREMENTS

WALLS AND FENCES:

DRB Stipulations

4. Walls within an Intersection & Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to Section 5.3 of the DSPM.

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

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

LANDSCAPE DESIGN:

DRB Stipulations

6. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median.

EXTERIOR LIGHTING:

Ordinance

- A. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- C. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.

DRB Stipulations

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

Parking Lot and Site Lighting:

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

DRB Stipulations

- 10. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
E. White Feather Lane	Local Collector	Modify Street Median	Submit Street Median Modification for Transportation Approval
E. White Feather Lane	Local Collector	Extend existing stabilized shoulder to the west along the site frontage	None

EXTERIOR LIGHTING:

Ordinance

- A. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
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DRB Stipulations

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

Parking Lot and Site Lighting:

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

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- 10. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
E. White Feather Lane	Local Collector	Modify Street Median	Submit Street Median Modification for Transportation Approval
E. White Feather Lane	Local Collector	Extend existing stabilized shoulder to the west along the site frontage	None

A MINOR SUBDIVISION OF TRACT "A", ON THE GREEN AT TROON NORTH
BOOK 388 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



Report Data Table		
LINE #	Quantity	Extends
50	1000000000	10000
51	1000000000	10000
52	1000000000	10000
53	1000000000	10000
54	1000000000	10000
55	1000000000	10000
56	1000000000	10000
57	1000000000	10000
58	1000000000	10000
59	1000000000	10000



② BRASS GPP FLUSH
 ② SEWER WINDHOLE
 ② WATER VALVE
 ② WATER METER
 ② FINE HYDRANT
 ② GULLAGE
 ② SIGN
 ② FD RESAR 27465
 ② FD RESAR 31078
 ② FD RESAR 17981
 ② PREPARED FRESH GRACK CLON
 ② PREPARED FINISHED FLOOR ELK.
 ② PREPARED GONGRICK SLICK
 ② GONGRICK
 ② BUS PATH
 ② DECORATIVE PAVEMENT
 ② SEWER LINE
 ② GAS LINE
 ② WATER LINE
 ② ELECTRIC LINE
 ② BREAK

- ① PORTION OF RAISED WALKWAY TO BE REMOVED FOR ACCESS TO LOTS 3 & 4.
- ② SCREEN WALL.
- ③ POWER CONNECTION
- ④ WATER CONNECTION

(1) PROPOSED 80' SCENIC CORRIDOR EASEMENT.
 (2) 80' GOLF COURSE ACCESS EASEMENT, DUC. NO. 3339-043117, TO BE
 RELEASED.
 (3) IF PUE PER BOOK 286, PAGE 48, & BOOK 286, PAGE 5, WACOPA COUNTY
 RECORDS.
 (4) PROPOSED 7' VEHICULAR HIGH ACCESS EASEMENT
 (5) NARS EASEMENT



PRELIMINARY PLAT
TROON NORTH TRACT V
SCOTTSDALE, ARIZONA
MARICOPA COUNTY, ARIZONA

GILBERT LAND SURVEYING, PLC
4011 S. Bascom Ave., Office, Above 8200
Phone: (415) 734-8338

DATE: 12/08/18	FIELD NO	DRAWN BY: J	JOB NO: 181107	SHEET 20/2
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10-PP-2015
12/15/15

Landscape Improvement Plans For: TRACT V OF ON THE GREEN AT TROON NORTH

10299 E. WHITE FEATHER LANE
SCOTTSDALE, AZ 85262

NOVEMBER 24, 2015

CITY OF SCOTTSDALE NOTES:

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION	
1.	All construction in the public right-of-way or in easements granted for public use must conform to the latest Maricopa Association of Governments (MAG) Uniform Standard Specifications and Uniform Standard Details for Public Works Construction as amended by the latest version of the City of Scottsdale Supplemental Specifications and Supplemental Standard Details. If there is a conflict, the city's Supplemental Standard Details will govern.
2.	The city only approves the scope, not the detail, of engineering designs, drawings, or construction quantities, as shown on these plans. They are not verified by the city.
3.	The approval of plans is valid for six (6) months. If an encroachment permit for the construction has not been issued within six months, the plans must be resubmitted to the city for reapproval.
4.	A Public Works Inspector will inspect all work within the City of Scottsdale right-of-way and its easements. Notify Inspection Services 24 hours prior to beginning construction by calling 480-370-0790.
5.	Whenever excavation is necessary, call the State Water Center, 602-262-7100, two working days before excavation begins. The Center will see that the location of the underground utility lines is identified for the project. Call "water" if necessary.
6.	Encroachment permits are required for all work in public right-of-way and easements granted for public purposes. An encroachment permit will be issued by the city only after the applicant has paid a permit fee plus a fee for inspection services. Copies of all permits must be retained on-site and be available for inspection at all times. Failure to produce the required permits will result in immediate suspension of all work until the proper permit documentation is obtained.
7.	All excavation and grading that is not in the public right-of-way or not in easements granted for public use must conform to Chapter 7A, Excavation and Grading, of the latest edition of the Uniform Building Code prepared by the International Conference of Building Officials. A permit for this grading must be secured from the city for a fee established by the Building Code.

FIGURE 1.0-13 GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

BOOK 384 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTHERN HALF OF SECTION 30,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA
APN# 216-72-584



LOCATION MAP

LEGAL DESCRIPTION

TRACT V, OF ON THE GREEN AT TROON NORTH, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, RECORDED IN BOOK 384 OF MAPS, PAGE 5 AND CERTIFICATE OF
CORRECTION RECORDED AS 89-09875 OF OFFICIAL RECORDS AND REPLATES
IN BOOK 384 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED AS
88-524748 OF OFFICIAL RECORDS.

OWNER

BOB GARLAND
8180 E. DEL CAVERNA LN.
SCOTTSDALE, ARIZONA 85258
602-385-1540

CONSULTANTS

Landscape Architect:
Ironwood Planning

Landscape Architecture
Land Planning
Planning Office
(PH) 480-640-0088
(PH) 480-640-0083
Brenda Borek

Civil Engineer:
Cano Engineering Inc.
Phone: (602) 614-0166



SHEET INDEX

Legends and Notes	LN-01
Planting Plan	PL-01
Irrigation Plan	IR-01
Landscape Details	D-01

MCR 398-05
APN# 216-72-584
NATIVE PLANT CASE# 0000

LANDSCAPE PLAN APPROVAL

CASE#	APPROVED BY:	DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE
PLAN AND ALL CONSTRUCTION WILL REQUIRE REAPPROVAL. THE CITY WILL NOT
ISSUE A CERTIFICATE OF OCCUPANCY UNTIL INSPECTION SERVICES STAFF
APPROVES THE LANDSCAPE INSTALLATION.

10-PP-2015
12/15/15

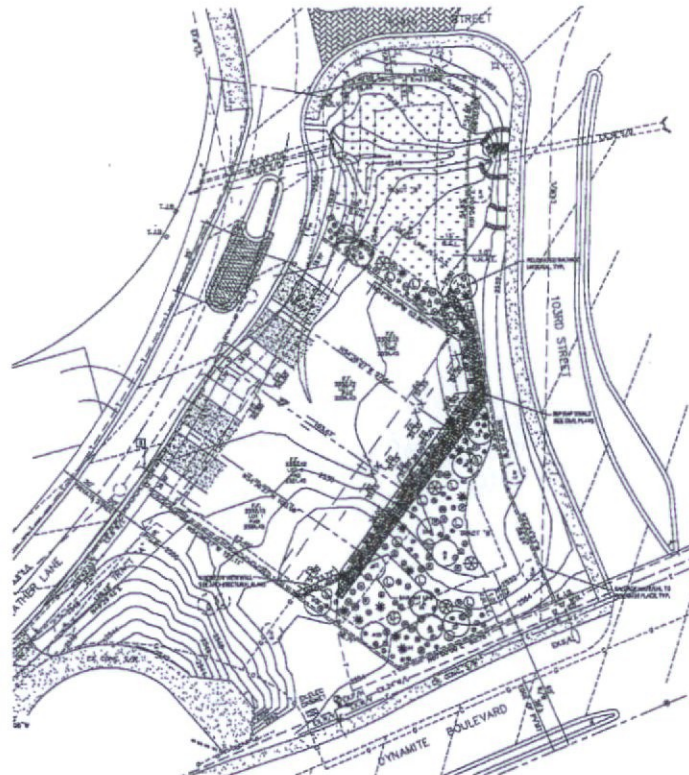
PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	NOTES
SPRINGS				
⊙	AMORPHOSA DELTOIDES	8 GAL.	49	1 GPH DITCHER
⊙	BUSSARD	1 GAL.	30	.5 GPH DITCHER
⊙	SAURIA MELANOCENTA	5 GAL.	49	1 GPH DITCHER
⊙	INCECA PACIFICA	5 GAL.	49	1 GPH DITCHER
⊙	BRITTELL BUSH	5 GAL.	14	1 GPH DITCHER
⊙	LAMBIA TRICOLORA	5 GAL.	14	1 GPH DITCHER
ACTINOTES				
⊙	BOHNSHORNUS EDELHARTI	8 GAL.	8	.5 GPH DITCHER
⊙	REDUPOLO CACTUS	5 GAL.	12	.5 GPH DITCHER
⊙	SPURTS AGROSCOPARIA	5 GAL.	12	.5 GPH DITCHER
⊙	BOHNSHORN CHILLA	10 GALLONS	5	.5 GPH DITCHER
⊙	POQUONIA SPLENDENS	5 GAL.	9	.5 GPH DITCHER
⊙	PRODOTUS WELSHII	5 GAL.	9	.5 GPH DITCHER
⊙	REDUPOLO CACTUS	5 GAL.	9	.5 GPH DITCHER

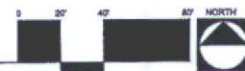
RELOCATED SALVAGE INVENTORY

SYMBOL	SALVAGE MATERIAL
⊙	WATER TREATMENT PLANT TO TRAIL STREET TO NORTH SIDEWALK DITCHER
⊙	PUMP OUT NUMBER
⊙	TRAIL AND DITCHER SALVAGE
⊙	SECOND SALVAGE
⊙	WATER TREATMENT PLANT
⊙	SALVAGEABLE MATERIAL TO ROADWAY IN PLACE

INVENTORY CHART	SYMBOL	PLANT NAME	SIZE	QTY.	NOTES
1	⊙	AMORPHOSA DELTOIDES	8 GAL.	49	1 GPH DITCHER
2	⊙	BUSSARD	1 GAL.	30	.5 GPH DITCHER
3	⊙	SAURIA MELANOCENTA	5 GAL.	49	1 GPH DITCHER
4	⊙	INCECA PACIFICA	5 GAL.	49	1 GPH DITCHER
5	⊙	BRITTELL BUSH	5 GAL.	14	1 GPH DITCHER
6	⊙	LAMBIA TRICOLORA	5 GAL.	14	1 GPH DITCHER
7	⊙	BOHNSHORNUS EDELHARTI	8 GAL.	8	.5 GPH DITCHER
8	⊙	REDUPOLO CACTUS	5 GAL.	12	.5 GPH DITCHER
9	⊙	SPURTS AGROSCOPARIA	5 GAL.	12	.5 GPH DITCHER
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14	⊙	AMORPHOSA DELTOIDES	8 GAL.	49	1 GPH DITCHER
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43	⊙	INCECA PACIFICA	5 GAL.	49	1 GPH DITCHER
44	⊙	BRITTELL BUSH	5 GAL.	14	1 GPH DITCHER
45	⊙	LAMBIA TRICOLORA	5 GAL.	14	1 GPH DITCHER
46	⊙	BOHNSHORNUS EDELHARTI	8 GAL.	8	.5 GPH DITCHER
47	⊙	REDUPOLO CACTUS	5 GAL.	12	.5 GPH DITCHER
48	⊙	SPURTS AGROSCOPARIA	5 GAL.	12	.5 GPH DITCHER
49	⊙	BOHNSHORN CHILLA	10 GALLONS	5	.5 GPH DITCHER
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51	⊙	PRODOTUS WELSHII	5 GAL.	9	.5 GPH DITCHER
52	⊙	REDUPOLO CACTUS	5 GAL.	9	.5 GPH DITCHER
53	⊙	AMORPHOSA DELTOIDES	8 GAL.	49	1 GPH DITCHER
54	⊙	BUSSARD	1 GAL.	30	.5 GPH DITCHER
55	⊙	SAURIA MELANOCENTA	5 GAL.	49	1 GPH DITCHER
56	⊙	INCECA PACIFICA	5 GAL.	49	1 GPH DITCHER
57	⊙	BRITTELL BUSH	5 GAL.	14	1 GPH DITCHER
58	⊙	LAMBIA TRICOLORA	5 GAL.	14	1 GPH DITCHER
59	⊙	BOHNSHORNUS EDELHARTI	8 GAL.	8	.5 GPH DITCHER
60	⊙	REDUPOLO CACTUS	5 GAL.	12	.5 GPH DITCHER
61	⊙	SPURTS AGROSCOPARIA	5 GAL.	12	.5 GPH DITCHER
62	⊙	BOHNSHORN CHILLA	10 GALLONS	5	.5 GPH DITCHER
63	⊙	POQUONIA SPLENDENS	5 GAL.	9	.5 GPH DITCHER
64	⊙	PRODOTUS WELSHII	5 GAL.	9	.5 GPH DITCHER
65	⊙	REDUPOLO CACTUS	5 GAL.	9	.5 GPH DITCHER
66	⊙	AMORPHOSA DELTOIDES	8 GAL.	49	1 GPH DITCHER
67	⊙	BUSSARD	1 GAL.	30	.5 GPH DITCHER
68	⊙	SAURIA MELANOCENTA	5 GAL.	49	1 GPH DITCHER
69	⊙	INCECA PACIFICA	5 GAL.	49	1 GPH DITCHER
70	⊙	BRITTELL BUSH	5 GAL.	14	1 GPH DITCHER
71	⊙	LAMBIA TRICOLORA	5 GAL.	14	1 GPH DITCHER
72	⊙	BOHNSHORNUS EDELHARTI	8 GAL.	8	.5 GPH DITCHER
73	⊙	REDUPOLO CACTUS	5 GAL.	12	.5 GPH DITCHER
74	⊙	SPURTS AGROSCOPARIA	5 GAL.	12	.5 GPH DITCHER
75	⊙	BOHNSHORN CHILLA	10 GALLONS	5	.5 GPH DITCHER
76	⊙	POQUONIA SPLENDENS	5 GAL.	9	.5 GPH DITCHER
77	⊙	PRODOTUS WELSHII	5 GAL.	9	.5 GPH DITCHER
78	⊙	REDUPOLO CACTUS	5 GAL.	9	.5 GPH DITCHER
79	⊙	AMORPHOSA DELTOIDES	8 GAL.	49	1 GPH DITCHER
80	⊙	BUSSARD	1 GAL.	30	.5 GPH DITCHER
81	⊙	SAURIA MELANOCENTA	5 GAL.	49	1 GPH DITCHER
82	⊙	INCECA PACIFICA	5 GAL.	49	1 GPH DITCHER
83	⊙	BRITTELL BUSH	5 GAL.	14	1 GPH DITCHER
84	⊙	LAMBIA TRICOLORA	5 GAL.	14	1 GPH DITCHER
85	⊙	BOHNSHORNUS EDELHARTI	8 GAL.	8	.5 GPH DITCHER
86	⊙	REDUPOLO CACTUS	5 GAL.	12	.5 GPH DITCHER
87	⊙	SPURTS AGROSCOPARIA	5 GAL.	12	.5 GPH DITCHER
88	⊙	BOHNSHORN CHILLA	10 GALLONS	5	.5 GPH DITCHER
89	⊙	POQUONIA SPLENDENS	5 GAL.	9	.5 GPH DITCHER
90	⊙	PRODOTUS WELSHII	5 GAL.	9	.5 GPH DITCHER
91	⊙	REDUPOLO CACTUS	5 GAL.	9	.5 GPH DITCHER
92	⊙	AMORPHOSA DELTOIDES	8 GAL.	49	1 GPH DITCHER
93	⊙	BUSSARD	1 GAL.	30	.5 GPH DITCHER
94	⊙	SAURIA MELANOCENTA	5 GAL.	49	1 GPH DITCHER
95	⊙	INCECA PACIFICA	5 GAL.	49	1 GPH DITCHER
96	⊙	BRITTELL BUSH	5 GAL.	14	1 GPH DITCHER
97	⊙	LAMBIA TRICOLORA	5 GAL.	14	1 GPH DITCHER
98	⊙	BOHNSHORNUS EDELHARTI	8 GAL.	8	.5 GPH DITCHER
99	⊙	REDUPOLO CACTUS	5 GAL.	12	.5 GPH DITCHER
100	⊙	SPURTS AGROSCOPARIA	5 GAL.	12	.5 GPH DITCHER



PLANTING PLAN



10-PP-2015
12/15/15

Ironwood Planning
Landscape Architecture
Land Planning
Phoenix Office
(PH) 480-540-7056
(PH) 602-360-3823
2500 N. 50th St.
Phoenix, AZ 85018
iron@ironwood.net

Landscape Improvement Plans
TRACT V OF ON THE GREEN AT TROON NORTH
Scottsdale, Arizona
ALAN HOMES
1498 N. 78TH WAY # 103
SCOTTSDALE, ARIZONA 85268

Project Number: 10-PP-2015
Project Site: 10-PP-2015
Project Date: 12/15/15
Scale: 1/4" = 1'-0"
Revision:



10-PP-2015
12/15/15
10-PP-2015
12/15/15

PLANTING PLAN
PL-01

IRRIGATION SCHEDULE

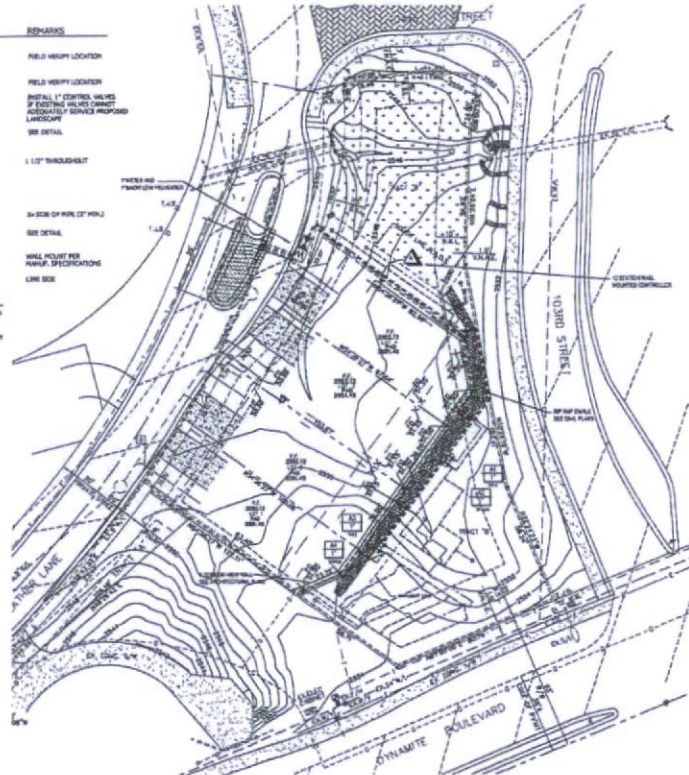
SYMBOL	ITEM	DESCRIPTION	REMARKS
	1"	WATER METER	FIELD MOUNT LOCATION
	1"	BACKFLOW PREVENTER (ON SECURITY ONE)	FIELD MOUNT LOCATION
	RAINBIRD	4" OR 6" RAINBIRD ELECTRONIC ADJUSTABLE CONTROL VALVE WITH WYS STRAINER	INSTALL 1" CONTROL VALVES IF EXISTING VALVES CANNOT ADEQUATELY SERVICE PROPOSED LANDSCAPE
	RAINBIRD	RAINBIRD PRESSURE REGULATOR OR EQUAL	SEE DETAIL
	PVC	MAINLINE, SCH. 40	1/2" THROUGHOUT
	PVC	1" PVC DRAIN LATERAL, CLASS 200 OR BETTER (DRAIN LATERAL) 1" PVC DRAIN LATERAL, CLASS 200 OR BETTER (DRAIN LATERAL)	2x SIZE OF PIPE (2" MIN.) SEE DETAIL
	PVC	SUCKING, SCH. 40	2x SIZE OF PIPE (2" MIN.) SEE DETAIL
	PVC	ADDITION, 1/2" OR 3/4" ALUM. CAP	SEE DETAIL
	RAINBIRD	4" OR 6" RAINBIRD ELECTRONIC ADJUSTABLE CONTROL VALVE WITH WYS STRAINER	WALL MOUNT PER MANUF. SPECIFICATIONS
	RAINBIRD	RAINBIRD PRESSURE REGULATOR OR EQUAL	LINE SIZE

BOWSMITH Emitter Notes

1. INSTALL, ONE (1) 1/2" OR 3/4" BOWSMITH Emitter per 100 sq. ft. of area to be irrigated. (SEE DETAIL.)
2. INSTALL, ONE (1) 1/2" OR 3/4" BOWSMITH Emitter per 100 sq. ft. of area to be irrigated. (SEE DETAIL.)
3. INSTALL, ONE (1) 1/2" OR 3/4" BOWSMITH Emitter per 100 sq. ft. of area to be irrigated. (SEE DETAIL.)
4. INSTALL, ONE (1) 1/2" OR 3/4" BOWSMITH Emitter per 100 sq. ft. of area to be irrigated. (SEE DETAIL.)
5. INSTALL, ONE (1) 1/2" OR 3/4" BOWSMITH Emitter per 100 sq. ft. of area to be irrigated. (SEE DETAIL.)
6. INSTALL, ONE (1) 1/2" OR 3/4" BOWSMITH Emitter per 100 sq. ft. of area to be irrigated. (SEE DETAIL.)
7. INSTALL, ONE (1) 1/2" OR 3/4" BOWSMITH Emitter per 100 sq. ft. of area to be irrigated. (SEE DETAIL.)
8. INSTALL, ONE (1) 1/2" OR 3/4" BOWSMITH Emitter per 100 sq. ft. of area to be irrigated. (SEE DETAIL.)
9. INSTALL, ONE (1) 1/2" OR 3/4" BOWSMITH Emitter per 100 sq. ft. of area to be irrigated. (SEE DETAIL.)
10. INSTALL, ONE (1) 1/2" OR 3/4" BOWSMITH Emitter per 100 sq. ft. of area to be irrigated. (SEE DETAIL.)

PIPE SIZING SCHEDULE

PIPE SIZE	FLOW RATE	HEAD LOSS	PIPE SIZE
1/2"	1.0 GPM	1.0'	1/2"
3/4"	1.5 GPM	1.5'	3/4"
1"	2.0 GPM	2.0'	1"
1 1/2"	3.0 GPM	3.0'	1 1/2"
2"	4.0 GPM	4.0'	2"



IRRIGATION PLAN



Ironwood Planning
Landscape Architecture
Land Planning

Phoenix Office
(PH) 480-540-2008
(PH) 480-540-2013
2500 N. 15th Dr.
Phoenix, AZ 85003

Landscaping and Irrigation Systems are an integral part of the landscape design process. Ironwood Planning, L.L.C. has the expertise and resources to provide the best possible design and construction services for your project. We are committed to providing the highest quality of service and the most innovative solutions for your project. We are committed to providing the highest quality of service and the most innovative solutions for your project.

Landscape Improvement Plans
TRACT V OF ON THE GREEN AT TROON NORTH
Scottsdale, Arizona
ALAIR HOMES
10000 N. TROON WAY # 100
SCOTTSDALE, ARIZONA 85258

Project Name	TRACT V OF ON THE GREEN AT TROON NORTH
Project No.	10000
Scale	1" = 40'
Revision	



IRRIGATION PLAN

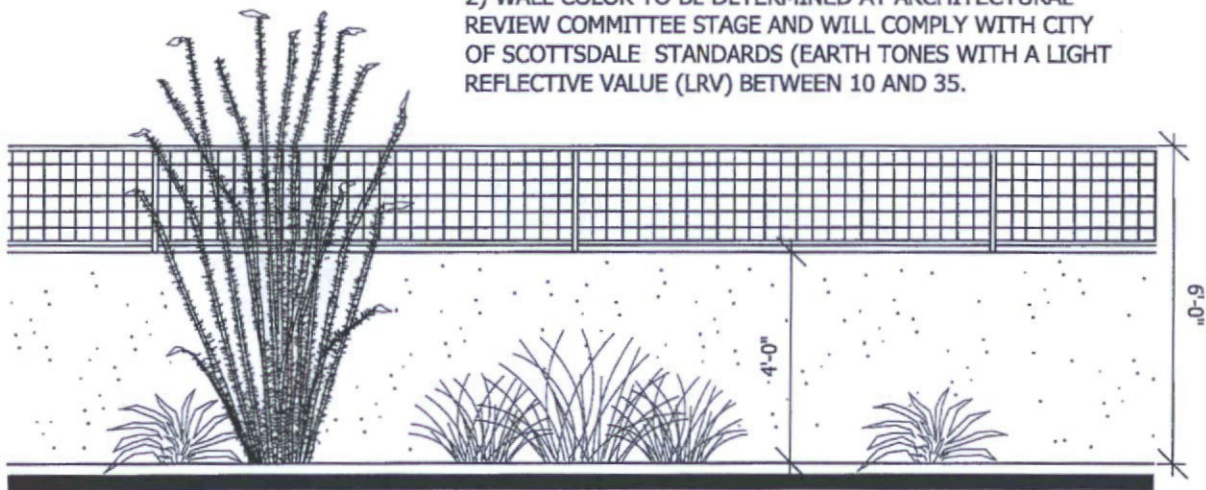
IR-01

10-PP-2015
12/15/15

NOTES:

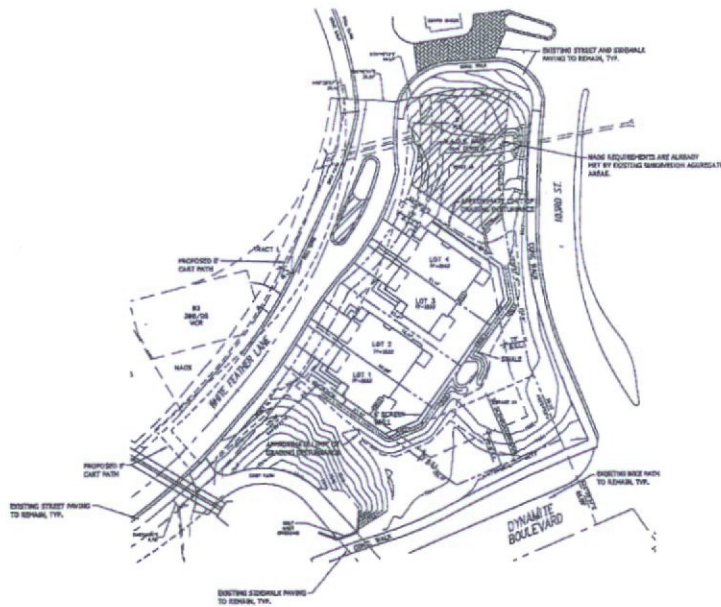
1) SCREEN WALL TO BE LOCATED 3' INSIDE OF BUILDING ENVELOPE LINE WHERE FEASIBLE.

2) WALL COLOR TO BE DETERMINED AT ARCHITECTURAL REVIEW COMMITTEE STAGE AND WILL COMPLY WITH CITY OF SCOTTSDALE STANDARDS (EARTH TONES WITH A LIGHT REFLECTIVE VALUE (LRV) BETWEEN 10 AND 35.



(A) 4' SMOOTH CMU WALL WITH SAND STUCCO FINISH
AND 2' VIEW FENCE ABOVE (WELDED WIRE GRID)

10-PP-2015
12/15/15



Troonwood Planning
 Landscape Architecture
 Land Planning
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 PHONE: (602) 433-4887

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 GALT & ASSOCIATES, INC.
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 PHONE: (602) 540-7755

10299 E. WHITE FEATHER LANE
 SCOTTSDALE, AZ 85262 MCR 098-05

TROON NORTH TRACT V

NATURAL AREA OPEN SPACE PLAN



10-PP-2015
 12/15/15

EXHIBIT C TO ATTACHMENT 1 NAOS PLAN

Project Narrative

Tract V On the Green at Troon North Preliminary Plat

This request is to construct four (4) homes on Tract V of the On the Green at Troon North plat recorded in Maricopa County Records Map Book 398, page 5, and Affidavit of Correction recorded April 5, 1996 in Recording No.96-234748, records of Maricopa County, Arizona. The parcel is located at the northwest corner of 103rd St. and Dynamite Blvd in the Troon community. It has street frontage on three sides and the Dynamite Blvd golf cart underpass is located on the remaining side. Dynamite Blvd requires a 50' scenic corridor setback. Utilities are available to serve the parcel. White Feather Lane is a private street, but not access-restricted.

The proposed homes are two (2) story townhomes with approximately 2,000 SF and grouped in clusters of two. The exterior elevations will match the existing homes in the On the Green neighborhood. Access will be provided from White Feather Lane and the existing median will be modified to ease of access to Lots 3 & 4.

Construction will commence upon approval of the construction documents and final plat recordation, estimated as 2nd quarter 2016.

On the Green at Troon North TractV,
Case 10-PP-2015
Proposed Development Standards

R-4R Resort/Townhouse Residential

Purpose:

This district is intended to be developed into 4 single family home lots with 2 zero lot line/duplex buildings.

Use Regulations:

- A. Permitted uses – Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
 - a. Only those uses permitted in the R-4R Residential district.
- B. Uses subject to conditional use permit. Any use permitted by conditional use permit, in the (R-4R) Resort/Townhouse Residential district.

Approval Required:

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I section 1.900.

Property Development Standards:

- A. Density: Density will not exceed 7.54 development units/acre
- B. There will not be more than one (1) single family development unit on any one (1) lot.
- C. Building Height: No building shall exceed thirty-five (35) feet in height, except as otherwise provided.
- D. Setbacks: Twenty (20) feet.
- E. Walls and fences: Rear yards will be completely enclosed with a six (6) foot wall.
- F. Access: All 4 lots will have vehicular access from White Feather Lane.

ON THE GREEN AT TROON NORTH HOMEOWNERS ASSOCIATION, INC.

Scottsdale, AZ

RULES AND REGULATIONS

The Board of Directors of the On The Green at Troon North Homeowner's Association, Inc. (OTG) or otherwise known as "the Association", is charged with the responsibility of managing the assets of the Association in relation to maintaining the standards of its own and the Troon North the community. **This Manual is not intended to be a substitute for each owner having a copy of the recorded documents pertaining to their property.** The recorded documents are the CC&R's, the Bylaws and the Articles of Incorporation for On The Green HOA, Troon North Resort Community Association, and Troon North Association (master)

The goal of this guide is to be a quick reference to use in addressing issues and submitting questions. Information will change from time to time and it is each Owner's responsibility to be aware of the changes even if they are not reflected in the Manual.

NOTES ON OPERATIONS

The Management Company is an extension of the Board of Directors. The Management Company is charged with the task of fulfilling the duties assigned to it by the Board. All calls and e-mails are to be directed to the Property Manager c/o the Management Company.

ADDITIONS/MODIFICATIONS

No exterior physical changes, repairs, re-painting, plantings, or improvement of *any nature* shall be commenced, erected, placed or maintained on any portion of the Property until plans and specifications have been approved by the Architectural Review Committee (ARC) of the Troon North Association (TNA) and, concurrently by the On The Green's ARC, for the Board of Directors. Owner is to start with the TNA submittal process and OTG/ARC will be consulted for approval.

ANTENNAS

The Board of Directors through the TNA shall regulate, to the extent permitted under federal, state and local law, any antenna, aerial, satellite television dish or other communication receiving device. Placement and color of cable seen on the exterior, will be subject to approval by the OTG/ARC.

BASKETBALL HOOPS

Neither permanent nor portable basketball hoops are permitted.

BOATS:

SEE PARKING.

BUSINESS

All units shall be used, improved and devoted to residential use. No trade or business may be conducted on any Unit or in or from any Unit that would generate pedestrian traffic, vehicle traffic or require employees parking on site.

CLOTHES DRYING FACILITIES

Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected or maintained.

COMPLAINTS

All complaints must be in writing, signed by the complainant and delivered to the Property Manager c/o the Management Company for presentation to the Board of Directors at their next regular meeting for action by the Board.

COMMUNICATION

The Association's Board of Directors will communicate with the owners through the website, www.OnTheGreenatTroonNorth.org, bulletin boards and by e-mail whenever possible. Be sure to visit the website and provide the Management Company with your e-mail address.

DUES

Dues are quarterly and are due on or before January 1st, April 1st, July 1st and October 1st. Dues are late after that date with a late fee applied starting on the 30th day of that month due. The late fee is 10% of the unpaid balance or such other amount that might be authorized by Arizona Statutes. All legal and collection costs will be charged to the Property Owner.

FLAGS / FLAGPOLES

As per Arizona Statute, the following flags may be displayed :The American flag (as long as the flag is flown in conformance with the federal flag code), the Arizona State flag, the Arizona Indian Nation flag, the U.S. Army flag, the U.S. Navy flag, the U.S. Air Force flag, the U.S. Marine Corps flag, the U.S. Coast Guard flag and the POW/MIA flag. The height and location of any flagpole must be approved by the Board of Directors.

GARAGE DOORS

Garage doors shall be kept closed except for egress and ingress of vehicles. Garages may be used for incidental storage so long as the storage does not prevent the garage from being available for the parking of the number of motor vehicles for which the garage was designed.

GARBAGE/GARBAGE CANS

Garbage cans and recycle cans may be placed at the curb no sooner than the evening prior to the day of pick-up (6PM MONDAY FOR GARBAGE AND 6PM WEDNESDAY FOR RECYCLE) and must be removed no later than the evening of the day of pick-up (Midnight ON TUESDAY FOR GARBAGE AND THURSDAY FOR RECYCLE). All garbage and recycle cans must be stored inside the garage.

LEASING (RENTING)

NO SHORT TERM RENTALS ARE ALLOWED. All leases and rentals must be for a minimum of **30 days as required by the City Of Scottsdale** and must be in writing, and all such leases and all tenants under such leases and all other occupants of the Units shall be subject to the terms and conditions of the Community Documents. Each Unit Owner shall be responsible for all actions of their Tenants and liable for all violations and losses caused by such tenants. All Owners are required to notify the Association, through the Property Manager c/o the Management Company that the property has been rented. Rather than a copy of the lease, Owners are required to use the Tenant Information Form and include all information required on the form, filed with the Property Manager. This form is on the website for Owner's convenience. Also this Owner's Manual will be kept on the website under the Tenant Tab that does not require a Username or Password. Owners are reminded to keep the information on their Tenant and any changes in Tenant's occupancy updated. There are penalties, that can be applied, for not informing the Association of Tenants and keeping the information updated of \$25 per month, per violation.

LIGHTING

No spotlights, flood lights, landscape lights or other high intensity lights shall be placed or utilized on any Lot which in any manner will allow light to be directed or reflected on the Common areas, Common property, or any part thereof, or any other Lots. All lighting must be submitted to the TNA/ARC and the OTG/ARC for approval. The TNA website has required forms and Appendices outlining requirements for lighting.

MEETINGS

Regular Board Meetings are held at the Management Company offices and are noticed on the Association's website and on the community's bulletin boards.

The Annual Meeting is generally held in the Spring. At this meeting, vacancies for the Board of Directors are filled. A quorum of 10% of the property Owners is needed to conduct the meeting. It is important that you attend.

NUISANCE AND OFFENSIVE ACTIVITIES

No nuisance shall be permitted to exist or operate upon the common property, and no activity shall be conducted upon the common property which is offensive or detrimental to any portion of the common property or any Lot Owner or other occupant of the common property or is an annoyance to any Lot Owner or other resident. No exterior speakers, horns, whistles, bells or other sound devices, except security or other emergency devices used exclusively for security or emergency purposes, shall be located, used or placed on the common property or exterior of Lot Owner's residence.

PARKING

No vehicles or equipment, including without limitation, cars, pickup trucks, motorcycles, mobile trailers, campers, detached camper shells, boats and boat trailers or other vehicles shall be parked or maintained on any public or private street within the common property except for such periods of time as shall be reasonably necessary to load or unload. All vehicles and related equipment shall be kept in enclosed garages. OTG follows all parking requirements of TNA.

PETS

No more than two permitted pets may be kept or maintained in a Lot residence. Permitted pets shall mean a household bird, a dog or cat. All dogs shall be kept on a leash when outside the residence. All Owners, temporary residents, guests, and invitees must clean up after their pet immediately.

REPAIRS

No improvement on any Lot shall be permitted to fall into disrepair, and each improvement shall, at all times, be kept in good condition and repair and adequately painted or otherwise finished. All upgrades, repairs, replacement by renovation, or changes to Lot improvements (residences) must follow the established TNA submittal process.

SATELLITE DISHES/ANTENNAS

See Antennas.

SIGNS

For Sale signs must be in compliance with State law. A primary sign measuring not more than 24 inches wide by 18 inches high will be permitted. A secondary sign, attached to the primary sign, measuring 24 inches wide and 6 inches high will be permitted. The post may not be higher than 4 feet from the ground and the supporting post should be painted the same color as the background of the sign, or a color to match the 'desert colors' found on the HOA property. The sign can not be placed further than 4 feet from the front face of the street line, curb or pavement edge. The sign must run parallel to the street. The sign can not contain illustrations, pictures, stars and the like. However, signs must include the Arizona Department of Real Estate requirements. All signs must be removed when the residential property is no longer for sale. **Two (2)** Temporary "open house" signs may be placed on the common property the day of the open house and must be removed upon the completion of the open house.

STORAGE SHEDS

Storage sheds are not permitted.

WEBSITE

www.OnTheGreenatTroonNorth.org

The Association, through the Board of Directors and the Management Company, has developed a community website to post all important information so that it is most readily available to Owners regardless of their location. It will include Newsletters, Meeting Minutes, Budget, Insurance Coverage, Recorded Documents, and Forms. Access to this information requires a Username and Password that is provided by the Property Manager, c/o the Management Company. There is also a Tenant's Tab that does not require the Username and Password. This will allow Owners to better inform and manage their properties when they have Tenants.

WINDOW COVERINGS

No reflective materials, including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar items, shall be installed or placed upon the outside or inside of any windows of a residence without the prior written approval of the OTG/ARC and the Board of Directors. No enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of residence or any common property allocated to the Lot shall be constructed or installed without the prior written consent of the OTG/ARC and the Board of Directors.

YARD SALES/GARAGE SALES

Yard sales and garage sales are not permitted anywhere in Troon North.

USEFUL PHONE NUMBERS and WEB ADDRESSES

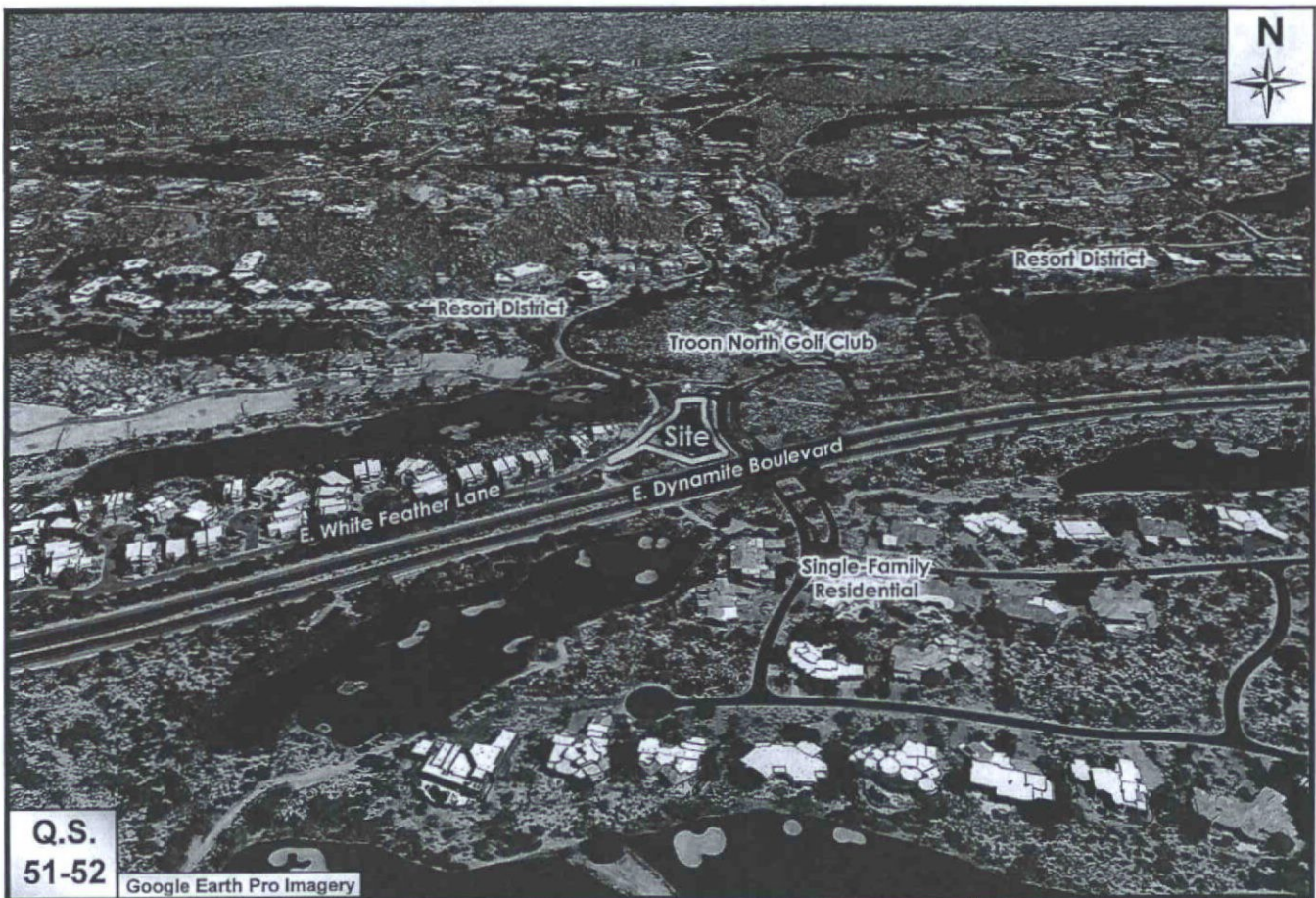
Fire	911	
Ambulance	911	
Police	911	
Police non-emergency	(480) 312-5000	
Southwest Gas-	(602) 271-4277	www.swgas.com
Electric / APS	(602) 371-7171	www.aps.com
Post Office /Kachina Branch	(480-513-2935	www.usps.com
City of Scottsdale	(480) 312-3111	www.scottsdaleaz.gov

Garbage Collection - Map:
<http://www.scottsdaleaz.gov/recycle/residentcollectionmap>

Bulk Trash Pick UP
<http://www.scottsdaleaz.gov/recycle/brushmap>

Management Company
VIP Property Management
26546 North Alma School Road, Suite 100
Scottsdale, AZ 85255
Office - 480-585-8684 Fax - 480-585-8650
Property Manager is Rudy Frame Direct Line: 480-585-1625
E-mail: rudy@vippropertymanagement.com

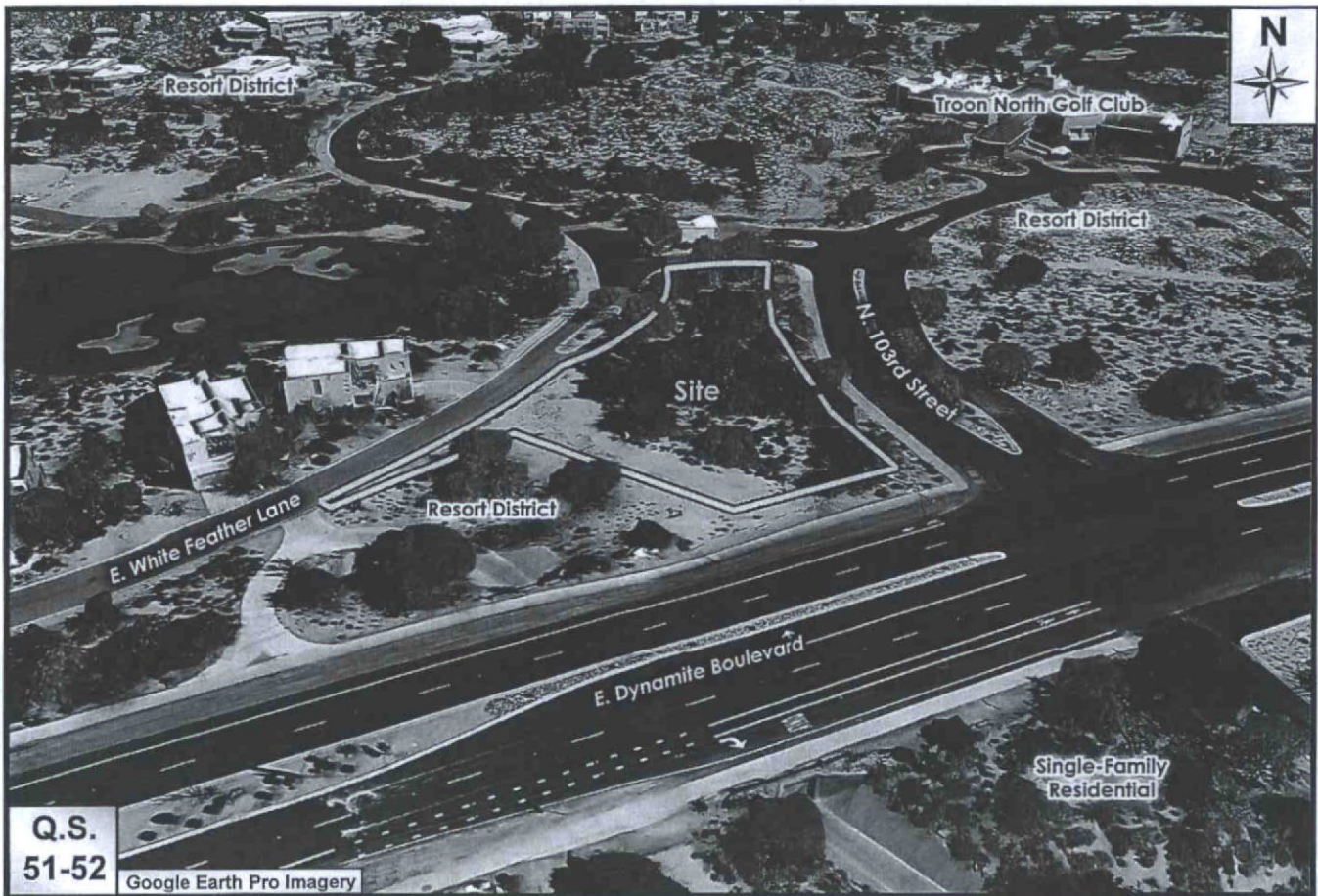
REVISED: MARCH 26, 2012



Lot V on the Green

ATTACHMENT #3

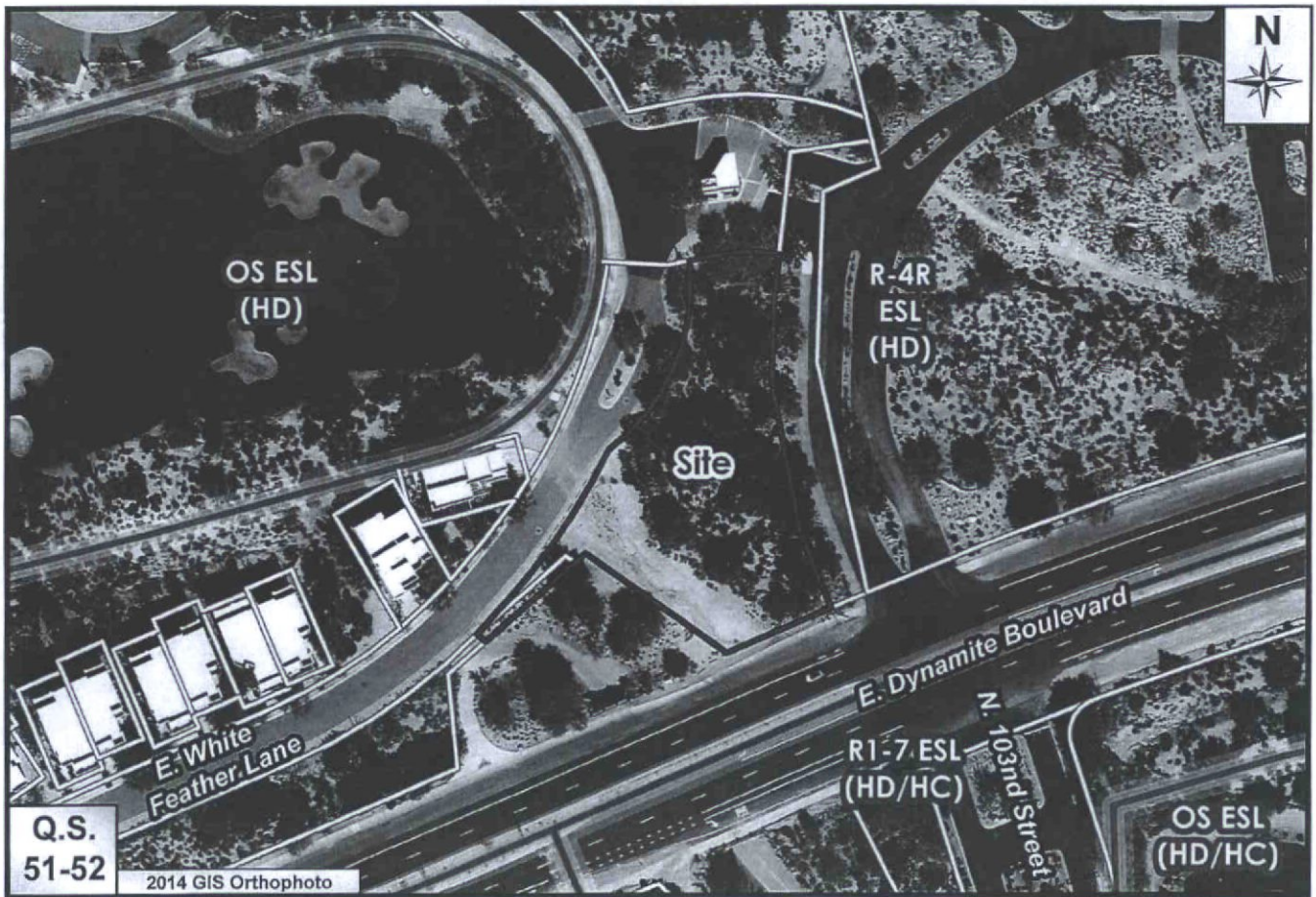
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Lot V on the Green

ATTACHMENT #3A

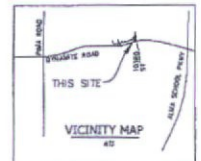
10-PP-2015



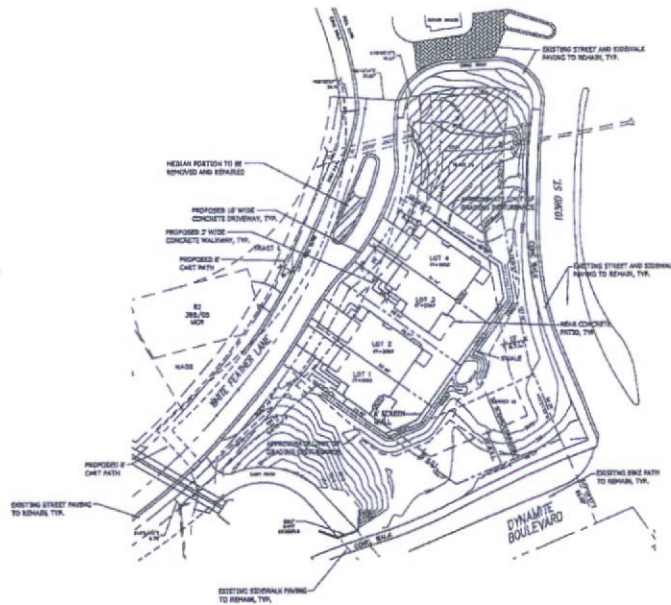
Lot V on the Green

ATTACHMENT #4

10-PP-2015



Ironwood Planning
Landscape Architecture
Land Planning
(PH) 480-440-7000
(PH) 480-440-7000
Email: info@ironwood.com



DEVELOPER
ALICE HOMES
DAVID L. HARRIS
10000 N. 10TH AVE. #100
SCOTTSDALE, AZ 85262
PHONE: (480) 440-7000

CIVIL ENGINEER
MICHAEL, CAROL, N.A.
CAROL A. MICHAEL, INC.
100 N. GILCHRIST RD.
PHOENIX, AZ 85008
PHONE: (602) 944-1000

LANDSCAPE ARCHITECT
MICHAEL R. HARRIS, AIA, AIA
IRONWOOD PLANNING
1000 N. 10TH AVE.
PHOENIX, AZ 85008
PHONE: (480) 440-7000

10299 E. WHITE FEATHER LANE
SCOTTSDALE, AZ 85262 MCR 008-05

TROON NORTH TRACT V

HARDSCAPE PLAN

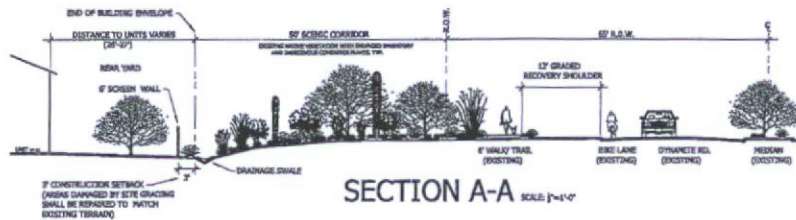


PRE-APPLICATION # 123-PJ-2012

10-PP-2015
12/15/15

ATTACHMENT #5

ATTACHMENT #6



Troonwood Planning
 Landscape Architecture
 Land Planning
 1741 100th Street
 Phoenix, AZ 85028
 Phone: (602) 944-8888
 Email: troonwood@troonwood.com



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 SCOTTSDALE, AZ 85262 MCR 098-05

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 TROON NORTH TRACT V
 10299 E. WHITE FEATHER LANE
 SCOTTSDALE, AZ 85262
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CIVIL ENGINEER:
 MICHAEL DAVIS, P.E.
 CIVIL & LANDSCAPE ARCHITECTS, INC.
 100 N. CENTRAL AVENUE
 PHOENIX, AZ 85004
 PHONE: (602) 944-8888
LANDSCAPE ARCHITECT:
 JAMES A. TROON, AIA, AIA
 JAMES A. TROON & ASSOCIATES, INC.
 100 N. CENTRAL AVENUE
 PHOENIX, AZ 85004
 PHONE: (602) 944-8888

TROON NORTH TRACT V

BIKEWAYS AND TRAILS PLAN



10-PP-2015
 12/15/15

ATTACHMENT #7

**ORTH RESORT (PARCELS V1 & V2)
ED DEVELOPMENT STANDARDS**
ED: 01/17/94

- a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
- b. A maximum of one (1) story in height.
3. There shall be a yard a minimum of one hundred (100) **AN AVERAGE OF FIFTY (50) FEET, MINIMUM FORTY (40)** feet in depth adjacent to all perimeter streets, maintained as meaningful open space except for pedestrian and vehicular access ways, unless buildings as allowed in 2 above are constructed.
4. Within fifty (50) feet of any district boundary line other than R-1, or any property line abutting additional R-4R zoning, all buildings shall be:
 - a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
 - b. A maximum of one (1) story in height.

E(2). YARDS. (SINGLE FAMILY)

— parcels 1.A, 1.B, 2.A

1. FRONT YARD.

A. THERE SHALL BE A FRONT YARD WHICH PROVIDES THE FOLLOWING SETBACKS:

[REDACTED] (Habitable space) excluding garage

B. WHERE LOTS HAVE DOUBLE FRONTAGE ON TWO (2) STREETS THE REQUIRED YARD WHERE ACCESS IS NOT PROVIDED SHALL BE:

1. FIFTEEN (15) FEET FROM THE PROPERTY LINE WHERE THE STREET IS A LOCAL RESIDENTIAL STREET; OR
 2. TWENTY-FIVE (25) FEET FROM THE PROPERTY LINE WHERE THE STREET IS A COLLECTOR, ARTERIAL, PARKWAY, EXPRESSWAY OR FREEWAY CLASSIFICATION.
- THESE REQUIREMENTS DO NOT APPLY TO FENCES AND WALLS, POOLS AND ACCESSORY BUILDINGS.

C. WHERE THE LOT IS LOCATED AT THE INTERSECTION OF TWO (2) OR MORE STREETS THERE SHALL BE A YARD CONFORMING TO THE FRONT YARD REQUIREMENTS ON THE STREET WITH THE NARROWEST FRONTAGE AND A YARD OF NOT LESS THAN TEN (10) FEET IN DEPTH FROM THE PROPERTY LINE TO THE MAIN BUILDING.

A. THERE SHALL BE A SIDE YARD ON EACH SIDE OF A BUILDING OF

B. THERE SHALL BE AN

C. IF THERE IS TO BE A SIDE YARD SETBACK OF ZERO (0) FEET, ALL SIDE YARDS FOR LOTS WITH THE RESIDENTIAL BLOCK WHERE THE ZERO (0) SIDE YARDS OCCUR SHALL BE CLEARLY IDENTIFIED ON THE RECORDED SUBDIVISION PLAT.

3. REAR YARD. THERE SHALL BE A

[REDACTED]

Note: will be on separate document ch 7/9/96
Issue no permits for lot lines until letter of instruction to plat is approved showing which lots are lot lines
Page 3
12/18/95

TROON NOR. RESORT (PARCELS VI & V₂)
AMENDED DEVELOPMENT STANDARDS
PREPARED: 01/17/94

- ✱ C. FIVE (5) FEET WHERE THE REAR YARD ABUTS O-S OR HILLSIDE CONSERVATION AREAS.

4. OTHER REQUIREMENTS AND EXCEPTIONS AS SPECIFIED IN ARTICLE VII.

[REDACTED]

[REDACTED]

OF THE FACE OF THE
GARAGE FROM PARALLEL TO
THE STREET

0 DEG. (PARALLEL) TO 29 DEG.	20'
30 DEG. TO 44 DEG.	17'
45 DEG. TO 59 DEG.	14'
60 DEG. +	10' +

[REDACTED]

2. THE SIDES AND REAR WALLS OF A GARAGE OR CARPORT SHALL CONFORM TO THE STANDARD MAIN BUILDING YARD REQUIREMENTS.

DISTANCE BETWEEN BUILDINGS.

1. THERE SHALL NOT BE LESS THAN EIGHT (8) FEET BETWEEN AN ACCESSORY BUILDING AND MAIN BUILDING.
- ✱ 2. THE MINIMUM DISTANCE BETWEEN MAIN BUILDINGS ON ADJACENT LOTS SHALL BE ZERO (0) OR NOT BE LESS THAN TEN (10) FEET.

F(1). *Buildings, walls, fences and landscaping (RESORT)*

1. Walls, fences and hedges not to exceed eight (8) feet in height and walled driveway entrances not to exceed six (6) feet in height shall be permitted, except that walls, fences and hedges must not exceed three (3) feet in height in the required one-hundred-foot yard along street frontages and in the ten (10) feet adjacent to the street where a thirty-foot setback is allowed along street frontages. Those yards must be maintained as landscaped open space and may be penetrated by pedestrian and vehicular access ways only. (Walled driveway entrances not to exceed six (6) feet in height shall be permitted within the setback requirements if such entrance is compatible with the surrounding development).
2. When a resort district abuts a single-family residential district, a landscape screen AND/OR A N.A.O.S. AREA, a minimum of ten (10) feet wide, shall be planted and maintained on the abutting lot line.
3. Landscaping shall be determined by development review board approval.
4. Swimming pools shall be completely enclosed by a protective fence or structure not less than four and one-half (4 1/2) feet in height, except that pool security may be accommodated by other means when allowed by development review approval. Gates in required fences shall be self-closing and equipped with self-latching devices.

TROON NORTH RESORT (PARCELS V1 & V2)
AMENDED DEVELOPMENT STANDARDS
PREPARED: 01/17/94

F(2). BUILDINGS, WALLS, FENCES AND LANDSCAPING (SINGLE FAMILY).

1. WALLS, FENCES AND HEDGES NOT TO EXCEED EIGHT (8) FEET IN HEIGHT SHALL BE PERMITTED ON THE PROPERTY LINE OR WITHIN THE REQUIRED SIDE OR REAR YARD.
2. IN THE FRONT YARD WALLS AND FENCES A MAXIMUM OF SIX (6) FEET IN HEIGHT ARE ALLOWED PROVIDED:
 - A. THE YARD ENCLOSED BY SUCH WALL OR FENCE SHALL NOT INCLUDE MORE THAN THIRTY-THREE (33) PERCENT OF THE AREA BETWEEN THE FRONT PROPERTY LINE AND THE FRONT SETBACK LINE.
 - B. THE WALL OR FENCE SHALL BE SET BACK THREE (3) FEET FROM THE FRONT PROPERTY LINE.
 - C. THE PROVISIONS OF SECTION 7.104 SHALL APPLY ON CORNER LOTS.
3. IN THE REQUIRED FRONT YARD PATIO COVERS ARE ALLOWED WHEN IN CONJUNCTION WITH THE ENCLOSURE OF THE FRONT YARD (AS PROVIDED IN SECTION 5.554.H.2) SUBJECT TO THE FOLLOWING REQUIREMENTS:
 - A. THE AREA ENCOMPASSED BY THE PATIO COVER SHALL NOT INCLUDE MORE THAN TWENTY (20) PERCENT OF THE AREA BETWEEN THE FRONT PROPERTY LINE AND THE FRONT SETBACK LINE.
 - B. THE PATIO COVER SHALL BE SET BACK A MINIMUM OF TEN (10) FEET FROM THE FRONT PROPERTY LINE.
 - C. THE PATIO COVER SHALL BE STRUCTURALLY INTEGRATED WITH SIMILAR OR COMPATIBLE BUILDING MATERIALS TO THE ROOF SYSTEM OF THE MAIN BUILDING.
 - D. THE PATIO COVER SHALL BE CONSTRUCTED SO THAT A MINIMUM OF FIFTY (50) PERCENT OF THE ROOF STRUCTURE IS OPEN AND UNOBSTRUCTED TO THE SKY.
4. SWIMMING POOLS SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A PROTECTIVE FENCE OR PERMANENT STRUCTURE NOT LESS THAN FOUR AND ONE-HALF (4-1/2) FEET IN HEIGHT. THE SWIMMING POOL SHALL BE PROTECTED BY A PROTECTED ENCLOSURE WHICH SHALL BE CONTROLLED BY THE USE OF SELF-CLOSING GATES WITH SELF-LATCHING DEVICES.

ACCESS. ALL LOTS SHALL HAVE VEHICULAR ACCESS ON A DEDICATED STREET, UNLESS A SECONDARY MEANS OF PERMANENT VEHICULAR ACCESS HAS BEEN APPROVED ON SUBDIVISION PLAT. (ORD. NO. 2293, § 1, 5-15-90)

G. Other requirements and exceptions as specified in article VII.
(Ord. No. 1922, & 1, 11-4-86)

Sec. 5.905 Parking.

The provisions of article IX shall apply.

Sec. 5.906. Signs.

The provisions of article VIII shall apply.

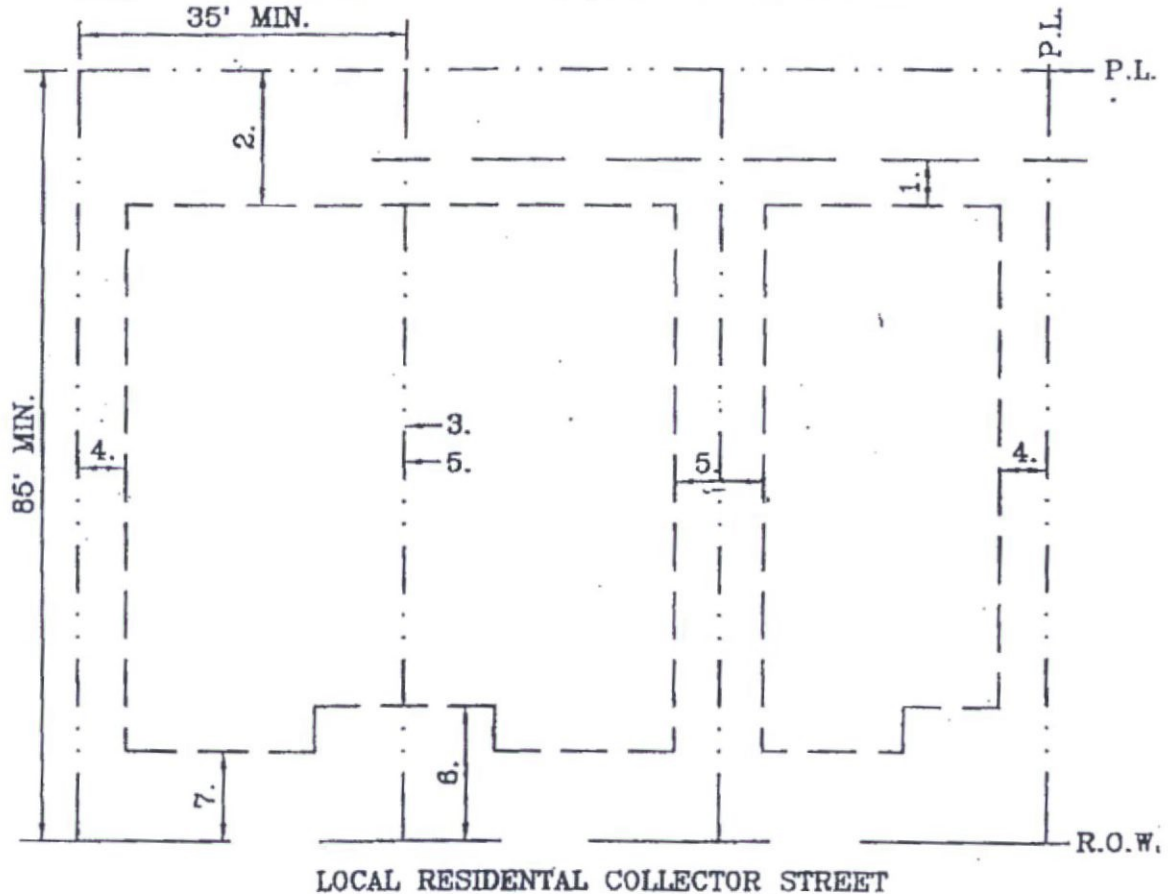
TROON NORTH RESORT (PARCELS V1 & V2)
 AMENDED DEVELOPMENT STANDARDS
 PREPARED: 01/17/94

SINGLE FAMILY LOT STANDARDS

- Standard Detached Homes
- Zero Lot Line Homes
- Duplex Homes

NOTE: MINIMUM LOT SIZE = 3,000 S.F.

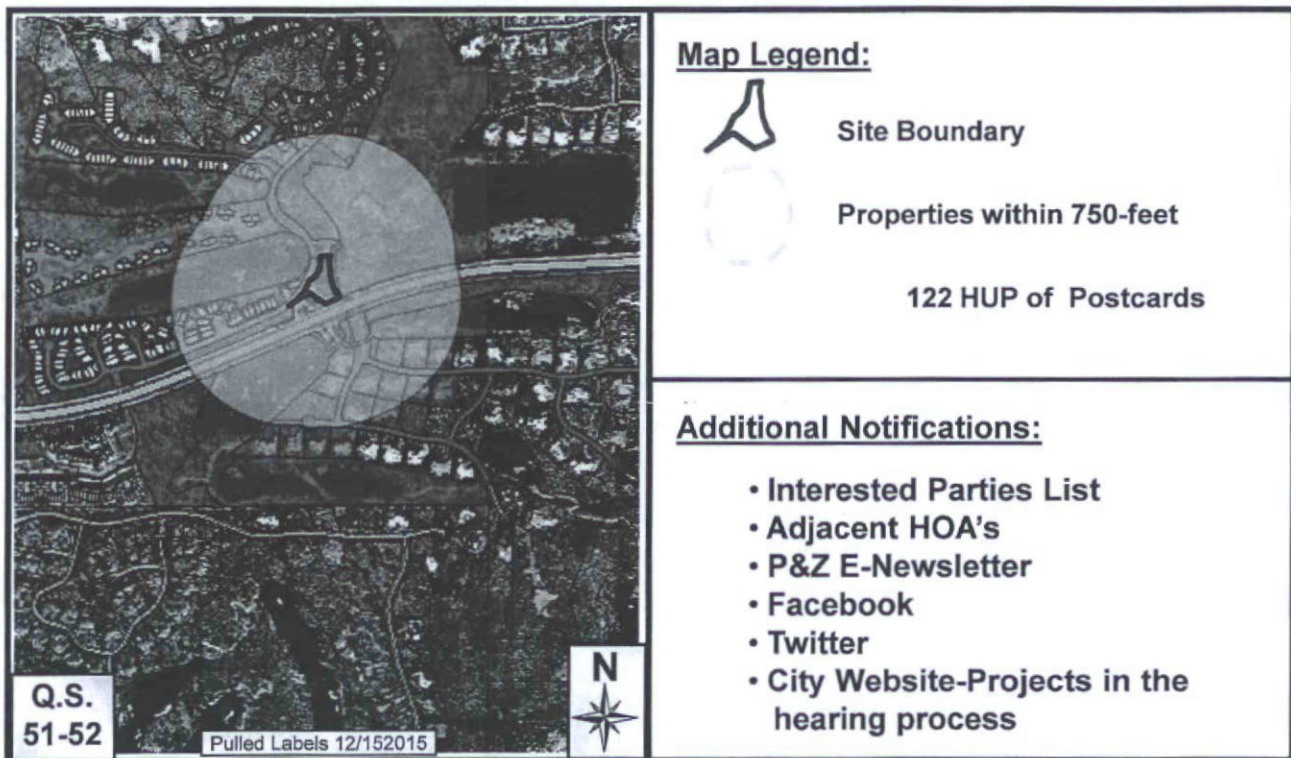
NOTE: MINIMUM LOT WIDTH IS 35', OR 20' IF FLAG LOTS ARE PROPOSED.



- | | |
|--|-----------|
| 1. REAR YARD (ADJACENT TO OPEN SPACE OR HILLSIDE CONSERVATION) | 5' MIN. |
| 2. REAR YARD (ADJACENT TO OTHERS) | 15' MIN. |
| 3. SIDE YARD (ZERO LOT LINE, DUPLEX) | 0' |
| 4. SIDE YARD (STANDARD, ZERO LOT LINE) | 5' MIN. |
| 5. MINIMUM DISTANCE BETWEEN BUILDINGS | 0' OR 10' |
| 6. FRONT YARD (TO FACE OF DWELLING) | 15' MIN. |
| 7. FRONT YARD (TO GARAGE) | VARIES* |

*SEE TABLE SEC. 5.904.E (2) GARAGE SETBACKS

City Notifications – Mailing List Selection Map



Lot V on the Green

10-PP-2015

ATTACHMENT #9



JESSICA J. MACEYKO, ESQ.
DIRECT: 480.272.7658
1900 W. BROADWAY ROAD
TEMPE, ARIZONA 85282
Admitted to practice in:
Arizona

March 12, 2018

Via Email (gphillips@scottsdaleaz.gov) and U.S. Mail

City of Scottsdale – Mayor and City Council
Attn: Guy Phillips
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Re: On the Green at Troon North – Development of Tract V

Dear Mr. Phillips:

This firm represents On the Green at Troon North Homeowners Association, Inc. (“OTG”). I am contacting you in regards to the proposed subdivision of Tract V (APN 216-72-584) located adjacent to, but not currently within, OTG.

It is our understanding that the City is currently reviewing plans to subdivide Tract V and that these plans may be discussed at an upcoming Development Review Board meeting.

The purpose of this letter is to advise the City that E. Whitefeather Lane, which is the proposed access to Tract V, is private property owned and maintained by OTG for the benefit of its members and their invitees. The owner of Tract V does not have any express or implied easement rights to use E. Whitefeather Lane for ingress or egress for construction or residential purposes. Lastly, OTG does not consent to the use of its private property without either the annexation of Tract V into OTG or a written easement and maintenance contribution agreement with the owner of Tract V.

Background

OTG is an Arizona nonprofit corporation of owners that was created pursuant to a declaration to own and operate portions of the planned community known as On The Green at Troon North in accordance with A.R.S. § 33-1801 *et seq.* OTG consists of 82 residences. OTG owns and operates the private roadway known as E. White Feather Lane (Tract B), which serves as the only access to the residences within OTG. Each owner in OTG is a member of the corporation and required to pay assessments to cover the costs and expenses incurred by OTG in owning and maintaining its common area, including E. Whitefeather Lane (Tract B).

Development of the OTG subdivision began in the mid-1990s. Tract V¹ is an undeveloped parcel located adjacent to the OTG development.² Tract V is identified on the Plat for OTG as reserved “for future development” by the original Declarant. Tract V was not included in the original Declaration

¹ Tract V is legally described as follows: Tract V, ON THE GREEN AT TROON NORTH REPLAT, according to the plat recorded in Book 398 of Maps, Page 05, Records of Maricopa County, Arizona Recorder; APN 216-72-584.

² Tract V was platted as part of OTG, but is not subject to the current OTG Declaration, as discussed herein.

for OTG³, and Tract V is *not* a part of OTG or subject to the current Amended and Restated Declaration governing OTG.⁴

The owner of Tract V is seeking to subdivide the property into four (4) residential lots, comprised of two (2) buildings of two (2) attached dwellings. This plan includes using E. White Feather Lane (Tract B) for all ingress and egress.

Use of E. White Feather Lane (Tract B) for Access

E. White Feather Lane (Tract B) is private property owned by OTG. The owners of Lots within OTG are required to pay assessments for maintenance, repair and replacement of Tract B.

The Tract V Owner does not have a right to use Tract B for access. There is no express easement over Tract B in favor of Tract V, and any easements in the OTG Declaration would not apply to Tract V since such property is not included in the OTG Declaration.

The Plat provides that Tract B is dedicated as an easement for "ingress and egress as well as public utilities," and that Tract B "shall be dedicated to the On the Green at Troon North Homeowners Association. . . for the *use and enjoyment of the homeowners and their invited guests*" (emphasis added). Therefore, unless Tract V is annexed into OTG, future owners of residences on Tract V would not be "homeowners," and thus, would not have the right under the Plat to use Tract B.

Furthermore, even if the owner of Tract V had an access easement at some point in the past, it has long since been extinguished by prescription. Concrete barriers installed on Tract B have blocked any vehicular access to or from Tract V for well over a decade.

Accordingly, the City cannot assume that the Tract V Owner has any right of access over Tract B for purposes of design review. Please be advised also that OTG intends to install an access gate at the entrance to the OTG community (101st Way) and exit only gate at the north end of Tract B. This would preclude any access onto Tract B by vehicles (except emergency vehicles) that are not owned by residents within OTG.

Lastly, it is our understanding that the City has stipulated that the subdivision requires the modification of a median island located on E. Whitefeather Lane and the installation of a sidewalk extension and that the owner of Tract V requested the removal of these stipulations. OTG has no objection to the removal of these stipulations, provided that Tract V is either annexed into OTG or OTG and the owner of Tract V enter into a mutually agreeable easement and maintenance contribution agreement for the use of OTG's private road.

³ Recording No. 1995-0099794

⁴ Recording No. 2001-0989277

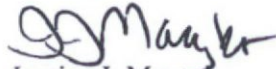
Guy Phillips
March 12, 2018
Page 3

It is my hope that this letter has provided a helpful summary of the items that need to be addressed prior to development of Tract V.

If you have any questions or if I can provide further information, please do not hesitate to contact me.

Thank you.

Sincerely,



Jessica J. Maceyko

cc: City of Scottsdale Development Review Board (developmentreviewboard@scottsdaleaz.gov)

Murillo, Jesus

From: Ruenger, Jeffrey
Sent: Tuesday, July 17, 2018 12:35 PM
To: Murillo, Jesus; Perone, Steve
Subject: FW: Comments on Case #10-PP-2015#2 Stipulation Modification application
Attachments: Troon V Stipulation Modification letter - page 1 of 3.pdf; Troon V Stipulation Modification letter - page 2 of 3.pdf; Troon V Stipulation Modification letter - page 3 of 3.pdf

From: Gary Wincott <gwincott@me.com>
Sent: Monday, July 16, 2018 10:29 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Comments on Case #10-PP-2015#2 Stipulation Modification application

Gary Wincott
10260 E. White Feather Lane - #1001
Scottsdale, AZ 85262
Cell: 925-899-1561
gwincott@me.com

Gary & Nancy Wincott
10260 E. White Feather Lane - Unit 1001
Scottsdale, AZ 8526

July 15, 2018

Randy Grant
Zoning Administrator - Planning and Development Services
7447 E. Indian School Road - Suite 105
Scottsdale, AZ 85251

Jesus Murillo - Planner - 480-312-7849
e-mail: projectinput@scottsdaleaz.gov

Subject: Case #10-PP-2015#2 - Troon V - Stipulation Modification

Dear Randy,

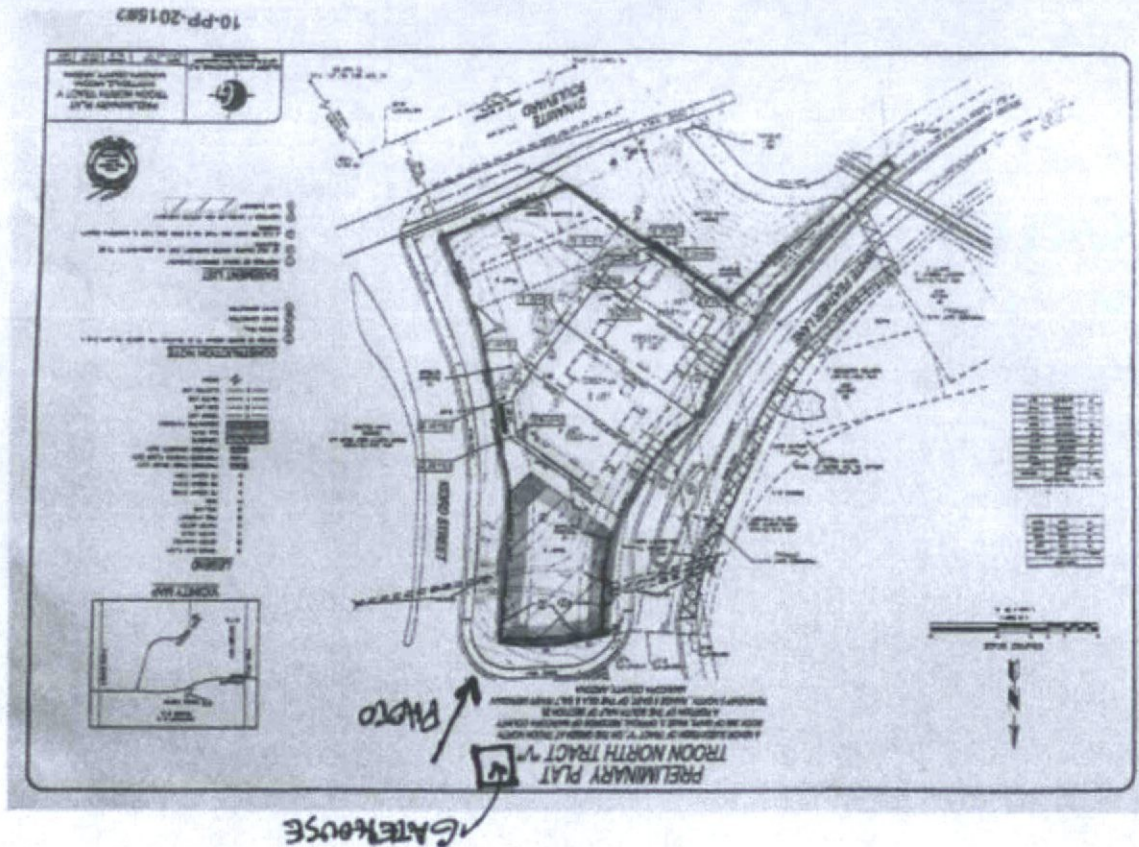
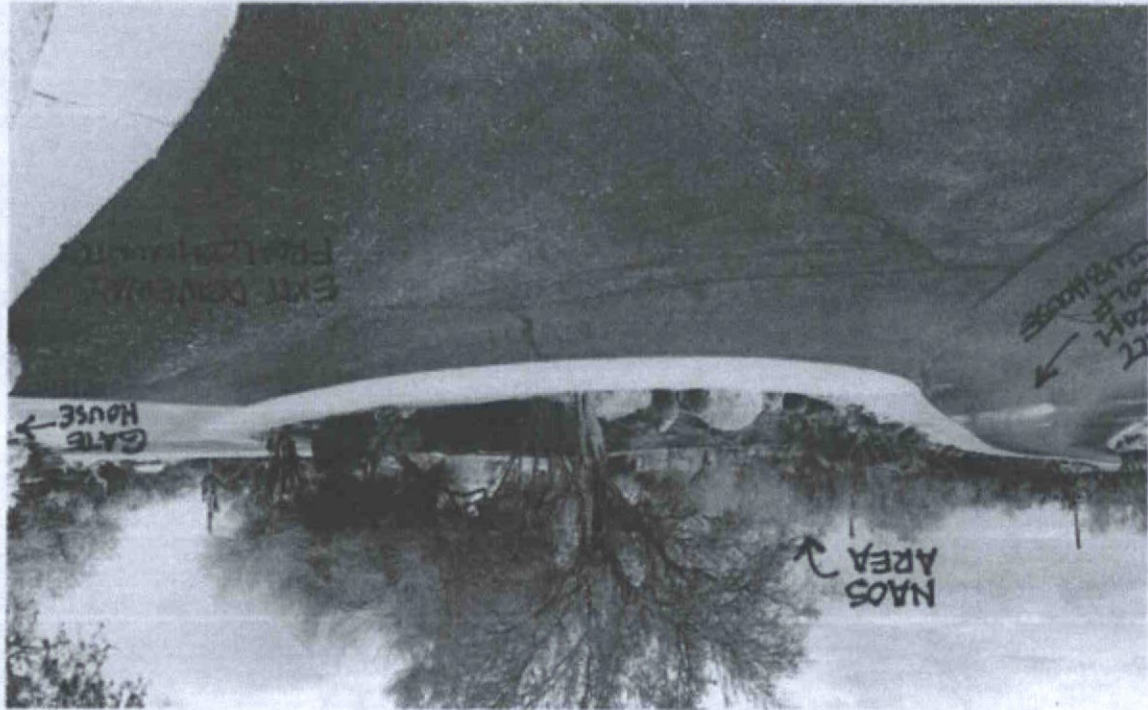
We are full-time home owners at 10260 E. White Feather Lane - Unit 1001 in the Ridge at Troon North residential community, which is immediately adjacent to the property covered in the above Case number application.

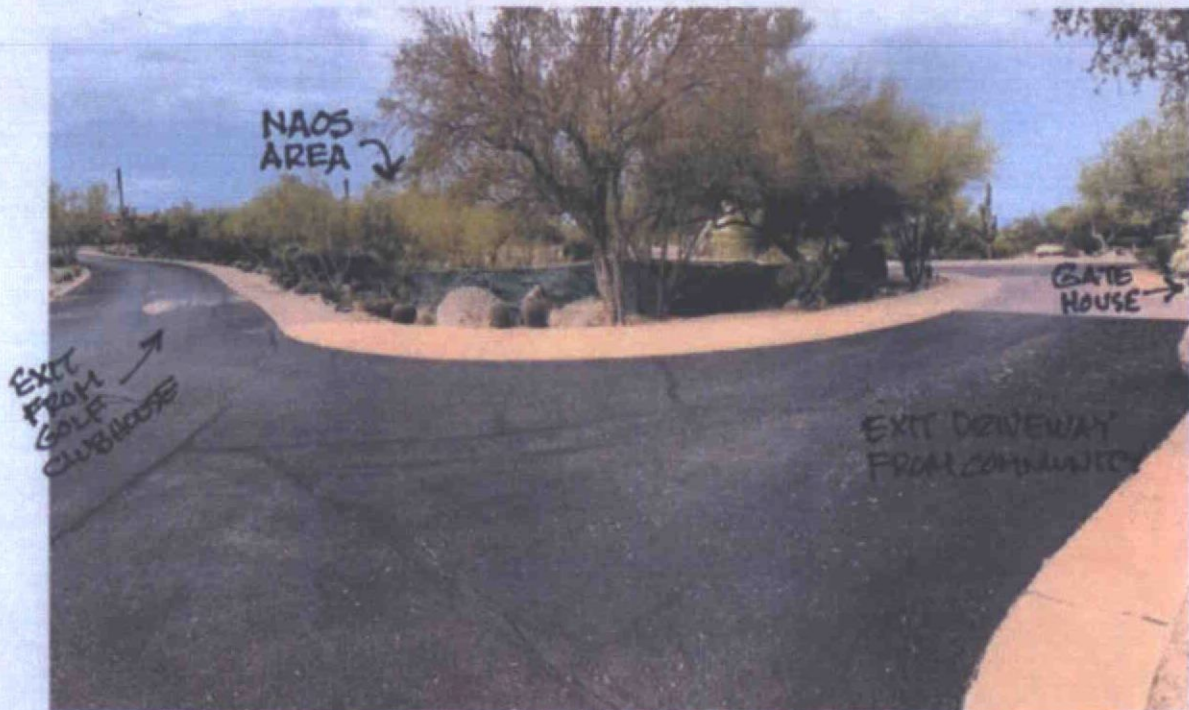
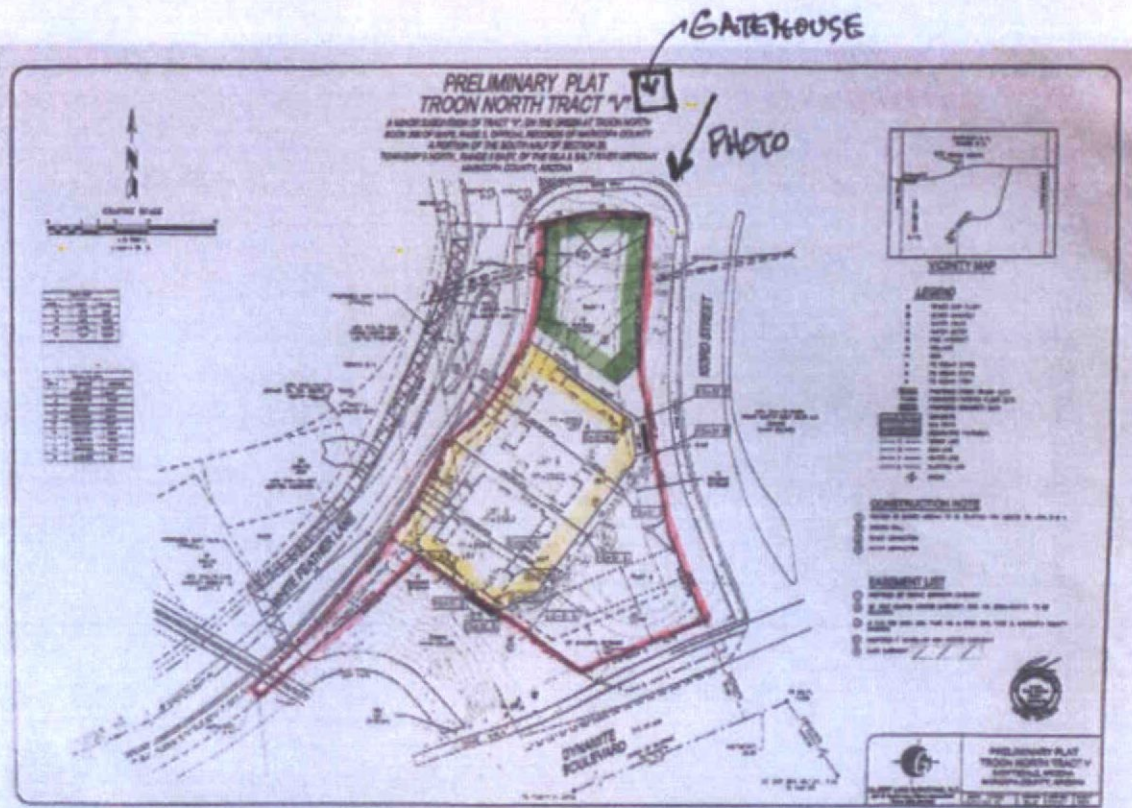
We just received notice (copy attached) about the above application to the City of Scottsdale by the developer, for a "Stipulation Modification to remove the Natural Area Open Space (NAOS) area from his proposed development parcel. The developer's stated intent is to make room for a "community recreation area" for his proposed four (4) lot residential development.

The developer's stated reason for the elimination of the existing NAOS area is that the NAOS area can be eliminated "because the NAOS area requirement for the property has been previously fulfilled by the Troon North Master Planned Community". I assume the developer's thinking is that NAOS areas existing on other properties would allow the elimination of the NAOS area on his property. This thinking makes no sense and the recorded NAOS area should remain as recorded on the subject property and have no vegetation removed.

All adjacent single family residential areas in this area have recorded NAOS areas and the requirements of not disturbing the areas or removing natural vegetation should be enforced as required by the Troon North CC& R's and the City Governmental rules and restrictions. NAOS areas are designed to protect our beautiful environment not be changed or removed for the developer's whim.

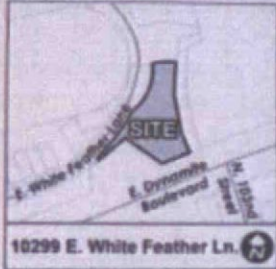
I have attached a copy of the developer's site plan with the NAOS area colored in green. The site property line is colored in pink and the proposed four (4) lot subdivision lots are colored in yellow. If this application to remove the NAOS area and the natural vegetation in the green area is approved it will result in an objectionable and very visible recreational development at the main entry roadway adjacent to the entry gate house leading into our beautiful residential community. In my opinion a four (4) building development with one story over parking garages is bad enough for this small 0.70 +/- acre parcel, but adding additional visible recreational amenities and seating areas with shading facilities and fencing at the main entrance to our community is unacceptable.





POSTCARD DATE: JULY 6, 2018

KEEPING YOU INFORMED



10299 E. White Feather Ln.

Site Location:

10299 E. White Feather Ln

Case Name:

Tract V, Troon North

Case Number:

10-PP-2015#2

Dear Property Owner:

Case Objective*

• **Stipulation Modification**

This is to inform you of a request by owner for approval of a stipulation modification to remove the Natural Area Open Space (NAOS) requirement, on a +/- 0.70 -acre site, with Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R/ESL) zoning, located at 10299 E. White Feather Lane.

Applicant contact: Dick Rossmiller, 602-486-5338

City contact: Jesus Murillo, 480-312-7849

*For more information enter case number at:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

or to comment, e-mail projectinput@scottsdaleaz.gov. The entire case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105

Scottsdale P & Z Link - An email bulletin to keep residents and merchants informed about upcoming projects.

Subscribe at <https://eservices.scottsdaleaz.gov/listserve/default.asp>

We respectfully request the City of Scottsdale Board of Adjustment, Planning Commission and the City Council to deny the above application and uphold the NAOS requirements and rules that all other properties must abide by.

Please advise us the date of any public hearing scheduled for this application so that we may attend to voice of objection to any approval. Thank you for your understanding

Very truly yours,

Gary Wirfcott

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 6, 2018 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Tract V, Troon North
10-PP-2015#2

Request to consider the following:

Request approval of a stipulation modification to remove the Natural Area Open Space (NAOS) requirement, on a 0.70 -acre site.

Goal/Purpose of Request

The request is to amend the previously approved stipulations to remove the NAOS requirement for preliminary plat Case 10-PP-2015.

Key Items for Consideration

- Preliminary Plat approval for site occurred on August 1, 2013, Case 9-PP-2013
- Preliminary Plat expiration for site occurred on August 2, 2016, Case 9-PP-2013
- Preliminary Plat re-approval for site occurred on August 18, 2016, Case 10-PP-2015
- Staff has received opposition to the proposed request

LOCATION

10299 East White Feather Lane

OWNER

Troon Eagles, LLC.
602-486-5336

APPLICANT CONTACT

Dick Rossmiller
Troon Eagles, LLC.
602-468-5336

BACKGROUND



General Plan

The General Plan Land Use Element designates the property as Resort/Tourism, which provides the flexibility of Resort/Tourism Land Uses to be located within this area of the community. The General Plan amendment and zoning district map amendment cases (Cases 2-GP-1994 and 3-ZN-1994) approved specifically for this site were tailored to complete the site as a support use for the existing golf course.

Character Area Plan

This site is located within the Reatta Pass/Troon Character Area which serves as a destination for visitors to Scottsdale, provides a diverse mix of upscale housing for both full and part-time residents, and offers a western desert character which is a significant component of Scottsdale's image.

Zoning

This site is zoned Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL), which allows single-family residential, multi-family residential, and resort/hotel type uses. Annexed into the City of Scottsdale in January of 1982, through Case 32-ZN-1982, the site is part of a larger planned community development.

The annexed parcel was rezoned from the County designation to the Single-family Residential, Hillside District (R1-190/HD) through Case 81-Z-1983. In 1991, the Environmentally Sensitive Lands (ESL) ordinance was added as an amendment to the Hillside District overlay. In 1994, the site was rezoned from the Single-family Residential, Hillside District (R1-190/HD) to the current R-4R/ESL zoning designation; through the General Plan amendment and zoning district map amendment Cases 2-GP-1994 and 3-ZN-1994.

Context

The property is located within the "On the Green at Troon North" subdivision, parcel number 216-72-584, which is located on the north side of East Dynamite Boulevard, at approximately North 103rd Street.

Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Resort/Townhouse Residential District, Environmentally Sensitive Lands, zoned R-4R/ESL; Open Space.
- South: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-7/ESL; Pinnacle Canyon at Troon North subdivision and Golf Course.
- East: Open Space, Environmentally Sensitive Lands O-S/ESL, Resort/Townhouse Residential District, Environmentally Sensitive Lands, R-4R/ESL, and Hillside Conservation District HD/HC; Troon North Golf Club House.
- West: Resort/Townhouse Residential District, Environmentally Sensitive Lands, zoned R-4R/ESL; On the Green at Troon North subdivision and Golf Course.

Other Related Policies, References:

32-ZN-1982, 81-ZN-1983, 43-ZN-1994, 2-GP-1994, 3-ZN-1994, 87-DR-1994#2, 51-PP-1994, 9-PP-2013, and 10-PP-2015

APPLICANT'S PROPOSAL

Development Information

The development proposal includes the removal of the NAOS requirement for this property. The previous approval proposes to subdivide a tract located within the "On the Green at Troon North" subdivision plat. The applicant will continue to move forward for the approval of a four-lot final plat and landscape plan (Reference Attachment #7).

- Existing Use: Vacant (Golf Cart Path)
- Proposed Use: 4-Lot Subdivision
- Parcel Size: 0.70 acres
- Open Space Required: 0 square feet (Fulfilled by the Troon North Master Planned Community)
- NAOS Required: 5,412 square feet (per Case 10-PP-2015)
- NAOS Provided: 0 square feet
- Density Allowed: 7 du/ac
- Density Proposed: 6.0 du/ac

IMPACT ANALYSIS

Plat

The existing Tract "V" was dedicated, as per the "On the Green at Troon North" subdivision plat, for future development. The approved preliminary plat identified the continued use of the existing amended development standards, as approved through the Troon North subdivision zoning case.

Transportation/Trails

All the necessary access for the proposed four lots has been dedicated through the existing plat.

Water/Sewer

The proposed plat will not affect the existing improvement requirements for the area. The existing improvements were constructed with the anticipation of the site being developed to the R-4R standards set forth by the Cases 2-GP-1994 and 3-ZN-1994.

Public Safety

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community.

Open Space/NAOS

The Natural Area Open Space (NAOS) requirements were met and dedicated with the previously approved cases and associated plats: 43-ZN-1994, 2-GP-1994, 3-ZN-1994, and 51-PP-1994. The NAOS requirement was based on the slope category of the entire site and will not change based on the proposal for this tract. The overall required NAOS for the *On the Green at Troon North* subdivision community (Parcels 1A, 1B, and 2) was 243,370 square feet (Reference Attachment #8).

The *On The Green at Troon North* final plat dedicated 249,243 square feet of NAOS through final plat MCR No. 1995-0317352 (Reference Attachment #8).

With the previously approved preliminary plat, Case 10-PP-2015, the owner proposed to dedicate 5,412 square feet of NAOS, and 8,713 square feet of open space. The applicant is now proposing to not dedicate any NAOS with the future final plat. The applicant requests the amendment of two (2) of the previously approved stipulations to no longer be required to dedicate NAOS (Reference Attachment #6).

Community Involvement

The applicant distributed a mailing to all property owners within 750 feet of the proposed subdivision site. City staff received some inquiries on the proposed project and received opposition to the request (Reference Attachment #9).

Community Impact

Cave Creek Unified School District supported the approval of the Troon North Master Planned Community, with the entire proposed density. The proposed four-lot subdivision is within the density that was approved for this parcel.

Policy Implications

This proposed preliminary plat is generally consistent in density and street alignment as per Zoning Ordinance, Zoning Interpretations, and the Design Standards and Policies Manual. This preliminary plat is also consistent in density, street alignment, and NAOS as per the previously approved Troon North final plat.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board heard the associated preliminary plat Case, 10-PP-2015, on August 16, 2016. The Development Review Board voted to approve the preliminary plat with a vote of 7-0.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the proposed stipulation amendment, per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

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

APPROVED BY



Jesus Murillo, Report Author

8-14-18

Date



Steve Venker, Development Review Board Coordinator

8/23/18

Date

480-312-2831, jvenker@scottsdaleaz.gov



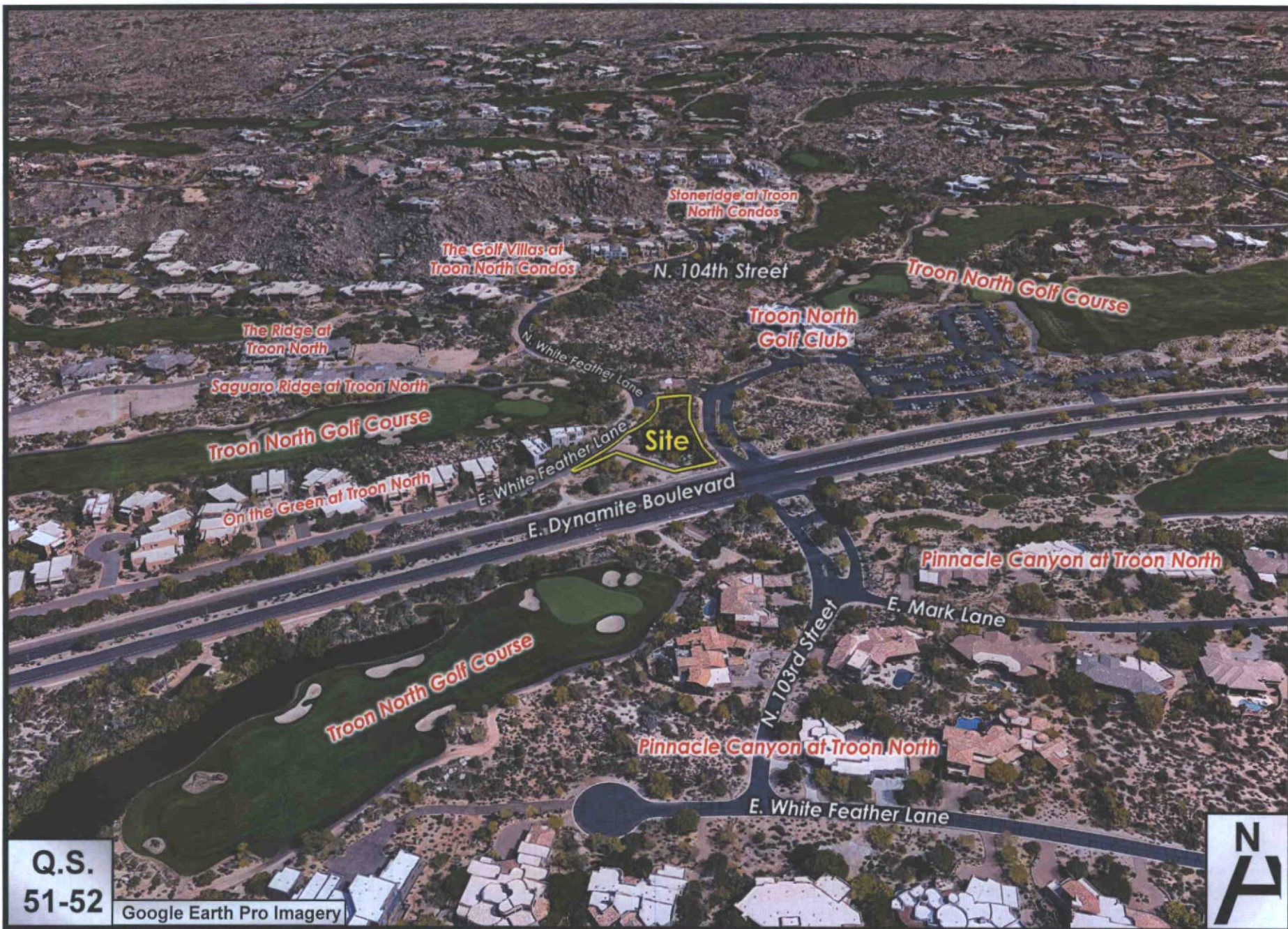
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

8/23/18

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant's Narrative
3. Zoning Map
4. Approved 10-PP-2015 Case Stipulations
5. Approved 10-PP-2015 Preliminary Plat
6. Proposed 10-PP-2015#2 Case Stipulations
7. Proposed 10-PP-2015#2 Final Plat
8. Recorded *On The Green at Troon North* Preliminary Plat
9. Citizen Correspondence



Tract V at On the Green at Troon North

ATTACHMENT #1

10-PP-2015#2



Tract V at On the Green at Troon North

ATTACHMENT #1A

10-PP-2015#2

TROON EAGLES, LLC
SCOTTSDALE, ARIZONA

TO: City of Scottsdale
Jesus Murillo

FROM: Troon Eagles, LLC
Dick Rossmiller

RE: Pre-Application Request
Case No. 10-PP-2015
Lot V, On the Green
APN: 216-72-584

DATE: 5 July, 2018

Dear Mr. Murillo,

The Preliminary Plat for the above captioned Case was approved by the DRB on 18 August, 2016. The applicant's proposal and site plan provided for the dedication of 5,412 square feet of NAOS.

There is no requirement for a NAOS dedication because the NAOS requirement has previously been fulfilled by the Troon North Master Planned Community. This application is a request for the for Stipulation 2 of the Design Review Board approval to be removed, thereby deleting a NAOS requirement, so that this property can be used as a recreational amenity for the proposed Villas at Troon North townhomes.

Thank you very much for your consideration.

Troon Eagles, LLC



Richard Rossmiller
Project Manager.

10-PP-2015#2
07/06/18

**Stipulations for Case:
Lot V On The Green
Case: 10-PP-2015**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
 - a. The preliminary plat submitted by Gilbert Land Surveying, PLC., with a city staff date of 12-15-2015.
 - b. The Amended Development Standards submitted by Alair Homes, with a city staff date of 12-15-2015.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Ironwood Planning, with a city staff date of 12-15-2015.
 - d. The conceptual landscape plan submitted by Ironwood Planning, with a city staff date of 12-15-2015.
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 - f. Case Drainage Report for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - g. Case Grading and Drainage Plan for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - h. Architectural elevations will be consistent with architecture approved through case 87-DR-1994#2.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB cases for the site were: 32-ZN-1982, 81-ZN-1983, 43-ZN-1994, 2-GP-1994, 3-ZN-1994, 87-DR-1994#2, and 9-PP-2013.

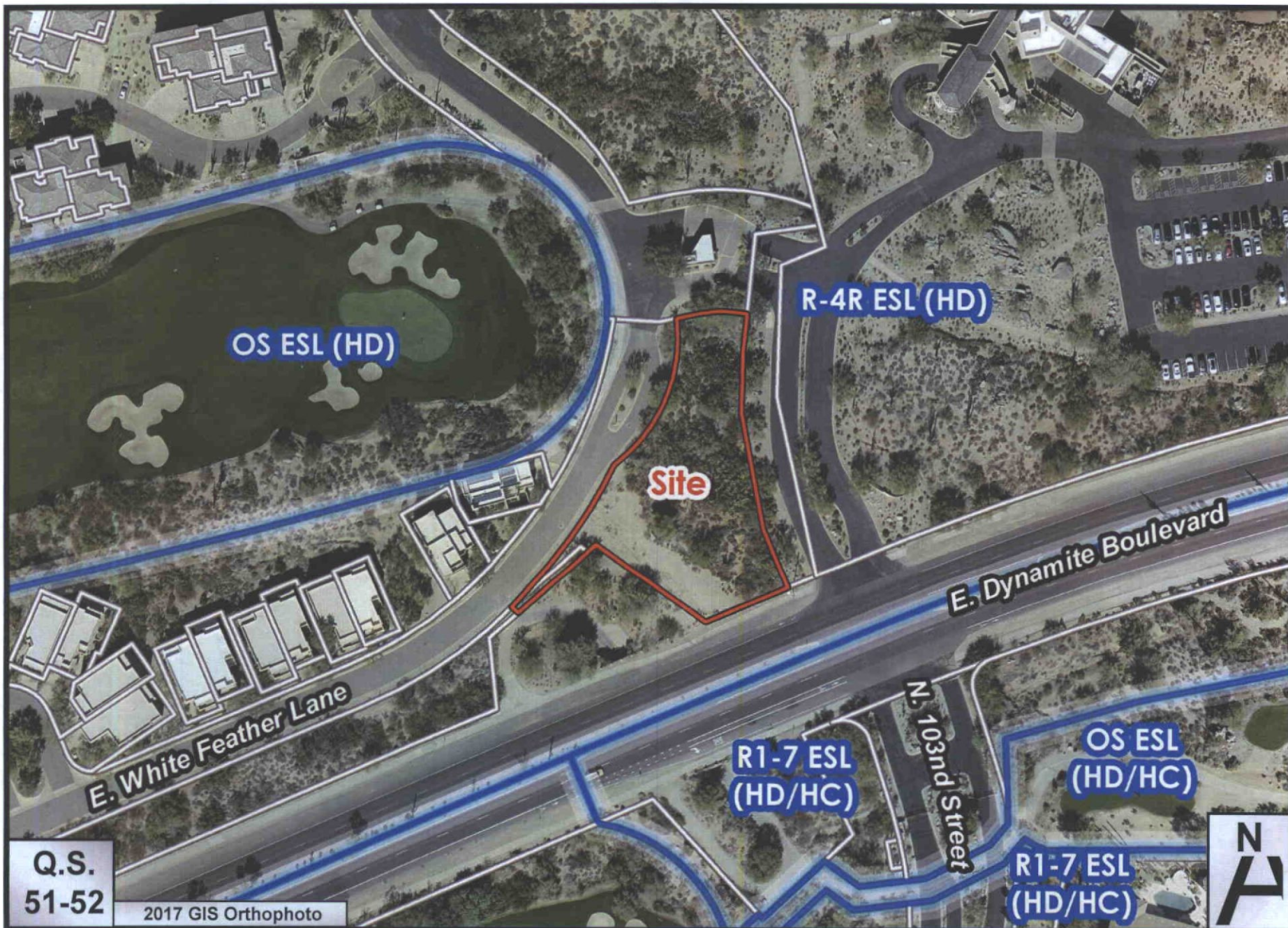
SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

DRB Stipulations

2. With the final plat, the owner shall dedicate minimum 5,412 square feet Natural Area Open Space (NAOS) area for this project.

Approved 8-18-16 (SP)



Tract V at On the Green at Troon North

ATTACHMENT #3

10-PP-2015#2

Stipulations for Case: Lot V On The Green Case: 10-PP-2015

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SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

DRB Stipulations

2. With the final plat, the owner shall dedicate minimum 5,412 square feet Natural Area Open Space (NAOS) area for this project.

DRB Stipulations

3. The owner shall dedicate to the city on the final plat the following right-of-way:

Street Name	Street Type	Dedications	Notes
E. White Feather Lane	Local Collector	Modify Street Median	Submit Street Median Modification for Transportation Approval
E. White Feather Lane	Local Collector	Extend existing stabilized shoulder to the west along the site frontage	None

EASEMENTS DEDICATIONS:

Ordinance

- B. The owner shall dedicate to the City on the final plat a sight distance easement over the sight distance triangle(s) in conformance Section 5.3 of the DSPM.

IMPROVEMENT PLANS REQUIREMENTS

WALLS AND FENCES:

DRB Stipulations

4. Walls within an Intersection & Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to Section 5.3 of the DSPM.

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

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

LANDSCAPE DESIGN:

DRB Stipulations

6. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median.

EXTERIOR LIGHTING:

Ordinance

- A. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- C. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.

DRB Stipulations

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

Parking Lot and Site Lighting:

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

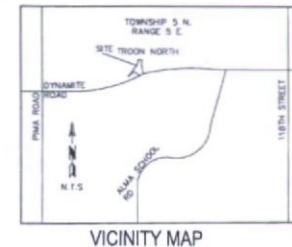
DRB Stipulations

- 10. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
E. White Feather Lane	Local Collector	Modify Street Median	Submit Street Median Modification for Transportation Approval
E. White Feather Lane	Local Collector	Extend existing stabilized shoulder to the west along the site frontage	None

PRELIMINARY PLAT TROON NORTH TRACT "V"

A MINOR SUBDIVISION OF TRACT "V", ON THE GREEN AT TROON NORTH
BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That BOB GARLAND, as owner, has subdivided under the name "Troon North Tract V" a portion of the South Half Section 29, Township 5 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown and posted hereon, hereby publishes this Final Plat for "Troon North Tract V". Said plat sets forth the location and gives the dimensions of the lots, tracts, streets and easements constituting the same. Each lot, tract, and street shall be known by the number, letter, or name given each respectively on said plat. The easements are dedicated for the purposes stated hereon.

Bob Garland, as owner, does hereby grant to the Mirage On the Green at Troon North Homeowners Association:

1) Tracts A & B shall be owned and maintained by the Mirage On the Green at Troon North Homeowners Association.

Bob Garland, as owner, does hereby dedicate to the City of Scottsdale, an Arizona municipal corporation:

1. A perpetual, non-exclusive scenic corridor easement (S.C.E.) upon, over, and across the parcel of land shown hereon. The purpose is to preserve the property as a scenic corridor free of any obstructions to the view of persons looking across the property. Without limitation, Grantor shall not allow or suffer to exist upon the property any buildings, walls, fences, distributions, screens, or other structures or things exceeding a height determined by the Grantee above original grade.

2. A perpetual, non-exclusive Public Utility Easement (P.U.E.) upon, over, and across the parcel of land shown hereon. The purpose of the easement is for electricity, water, wastewater, telecommunications, and all other manner of utilities, and for construction, operation, use, maintenance, repair, modification, and replacement from time to time of improvements related thereto.

3. A perpetual, non-exclusive Vehicle Non Access Easement (V.N.A.C.) upon, over, and across the parcel of land shown hereon. The purpose of the easement is to prohibit vehicular access.

4. Natural Area Open Space (N.A.O.S.) easements are hereby dedicated to the City of Scottsdale upon, over, and across the areas for the purpose of the preservation of said land in its natural state and no grading, grubbing, excavating, or construction of any structure or development of any kind shall be permitted on or within said easement except as allowed under City of Scottsdale ordinances.

Owner warrants to the City of Scottsdale that it is the sole owner of the property on this plat, and that every lender, easement holder or other person having any interest in the property adheres to or is inconsistent with the dedications, conveyances or other property interests created or transferred by this plat has consented to or joined in this plat, as evidenced by the instruments which are recorded in the Maricopa County Recorder's Office or which the owner will record not later than the date on which this plat is recorded.

The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs in favor of the Grantee's successors and assigns.

DATED this _____ day of _____, 20____.

Grantor: _____

For: _____

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
BY _____ FOR AND ON BEHALF OF _____

Notary Public
My commission expires: _____

APPROVAL

Approved by the General Manager of the City of Scottsdale, Arizona this the _____ day of _____, 2013.

By: _____ Date: _____
General Manager

This plat has been reviewed for compliance with the City of Scottsdale's Design Standards and Policy Manual specifications.

By: _____ Date: _____
Chief Development Officer

This subdivision has been reviewed for compliance with the development standards of the City of Scottsdale's Development Review Board (DRB) Case No. _____ and Zoning Case(s) No. _____ and all case related stipulations.

By: _____ Date: _____
Project Coordinator

PROPERTY USE TABLE

Name/Number	Area	Use	Responsible Party
Lot 1	3,337 SF, 0.076 AC	Single family residence	Lot owner
Lot 2	3,658 SF, 0.083 AC	Single family residence	Lot owner
Lot 3	3,581 SF, 0.082 AC	Single family residence	Lot owner
Lot 4	3,779 SF, 0.086 AC	Single family residence	Lot owner
Tract A	1,539 SF, 0.035 AC	Open space	HOA
Tract B	14,123 SF, 0.324 AC	Open space/NAOS	HOA

SITE DATA

Assessor's Parcel Number (APN): 216-72-584

Existing Zoning: R-4R LSL (16)

Proposed Zoning: N/A

Site area:

Grass = 30,019 SF

Net(bulldozing envelopes) = 14,358 SF

Lot Number: 4

Minimum lot size: 3,337 SF

Average lot size: 3,558 SF

Density: 6.0 DU/Acre

NAOS Required = 0.0 SF

Provided = 5,412 SF

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 54030330L, DATED OCTOBER 16, 2013. SHADED ZONE "X" IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

REFERENCE DOCUMENTS

1. TITLE COMMITMENT ISSUED BY SECURITY TITLE AGENCY INSURANCE COMPANY, NO. 35152395-035-02 DATED EFFECTIVE SEPTEMBER 25, 2015.
2. MAP OF DEDICATION RECORDED IN BOOK 312, PAGE 43, MARICOPA COUNTY RECORDS.
3. PLAT OF ON THE GREEN AT TROON NORTH RECORDED IN BOOK 390, PAGE 48, MARICOPA COUNTY RECORDS.
4. PLAT OF ON THE GREEN AT TROON NORTH REPLAT, RECORDED ON BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.

BENCHMARK

GPS POINT: 1262
BRASS CAP FLUSH LOCATED IN THE CENTER INTERSECTION OF DYNAMITE BOULEVARD & PIMA ROAD.

EL=2276.320 (NAVD 88 DATUM)

CIVIL ENGINEER

CANO & ASSOCIATES, INC.
501 WEST CORONADO ROAD
PHOENIX, AZ 85003
480-243-8977
CONTACT: MICHAEL A. CANO, PE

SURVEYOR

GILBERT LAND SURVEYING, P.L.C.
4301 S. SQUIRES LANE
GILBERT, AZ 85297
480-275-8020
CONTACT: RYAN D. GILBERT, RLS

OWNER

BOB GARLAND
8180 E. DEL CAVERNA DRIVE
SCOTTSDALE, AZ 85258

LEGAL DESCRIPTION

TRACT V, ON THE GREEN AT TROON NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 380 OF MAPS, PAGE 48 AND CERTIFICATE OF CORRECTION RECORDED AS 95-099793 OF OFFICIAL RECORDS, AND REPLATTED IN BOOK 398 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED AS 95-247408 OF OFFICIAL RECORDS.

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE MONUMENT LINE OF WHITE DYNAMITE BOULEVARD, AS SHOWN ON THE REPLAT OF "ON THE GREEN AT TROON NORTH", AS RECORDED IN BOOK 398 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED AS 95-247408 OF OFFICIAL RECORDS.

Said bearing = SOUTH 67° 00' 00" EAST

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2013, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME: RYAN D. GILBERT

REGISTERED LAND SURVEYOR #54333



STIPULATION SET
RETURN FOR RECORD
APPROVED

DATE: 12-15-13
INITIALS: [Signature]



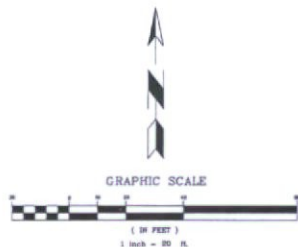
GILBERT LAND SURVEYING, P.L.C.
4301 S. Squires Lane, Gilbert, Arizona 85297
Phone: (480) 275-8020

PRELIMINARY PLAT
TROON NORTH TRACT V
SCOTTSDALE, ARIZONA
MARICOPA COUNTY, ARIZONA

DATE:	FIELD:	DRAWN:	JOB NO.:	SHEET:
12/15/13	NO. 48	12/15/13	12/15/13	12/15/13

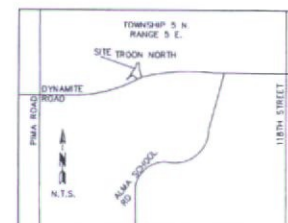
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BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 28,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



CURVE #	LENGTH	RADIUS
C1	3.70'	8.00'
C2	3.40'	13.87'
C3	44.88'	118.00'
C4	6.90'	180.00'

LINE #	BEARING	DISTANCE
L1	N 89°47'38"E	53.47'
L2	N 78°40'12"E	18.10'
L3	N 88°09'00"E	24.80'
L4	N 89°43'30"E	23.47'
L5	N 70°31'30"E	22.01'
L6	N 89°53'30"E	35.83'
L7	N 89°53'30"E	35.83'
L8	N 89°53'30"E	14.80'
L9	N 89°58'00"E	23.71'



LEGEND

- BRASS CAP FLUSH
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BOLLARD
- ▽ SIGN
- FD REBAR 37495
- FD REBAR 31019
- FD REBAR 17591
- FF=51.0 PROPOSED FINISH GRADE ELEV.
- FF=55.2 PROPOSED FINISHED FLOOR ELEV.
- C=51.60 PROPOSED CONCRETE ELEV.
- CONCRETE
- D.G. PATH
- DECORATIVE PAVEMENT
- S SEWER LINE
- G GAS LINE
- E WATER LINE
- E ELECTRIC LINE
- BREAK

CONSTRUCTION NOTE

- 1 PORTION OF RAISED MEDIAN TO BE REMOVED FOR ACCESS TO LOTS 3 & 4.
- 2 SCREEN WALL
- 3 SEWER CONNECTION
- 4 WATER CONNECTION

EASEMENT LIST

- 1 PROPOSED 50' SOLEM CORRIDOR EASEMENT.
- 2 30' GOLF COURSE ACCESS EASEMENT, DOC. NO. 2005-043117, TO BE RELEASED.
- 3 8' PUE PER BOOK 398, PAGE 48, & BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.
- 4 PROPOSED 1' VEHICULAR NON ACCESS EASEMENT
- 5 NAOS EASEMENT

STIPULATION SET
DATE: 12/10/15
DATE: 12/10/15



GILBERT LAND SURVEYING, PLC
4381 S. Sepulveda Lane, Gilbert, Arizona 85037
Phone: (480) 334-3538

**PRELIMINARY PLAT
TROON NORTH TRACT V
SCOTTSDALE, ARIZONA
MARICOPA COUNTY, ARIZONA**

DATE	FIELD	DATE	GRAPHIC	DATE	SHEET
12/10/15	NO	12/10/15	NO	12/10/15	207

CONTRACTOR'S AND SUBCONTRACTOR'S MUST VERIFY BUILDING SETBACK, AND BUILDING FOOTPRINT PRIOR TO ANY GROUND WORK. NOTIFY THE DESIGNER IMMEDIATELY IF THERE IS ANY POSSIBILITY OF ENCROACHMENT.

WATER DIVERTED FROM ITS ORIGINAL DRAINAGE PATTERN SHALL BE RETURNED TO ITS ORIGINAL COURSE BEFORE LEAVING THE PROPERTY.

VERIFY PROPERTY AND BUILDING LINES AND FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION. CONFIRM THAT UTILITIES (SEWER, ELECTRIC, WATER) ARE LOCATED AS SHOWN AND THAT SEWER TAP IS LOW ENOUGH TO SERVE ALL PLUMBING DRAINS.

AREAS DISTURBED DURING CONSTRUCTION OF DRAINAGE FACILITIES OR UTILITY (SEWER, WATER, ELECTRIC, ETC.) TRENCHES SHALL BE RESTORED TO THEIR NATURAL STATE.

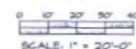
FRESH GRADE SHALL BE A MINIMUM OF 6" BELOW WOOD FRAMING AT BUILDING EXTERIOR. SLOPE FRESH GRADE AWAY FROM BUILDING FOR AN ADDITIONAL 6" FOR A HORIZONTAL DISTANCE OF 10'-0".

RAIL ELEVATIONS OF ALL A/C AND ELECTRO-MECHANICAL UNITS SHALL BE SET REASONABLY HIGHER THAN THE ADJACENT GRADES TO PROVIDE FLOOD PROTECTION UNDER A 100-YEAR STORM EVENT.

A COMPLETE AND CONTINUOUS GROUNDING ELECTRODE SYSTEM (GES) SHALL BE REQUIRED, AND TO INCLUDE ALL STRUCTURAL STEEL COMPONENTS. EXCEPT FOR CONCRETE-ENCASED ELECTRODES OF EXISTING BUILDINGS OR STRUCTURES SHALL NOT BE REQUIRED TO BE PART OF THE GROUNDING ELECTRODE SYSTEM WHERE THE STEEL REINFORCING BARS OR RODS ARE NOT ACCESSIBLE FOR USE WITHOUT DISTURBING THE CONCRETE.

TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS
OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH ZONING-
ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.

EVERY EFFORT IS MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION. IF THERE IS ANY CONFLICTING INFORMATION OR OMISSION IN THE WORKING DRAWINGS OR SUPPLEMENTAL DOCUMENTS IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE DESIGNER AND/OR ENGINEER FOR A RESOLUTION.



CONSTRUCTION ENVELOPE PLAN
SCALE: 1"=20'-0"

10-PP-2015
STILLATION GET
REPAIR IN ACCORD
12/15/15
ONE

TROON NORTH TRACT V
CONSTRUCTION ENVELOPE PLAN
SCOTTSDALE, ARIZONA

DATE
12-01-15
FILE NAME
TROON NORTH
PROJECT NUMBER
XXXX

SWEET NUMBER



**Stipulations for Case:
Lot V On The Green
Case: 10-PP-2015#2**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

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SUBDIVISION DESIGN

DRB Stipulations

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Ordinance

- B. The owner shall dedicate to the City on the final plat a sight distance easement over the sight distance triangle(s) in conformance Section 5.3 of the DSPM.

IMPROVEMENT PLANS REQUIREMENTS

WALLS AND FENCES:

DRB Stipulations

4. Walls within an Intersection & Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to Section 5.3 of the DSPM.

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

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

LANDSCAPE DESIGN:

DRB Stipulations

6. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median.

EXTERIOR LIGHTING:

Ordinance

- C. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
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- 8. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line.
- 9. Incorporate the following parking lot and site lighting into the project's design:
Parking Lot and Site Lighting:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

DRB Stipulations

- 10. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
E. White Feather Lane	Local Collector	Modify Street Median	Submit Street Median Modification for Transportation Approval
E. White Feather Lane	Local Collector	Extend existing stabilized shoulder to the west along the site frontage	None

FINAL PLAT FOR "THE VILLAS AT TROON NORTH"

A RE-PLAT OF TRACT V, "ON THE GREEN AT TROON NORTH" BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT TROON EAGLES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "THE VILLAS AT TROON NORTH" OF TRACT V, "ON THE GREEN AT TROON NORTH" BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREIN, HEREBY PUBLISHES THIS FINAL PLAT FOR "THE VILLAS AT TROON NORTH" SAID PLAT SETS FORTH THE LOCATION AND SIZES THE DIMENSIONS OF THE LOTS CONSTITUTING THE SAME, EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

THAT TROON EAGLES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE VILLAS AT TROON NORTH HOMEOWNERS ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION:

1. TRACTS A, B, AND C SHALL BE OWNED AND MAINTAINED BY ON THE GREEN AT TROON VILLAS HOME OWNERS ASSOCIATION AND THEIR ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC.
2. A PERPETUAL, NON-EXCLUSIVE SCENIC CORRIDOR EASEMENT (S.C.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE IS TO PRESERVE THE PROPERTY AS A SCENIC CORRIDOR FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY. WITHOUT LIMITATION, GRANTOR SHALL NOT ALLOW OR SUFFER TO EXIST UPON THE PROPERTY ANY BUILDINGS, WALLS, TREES, OBSTRUCTIONS, SCREENS, OR OTHER STRUCTURES OR THINGS EXCEEDING A HEIGHT DETERMINED BY THE GRANTEE ABOVE ORIGINAL GRADE.
3. A PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENT (D.E.) FOR THE PURPOSES OF CONSTRUCTION, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DREDS, CHANNELS, AND OTHER WORKS OF DRAINAGE OR FLOOD CONTROL, IN AND OVER A PORTION OF THE AREAS DESIGNATED AS SUCH HEREON, AN EASEMENT UPON, OVER, AND ACROSS REAL PROPERTY DESCRIBED HEREON, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER OF THE LOT OR TRACT WHERE THE EASEMENT IS LOCATED HEREON.
4. A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE OF THE EASEMENT IS FOR ELECTRICITY, WATER, WASTEWATER, TELECOMMUNICATIONS, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION, AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THEREON.

DATED THIS _____ DAY OF _____, 2018.

GRANTOR: _____

FOR: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

BY _____ FOR AND ON BEHALF OF _____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RATIFICATION EXAMPLE:

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

BY:

INDIVIDUAL, PARTNERSHIP, OR FINANCIAL INSTITUTION, AS BENEFICIARY

TITLE OR POSITION

DATE

ACKNOWLEDGEMENT:

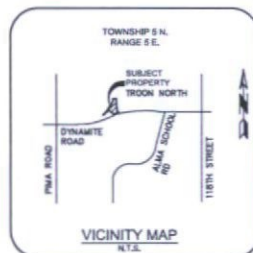
STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

BY _____ FOR AND ON BEHALF OF _____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



SHEET INDEX:

SHEET 1 OF 2: COVER SHEET
SHEET 2 OF 2: PLAT DETAIL

CITY OF SCOTTSDALE APPROVALS:

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

BY _____ CHIEF DEVELOPMENT OFFICER DATE _____

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 7-465-2015, AND ALL CASE RELATED STIPULATIONS.

BY _____ PLAT COORDINATOR DATE _____

REFERENCED DOCUMENTS:

RE-PLAT "ON THE GREEN AT TROON NORTH" BOOK 398 OF MAPS, PAGE 5, M.C.S.

BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE CENTER MONUMENT LINE OF DYNAMITE BOULEVARD, AS SHOWN ON THE RE-PLAT OF "ON THE GREEN AT TROON NORTH", AS RECORDED IN 308/05 MCR, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

SAID BEARING = SOUTH 87° 00' 00" WEST

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN SHADEN ZONE "Y" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 0403C0303, DATED OCTOBER 16, 2013. SHADEN ZONE "Y" IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

PARENT LEGAL DESCRIPTION:

TRACT V, ON THE GREEN AT TROON NORTH, ACCORDING TO BOOK 398 OF MAPS, PAGE 48, CERTIFICATE OF CORRECTION RECORDED FEBRUARY 24, 1995 IN INSTRUMENT NO. 95-009793 AND REPLATED IN BOOK 398 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED APRIL 5, 1999 IN INSTRUMENT NO. 99-234748 RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

REFERENCE DOCUMENTS:

1. MAP OF DEDICATION RECORDED IN BOOK 312, PAGE 43, MARICOPA COUNTY RECORDS.
2. PLAT OF ON THE GREEN AT TROON NORTH RECORDED IN BOOK 390, PAGE 48, MARICOPA COUNTY RECORDS.
3. PLAT OF ON THE GREEN AT TROON NORTH, RECORDED ON BOOK 396, PAGE 3, MARICOPA COUNTY RECORDS.

EXISTING ZONING:

R-4R EX. CITY OF SCOTTSDALE

OWNER/DEVELOPER:

TROON EAGLES, LLC
8320 E VIA DE LAS FLORES
SCOTTSDALE, AZ 85258
CONTACT: DICK ROSSMALLER
PHONE: (602) 486-5338

SURVEYOR'S NOTES:

1. THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENTS WHICH WOULD IMPAIR THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENTS. THE CITY OF SCOTTSDALE MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LANDS IN THE EASEMENTS.
3. ELECTRIC LINES ARE TO BE INSTALLED PER ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
4. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
5. THIS SURVEY AND PLAT EXCEEDS THE REQUIRED ACCURACY OF 1 FOOT IN 15,000 FEET.
6. PER ARIZONA REVISED STATUTES, SECTION 20-151, THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
7. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATOR'S APPROVAL.
8. INFORMATION ON THIS SURVEY IS FROM DATA PROVIDED BY A COMMITMENT FOR TITLE INSURANCE, FILE NO. 4508395-045-80-LED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED MAY 18, 2018 AT 7:30 A.M. NO FURTHER RESEARCH WAS MADE BY SURVEYOR.

LAND AREA:

LOT 1 GROSS: 4,381 SQUARE FEET OR 0.100 ACRES MORE OR LESS.
LOT 2 GROSS: 4,213 SQUARE FEET OR 0.104 ACRES MORE OR LESS.
LOT 3 GROSS: 4,548 SQUARE FEET OR 0.104 ACRES MORE OR LESS.
LOT 4 GROSS: 3,842 SQUARE FEET OR 0.088 ACRES MORE OR LESS.
TRACT A GROSS: 8,495 SQUARE FEET OR 0.194 ACRES MORE OR LESS.
TRACT B GROSS: 4,823 SQUARE FEET OR 0.111 ACRES MORE OR LESS.
TRACT C GROSS: 1,538 SQUARE FEET OR 0.035 ACRES MORE OR LESS.
TOTAL GROSS: GROSS 30,619 SQUARE FEET OR 0.699 ACRES MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE THE PLAT IS RECORDED, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RYAN DENTON GILBERT
REGISTERED LAND SURVEYOR #4493



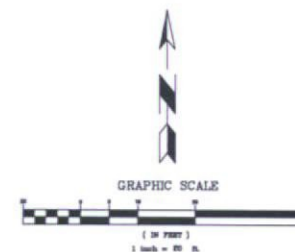
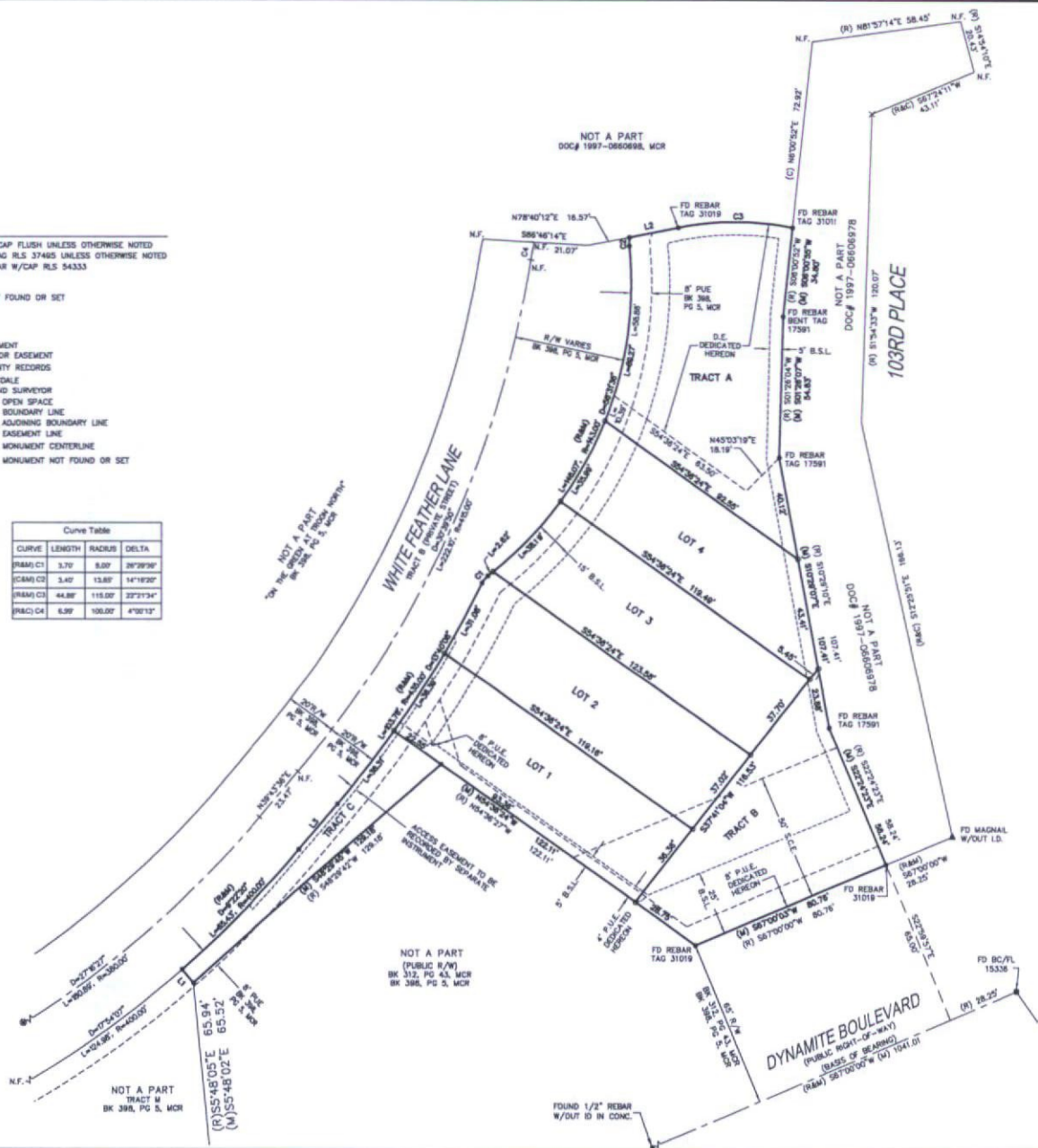
FINAL PLAT FOR "THE VILLAS AT TROON NORTH"				
A RE-PLAT OF TRACT V, "ON THE GREEN AT TROON NORTH" BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTH HALF OF SECTION 29, T-S&N, R-S&E, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA				
DATE: 8/11/18	FIELD: RGL/GS	DRAWN: BG	JOB NO.: 171104	SHEET: 10/2

LEGEND:

●	FOUND BRASS CAP FLUSH UNLESS OTHERWISE NOTED
○	FD REBAR W/TAG ILS 37465 UNLESS OTHERWISE NOTED
○	SET 1/2" REBAR W/CAP ILS 54333
- - -	BREAKLINE
FD	FOUND
N.F.	MONUMENT NOT FOUND OR SET
R/W	RIGHT-OF-WAY
MD	MEASURED
(R)	RECORDED
D.E.	DRAINAGE EASEMENT
S.C.E.	SCENIC CORRIDOR EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
CDS	CITY OF SCOTTSDALE
ILS	REGISTERED LAND SURVEYOR
NADS	NATURAL AREA OPEN SPACE
---	BOUNDARY LINE
---	ADJOINING BOUNDARY LINE
---	EASEMENT LINE
---	MONUMENT CENTERLINE
+	MONUMENT NOT FOUND OR SET

LINE	BEARING	LENGTH
(M) L1	N40°54'54"W	6.70
(M) L2	N37°40'12"E	10.42
(R) L3	N20°47'37"E	23.47
(C) L3	N20°47'38"E	23.47


CURVE	LENGTH	RADIUS	DELTA
(R) M1 C1	3.70	8.00	20°39'59"
(C) M1 C2	3.40	13.80	14°14'59"
(R) M2 C3	44.80	110.00	22°21'34"
(R) M2 C4	6.90	100.00	4°02'13"



SURVEYOR'S NOTE:

ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR OF RECORD. IF FOR ANY REASON THE SURVEYOR OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, THE REPLACEMENT SURVEYOR SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND SHALL RECORD A RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE STATE STATUTES.





GILBERT LAND SURVEYING, PLC
4361 S. Doyle Lane, Office, Arizona 85027
Phone: (480) 275-8000

FINAL PLAT FOR
"THE VILLAS AT TROON NORTH"
A RE-PLAT OF TRACT V, "ON THE GREEN AT TROON NORTH" BK 398 OF MAPS, PG 8, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTH 1/2 OF SECTION 29, T-6-N, R-8-E, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

DATE: 6/15/18
FIELD: RG.GG
DRAWN: RG
JOB NO.: 171104
SHEET: 2 OF 2

GENERAL NOTES

1. ALL TELEPHONE AND ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATE COMMISSION, GENERAL ORDER U-48.
2. PUBLIC UTILITY EASEMENTS ARE ALSO DESIGNATED AS CABLE TELEVISION EASEMENTS.
3. EASEMENTS ARE DEDICATED TO THE CITY FOR THE PURPOSE SHOWN, AND MUST BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
4. THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE WILL NOT ACCEPT DEDICATION OF THE STREETS TO BE PUBLIC IN ORDER TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF THE STREET MAINTENANCE RESPONSIBILITY UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
5. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
6. THOSE AREAS DESIGNATED COMMON AREAS SHALL NOT BE ACCEPTED FOR MAINTENANCE OR OWNERSHIP BY THE CITY WITHOUT EXPRESS ACTION OF THE CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS. FAILURE TO MAINTAIN THE DESIGNATED COMMON AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY FOR SAID MAINTENANCE.
7. ZONING 104-R NEV/AC (ESL).
8. AREA DEDICATED TO NATURAL AREA OPEN SPACE SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE.

BENCHMARK

BRASS CAP AT THE INTERSECTION OF DYNAMITE BOULEVARD AND CLUB HOUSE ROAD.
ELEVATION = 5586.17 CITY OF SCOTTSDALE DATUM.

DEVELOPER

IRON HORSE CONSTRUCTION, INC.
353 SCHAEFFER OUTLOOK
HEMARET, UT 84319
(801)596-3555

DRAINAGE FACILITIES AND EASEMENT MAINTENANCE

ON THE GREEN AT TROON NORTH PROPERTY OWNERS ASSOCIATION

ON THE GREEN AT TROON NORTH

A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA

REPLAT

LEGAL DESCRIPTION

PARCEL 1A & 1B

THOSE PORTIONS OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 29 BEARS S 89°53'30" E A DISTANCE OF 263.81 FEET;
THENCE N 15°14'43" E A DISTANCE OF 63.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DYNAMITE BOULEVARD AS SHOWN IN BOOK 312, PAGE 43, IN THE OFFICE OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE N 02°22'35" E A DISTANCE OF 145.11 FEET TO A POINT OF CURVATURE TO THE LEFT WHOSE CENTER BEARS N 45°37'34" E, A RADIUS OF 150.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°10'17" AN ARC DISTANCE OF 250.37 FEET;
THENCE N 51°16'53" E A DISTANCE OF 3.28 FEET;
THENCE N 02°22'35" E A DISTANCE OF 110.01 FEET TO A POINT OF CURVATURE TO THE LEFT WHOSE CENTER BEARS N 12°07'04" E, A RADIUS OF 75.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 173°35'07" AN ARC DISTANCE OF 22.89 FEET;
THENCE N 84°16'30" E A DISTANCE OF 807.35 FEET;
THENCE N 01°07'00" E A DISTANCE OF 612.19 FEET;
THENCE N 73°19'32" E A DISTANCE OF 217.41 FEET TO A POINT OF CURVATURE TO THE LEFT WHOSE CENTER BEARS N 14°58'20" E, A RADIUS OF 150.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'17" AN ARC DISTANCE OF 182.65 FEET;
THENCE S 86°38'39" E A DISTANCE OF 47.29 FEET;
THENCE N 78°10'07" E A DISTANCE OF 34.83 FEET TO A POINT OF CURVATURE TO THE RIGHT WHOSE CENTER BEARS S 11°52'01" E, A RADIUS OF 115.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

$$\Delta = 371^{\circ}53'$$

$$R = 75.00'$$

$$L = 48.73'$$

SAID PARCEL 1A AND 1B CONTAINS 838,872.37 SQUARE FEET OR 14.88 ACRES, MORE OR LESS.

PARCEL 2A & 2B

THOSE PORTIONS OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 29 BEARS S 89°53'30" E A DISTANCE OF 263.81 FEET;
THENCE N 15°14'43" E A DISTANCE OF 63.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DYNAMITE BOULEVARD AS SHOWN IN BOOK 312, PAGE 43, IN THE OFFICE OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE N 02°22'35" E A DISTANCE OF 145.11 FEET TO A POINT OF CURVATURE TO THE LEFT WHOSE CENTER BEARS N 45°37'34" E, A RADIUS OF 150.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°10'17" AN ARC DISTANCE OF 250.37 FEET;
THENCE N 51°16'53" E A DISTANCE OF 3.28 FEET;
THENCE N 02°22'35" E A DISTANCE OF 110.01 FEET TO A POINT OF CURVATURE TO THE LEFT WHOSE CENTER BEARS N 12°07'04" E, A RADIUS OF 75.00 FEET;
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THENCE S 86°38'39" E A DISTANCE OF 47.29 FEET;
THENCE N 78°10'07" E A DISTANCE OF 34.83 FEET TO A POINT OF CURVATURE TO THE RIGHT WHOSE CENTER BEARS S 11°52'01" E, A RADIUS OF 115.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

SAID PARCEL 2A & 2B CONTAINS 345,345.85 SQUARE FEET, OR 12.40 ACRES, MORE OR LESS.

BOOK 398 PAGE 05

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

95-0317352

06/02/195 02:19

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }
JSS

398-05

KNOW ALL MEN BY THESE PRESENTS:

THAT NORTHSTAR LED INVESTMENTS, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME ON THE GREEN AT TROON NORTH, THAT PART OF THE SOUTH ONE HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREIN AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS, STREETS, EASEMENTS AND TRACTS CONSTITUTING THE SAME, AND THAT EACH LOT, STREET, EASEMENT AND TRACT SHALL BE OWNED BY THE HOMEOWNERS, NAME OR LETTERS OWNED TO EACH ON SAID PLAT. TRACTS "A" THROUGH "J" AND "L" THROUGH "S" SHALL BE DEDICATED TO THE CITY OF SCOTTSDALE THROUGH THE SCOTTSDALE WATER SYSTEMS ASSOCIATION, AN ARIZONA NOT-FOR-PROFIT CORP., FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS AND THEIR INVITED GUESTS. TRACTS "A" AND "B" SHALL BE DEDICATED AS EASEMENTS FOR HIGHWAYS AND FORESTS AS WELL AS PUBLIC UTILITIES. TRACT "C" THROUGH "J" AND "L" THROUGH "S" ARE INDICATED AS PARKS, DRAMA/STAGE, COMMON GRASSLANDS AND/OR OPEN SPACE. ALL RIGHTS TO TRACTS "T", "U" AND "V" ARE HEREBY RETAINED BY NORTHSTAR LED INVESTMENTS, INC., AN ARIZONA CORPORATION, FOR FUTURE DEVELOPMENT THEREOF.

1. TO THE CITY OF SCOTTSDALE ("SCOTTSDALE") AND ANY PUBLIC SERVICE CORPORATION REGULATED PURSUANT TO THE ARIZONA REVISED STATUTES, AS SUCCESSORS THEREOF, WHICH PROVIDES NECESSARY GOVERNMENTAL SERVICES, REFUSE COLLECTION OR EMERGENCY SERVICES, AND EASEMENT IN, OVER AND UNDER THE AREAS DESIGNATED HEREON AS TRACTS "A" AND "B" FOR THE PROVISION OF NECESSARY GOVERNMENTAL SERVICES, REFUSE COLLECTION SERVICES AND FOR ACCESS BY EMERGENCY VEHICLES.

2. TO THE CITY OF SCOTTSDALE ("SCOTTSDALE") AND ANY PUBLIC SERVICE CORPORATION REGULATED PURSUANT TO THE ARIZONA REVISED STATUTES, AS SUCCESSORS THEREOF, WHICH PROVIDES NECESSARY GOVERNMENTAL SERVICES, REFUSE COLLECTION OR EMERGENCY SERVICES, AND EASEMENT IN, OVER AND UNDER THE AREAS DESIGNATED HEREON AS TRACTS "A" AND "B" FOR THE PROVISION OF NECESSARY GOVERNMENTAL SERVICES, REFUSE COLLECTION SERVICES AND FOR ACCESS BY EMERGENCY VEHICLES.

3. TO THE CITY OF SCOTTSDALE, DRAINAGE EASEMENTS ("D.E.") FOR THE PURPOSE OF CONSTRUCTION, OPERATION, REPLACEMENT AND REPAIR OF LEVEES, DICES, CHANNELS AND OTHER WORKS OF DRAINAGE OR FLOOD CONTROL IN AND OVER A PORTION OF THE AREAS DESIGNATED AS SUCH HEREON AN EASEMENT UPON, OVER AND ACROSS THE REAL PROPERTY DESCRIBED HEREIN. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, A NON-PROFIT ASSOCIATION OF HOMEOWNERS WITHIN PARCELS 1 AND 2, UPON FORMATION OF SUCH ASSOCIATION.

4. TO THE CITY OF SCOTTSDALE, NATURAL AREA OPEN SPACE ("N.A.O.S.") EASEMENT UPON, OVER AND ACROSS THE AREAS DESIGNATED AS SUCH HEREON FOR THE PURPOSE OF PERMANENTLY PRESERVING SUCH LAND IN ITS NATURAL, WILDERNESS STATE. THE N.A.O.S. EASEMENT SHALL NOT BE USED FOR ANY PURPOSE INCONSISTENT WITH THE PRESERVATION OF SAID LAND IN ITS NATURAL STATE AND NO GRADING, GRUBBING, EXCAVATING OR CONSTRUCTION OF ANY STRUCTURE OR DEVELOPMENT OF ANY KIND SHALL BE PERMITTED ON OR WITHIN SAID EASEMENT EXCEPT AS ALLOWED UNDER CITY OF SCOTTSDALE ORDINANCES.

IN WITNESS WHEREOF, NORTHSTAR LED INVESTMENTS, INC., AN ARIZONA CORP., AS OWNER HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF GLEN S. COLLINS, VICE PRESIDENT, HERETOBY FULLY AUTHORIZED.

THIS 19th DAY OF MAY 1995
NORTHSTAR LED INVESTMENTS, INC.
BY Glen S. Collins VICE PRESIDENT

APPROVALS

THIS SUBDIVISION IS IN THE CITY OF SCOTTSDALE WATER SYSTEM WHICH HAS A CERTIFICATE OF ASSURED WATER SUPPLY. THIS PLAT WAS APPROVED BY THE CITY OF SCOTTSDALE, ARIZONA, THIS 15th DAY OF MAY 1995.
BY Robert T. Forest MAYOR DATE 5/15/95
BY John T. Forest CITY CLERK DATE 5/15/95

I HEREBY CERTIFY THAT THIS PLAT SUBSTANTIALLY CONFORMS TO THE APPROVED PRELIMINARY PLAT.
BY John T. Forest PROJECT REVIEW DIRECTOR DATE 5-16-95

I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE ORDINANCES HAVE BEEN COMPLIED WITH.
BY Donald L. Dabbs PROJECT REVIEW MANAGER DATE 5/17/95

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS 15th DAY OF May 1995 BEFORE ME, THE UNDERSIGNED APPLICANT, GLEN S. COLLINS, WHO ACKNOWLEDGED HIMSELF TO BE THE VICE PRESIDENT OF NORTHSTAR LED INVESTMENTS, INC., AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT HE, AS SUCH, WAS BEING FULLY AUTHORIZED TO DO TO DO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREOF CONTAINED BY SUCH INSTRUMENT.

IN WITNESS WHEREOF:
I HERETOBY SET MY OFFICIAL SEAL
BY Glen S. Collins SIGNATURE
NOTARY PUBLIC
MY COMMISSION EXPIRES

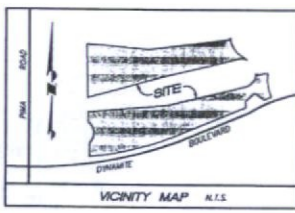
CERTIFICATION - REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT AND THE ASSOCIATED SURVEY HAVE BEEN ACCOMPISHED UNDER MY DIRECTION, AND THAT IT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.

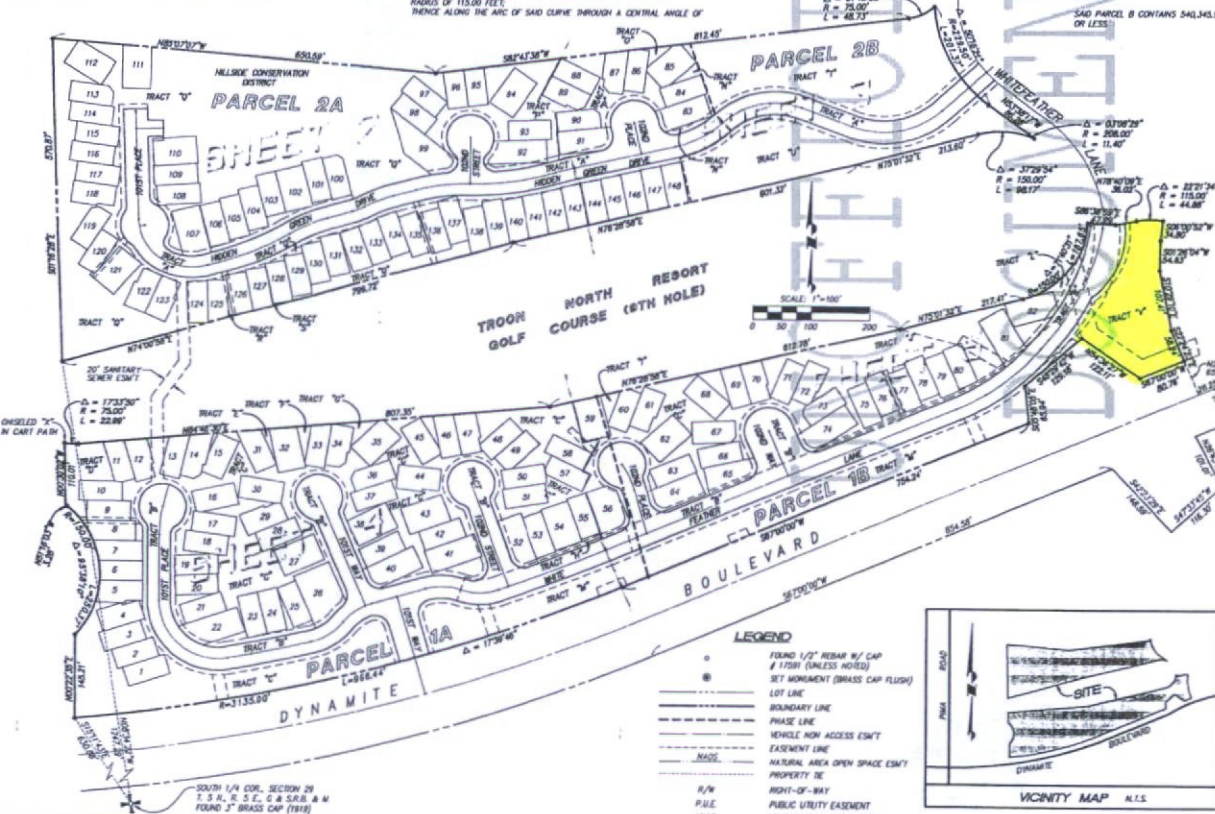


N.A.O.S. AREAS	
DESCRIPTION	AREA (SQ)
N.A.O.S. (PROPOSED)	249,245
N.A.O.S. (REQUIRED)	243,170

THE N.A.O.S. REQUIREMENT OF THIS PARCEL IS BASED ON AN APPROPRIATE OVERALL REQUIREMENT WHICH WAS PART OF AN AGREEMENT BETWEEN THE PROPERTY OWNERS AND NORTHSTAR LED INVESTMENTS, INC. THE INTENT IS THAT EACH OF THE THREE PARCELS PURCHASED UNDER THIS AGREEMENT WILL SATISFY A PRESET PERCENTAGE OF THE TOTAL AREAS N.A.O.S. REQUIREMENT PER THE MASTER PLANS.



- LEGEND**
- FOUND 1/2" REBAR W/ CAP & 1" OVER (BRASS CAP FLUSH)
 - LOT LINE
 - BOUNDARY LINE
 - PHASE LINE
 - VEHICLE NON ACCESS (SWT)
 - EASEMENT LINE
 - NATURAL AREA OPEN SPACE (SWT)
 - PHASE BE
 - RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - VEHICLE NON ACCESS (SWT)



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• Construction Services

REPLAT OF
ON THE GREEN AT TROON NORTH
SHEET 1 OF 5

PROJ. NO. 05001 DWG. NO. 001 DES. BY 104 DATE 5-16-95



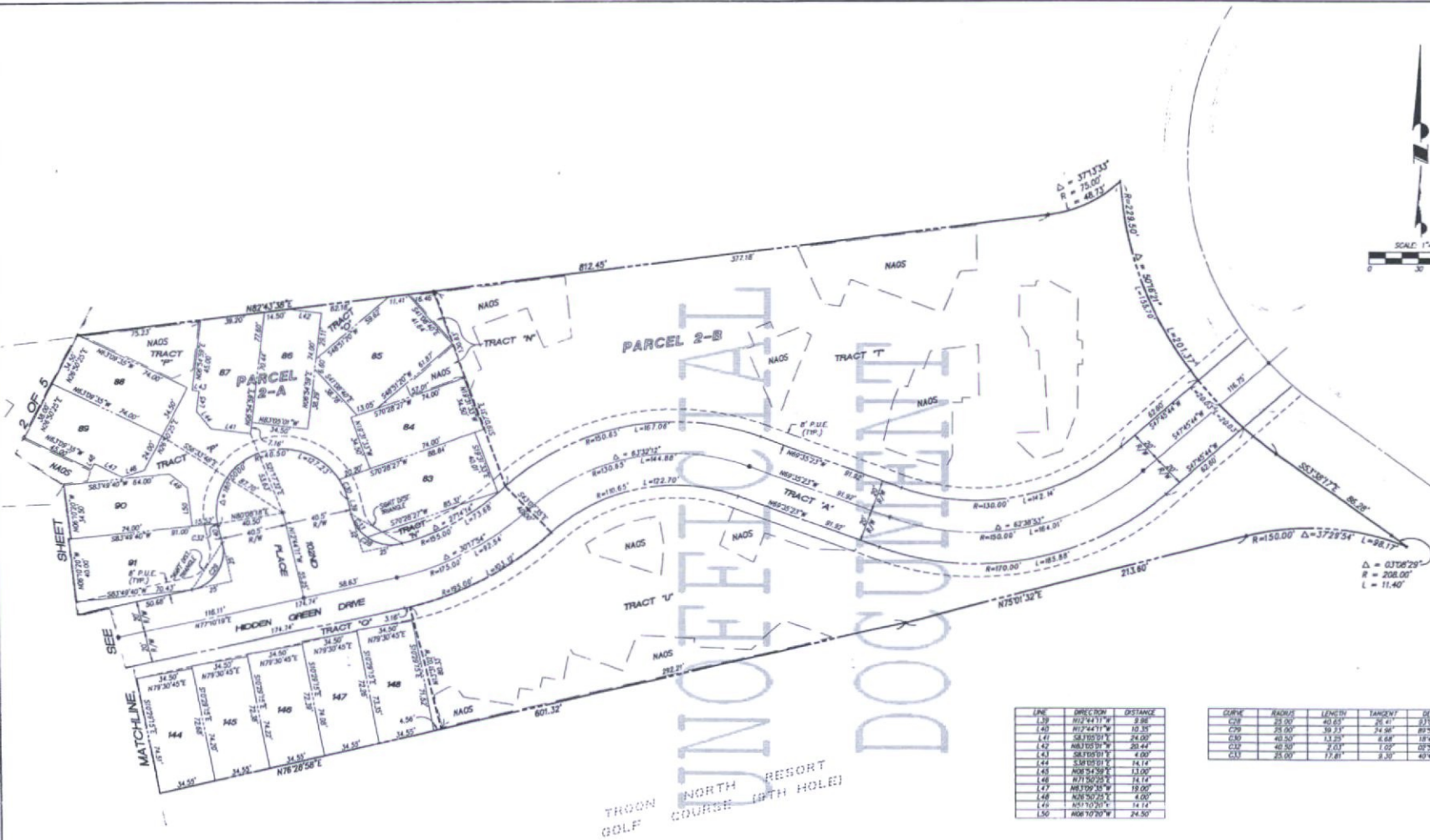
REPLAT OF
ON THE GREEN AT TROON NORTH

SHEET 2 OF 3

PROJ NO	25503	DWY	PCV	OKD	CTR	04 11	4-10-87
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BOOK 398 PAGE 05
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDS
95-0317352
26/02/95 02:40



LINE	DIRECTION	DISTANCE
139	N77°44'11\"	9.80
140	N77°44'11\"	10.35
141	S81°05'01\"	24.00
142	N81°05'01\"	20.44
143	S81°05'01\"	4.00
144	S81°05'01\"	14.14
145	N81°05'01\"	11.00
146	N71°50'25\"	14.14
147	N81°05'01\"	18.00
148	N81°05'01\"	4.00
149	N71°50'25\"	14.14
150	N81°05'01\"	24.50

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C19	25.00	40.84	25.01	23°09'10\"
C20	25.00	30.53	19.50	18°44'30\"
C21	40.50	13.25	8.68	18°44'30\"
C22	40.50	7.01	4.50	28°52'29\"
C23	25.00	17.81	8.30	40°48'47\"

TRON NORTH GOLF COURSE (WITH HOLE)

SEE SHEET 5 OF 5



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 Website: www.geodimensions.com

REPLAT OF
ON THE GREEN AT TRON NORTH

SHEET 3 OF 5

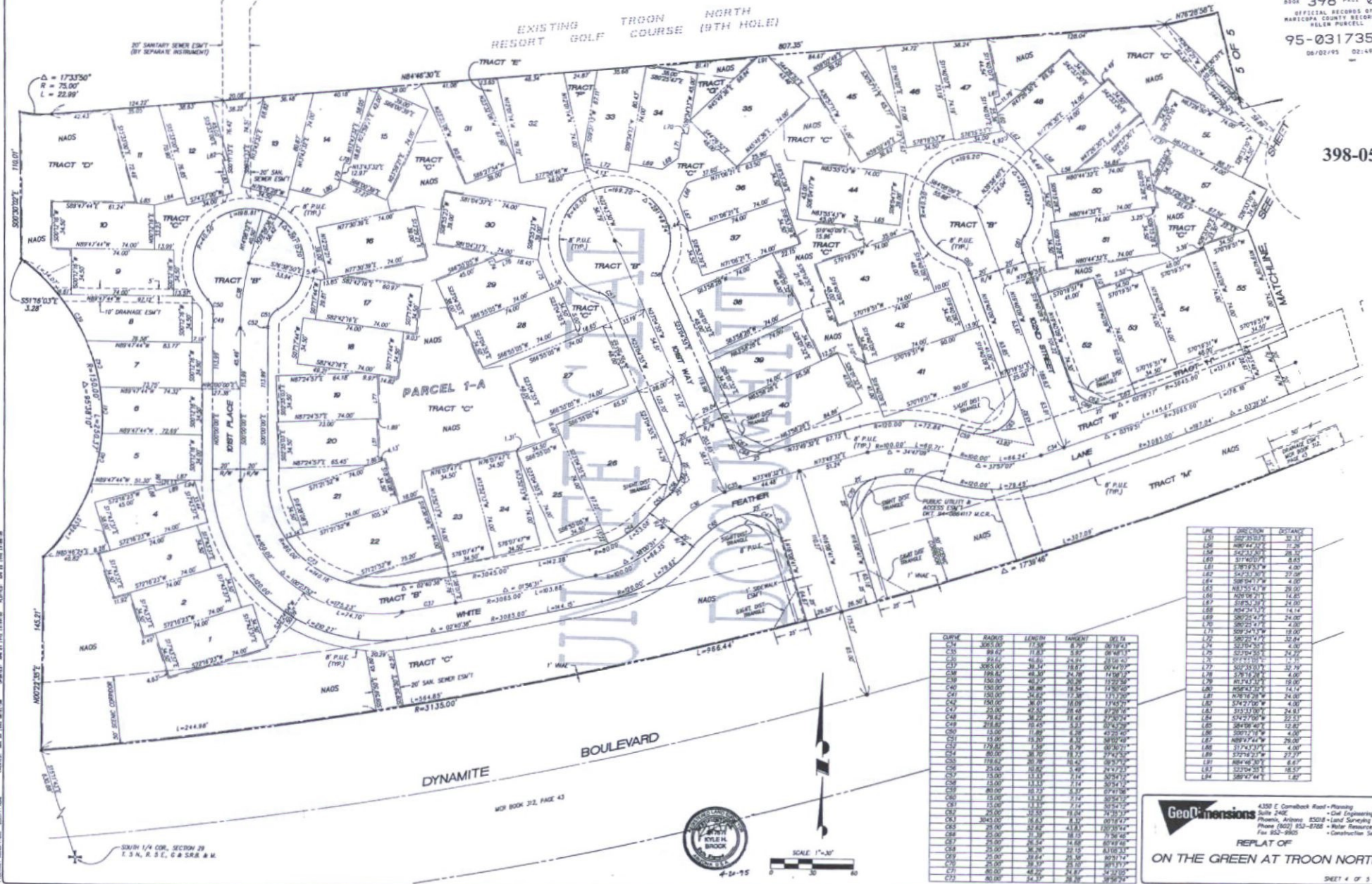
FILED: MAR 10 1995 10:00 AM BY: JACQUES, APR 10 1995 11:40 AM
 PHOENIX, ARIZONA
 COUNTY OF MARICOPA

SEE SHEET 2 OF 5

EXISTING TROON NORTH
RESORT GOLF COURSE (9TH HOLE)

BOOK 398 PAGE 05
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
95-0317352
08/02/95 02:49

398-05



LINE	BEARING	DISTANCE
1	N 89° 42' 30" W	30.33
2	N 89° 42' 30" W	77.20
3	S 84° 21' 30" E	28.32
4	S 71° 40' 00" E	8.04
5	N 78° 19' 30" W	4.00
6	S 84° 21' 30" E	27.58
7	N 89° 42' 30" W	29.00
8	N 89° 42' 30" W	14.80
9	N 89° 42' 30" W	24.00
10	N 89° 42' 30" W	18.00
11	N 89° 42' 30" W	32.84
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99	N 89° 42' 30" W	24.24
100	N 89° 42' 30" W	11.31

GeoDimensions
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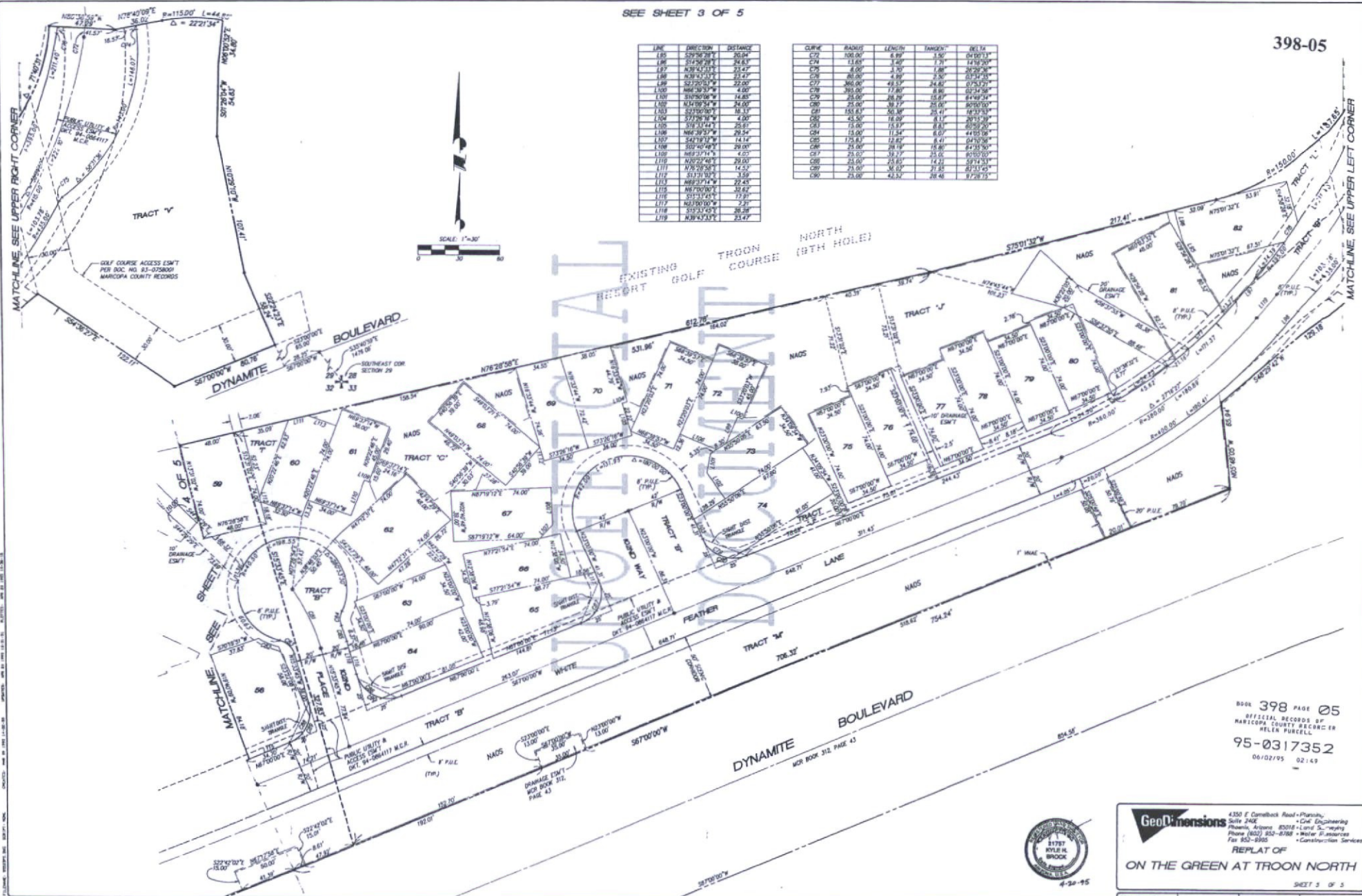
• Civil Engineering
• Land Surveying
• Water Resources
• Construction Services

REPLAT OF
ON THE GREEN AT TROON NORTH

SHEET 4 OF 5

DATE 4-28-95

CW	RAJMS	LENGTH	WAVEG	DELTA
C02	105.00	6.89	1.50	04 00 11
C03	11.65	3.09	1.70	14 28 36
C04	8.40	3.70	1.80	04 00 11
C05	8.40	3.70	1.80	04 00 11
C06	365.00	48.57	24.82	07 25 32
C07	365.00	77.00	25.86	06 00 00
C08	25.00	26.29	15.81	04 00 11
C09	25.00	30.77	16.00	06 00 00
C10	155.75	25.41	16.13	06 00 00
C11	155.75	16.00	17.14	06 00 00
C12	15.00	15.83	8.83	05 00 20
C13	15.00	71.97	0.07	04 00 00
C14	126.47	22.42	17.41	06 00 00
C15	25.00	26.19	15.80	04 00 11
C16	25.00	33.77	25.05	06 00 00
C17	25.00	23.51	14.21	05 00 20
C18	25.00	36.16	21.48	05 00 20
C19	25.00	42.82	21.48	07 25 32



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Suite 240E • Civil Engineering
Phoenix, Arizona 85018 • David S. Jurek
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Fax 952-8965 • Construction Services

REPLAT OF
ON THE GREEN AT TROON NORTH

Murillo, Jesus

From: Castro, Lorraine
Sent: Wednesday, July 25, 2018 9:33 AM
To: Murillo, Jesus
Subject: FW: #10-PP-2015#2STIPULATION MODIFICATION APPLICATION

From: chiefmudge@aol.com <chiefmudge@aol.com>
Sent: Sunday, July 22, 2018 4:15 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: #10-PP-2015#2STIPULATION MODIFICATION APPLICATION

Please take the time to review this application and share with me your thinking on this crazy person wanting to destroy this beautiful landscape ENTRY into our lovely area. This is a small area but welcomes us and our guests to our street (White Feather Lane). So sad to think a building will do the same thing . . . in this beautiful desert, no less. To make room for these buildings is a joke and two story no less. I can't understand this person wanting to add more traffic and congestion to this small entry. The golf traffic now is enough. There are four small communities that feed through this entry . . . communities that blend in so nicely with the landscape. This is not the Scottsdale that I want to change into. Buildings that block out the scenery and add nothing to our living conditions. My husband passed away a year ago shortly after we purchased our home on White Feather Lane. We have lived in north Scottsdale in Sincuidados for eight years and downsized to this lovely Troon North Community of The Ridge. Stop this developer from ruining this lovely place.

Joan Heinle
10260 East White Feather Lane #1002



JESSICA J. MACEYKO, ESQ.
DIRECT: 480.272.7658
1900 W. BROADWAY ROAD
TEMPE, ARIZONA 85282
Admitted to practice in:
Arizona

March 12, 2018

Via Email (gphillips@scottsdaleaz.gov) and U.S. Mail

City of Scottsdale – Mayor and City Council
Attn: Guy Phillips
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Re: On the Green at Troon North – Development of Tract V

Dear Mr. Phillips:

This firm represents On the Green at Troon North Homeowners Association, Inc. (“OTG”). I am contacting you in regards to the proposed subdivision of Tract V (APN 216-72-584) located adjacent to, but not currently within, OTG.

It is our understanding that the City is currently reviewing plans to subdivide Tract V and that these plans may be discussed at an upcoming Development Review Board meeting.

The purpose of this letter is to advise the City that E. Whitefeather Lane, which is the proposed access to Tract V, is private property owned and maintained by OTG for the benefit of its members and their invitees. The owner of Tract V does not have any express or implied easement rights to use E. Whitefeather Lane for ingress or egress for construction or residential purposes. Lastly, OTG does not consent to the use of its private property without either the annexation of Tract V into OTG or a written easement and maintenance contribution agreement with the owner of Tract V.

Background

OTG is an Arizona nonprofit corporation of owners that was created pursuant to a declaration to own and operate portions of the planned community known as On The Green at Troon North in accordance with A.R.S. § 33-1801 *et seq.* OTG consists of 82 residences. OTG owns and operates the private roadway known as E. White Feather Lane (Tract B), which serves as the only access to the residences within OTG. Each owner in OTG is a member of the corporation and required to pay assessments to cover the costs and expenses incurred by OTG in owning and maintaining its common area, including E. Whitefeather Lane (Tract B).

Development of the OTG subdivision began in the mid-1990s. Tract V¹ is an undeveloped parcel located adjacent to the OTG development.² Tract V is identified on the Plat for OTG as reserved “for future development” by the original Declarant. Tract V was not included in the original Declaration

¹ Tract V is legally described as follows: Tract V, ON THE GREEN AT TROON NORTH REPLAT, according to the plat recorded in Book 398 of Maps, Page 05, Records of Maricopa County, Arizona Recorder; APN 216-72-584.

² Tract V was platted as part of OTG, but is not subject to the current OTG Declaration, as discussed herein.

for OTG³, and Tract V is *not* a part of OTG or subject to the current Amended and Restated Declaration governing OTG.⁴

The owner of Tract V is seeking to subdivide the property into four (4) residential lots, comprised of two (2) buildings of two (2) attached dwellings. This plan includes using E. White Feather Lane (Tract B) for all ingress and egress.

Use of E. White Feather Lane (Tract B) for Access

E. White Feather Lane (Tract B) is private property owned by OTG. The owners of Lots within OTG are required to pay assessments for maintenance, repair and replacement of Tract B.

The Tract V Owner does not have a right to use Tract B for access. There is no express easement over Tract B in favor of Tract V, and any easements in the OTG Declaration would not apply to Tract V since such property is not included in the OTG Declaration.

The Plat provides that Tract B is dedicated as an easement for "ingress and egress as well as public utilities," and that Tract B "shall be dedicated to the On the Green at Troon North Homeowners Association. . . for the *use and enjoyment of the homeowners and their invited guests*" (emphasis added). Therefore, unless Tract V is annexed into OTG, future owners of residences on Tract V would not be "homeowners," and thus, would not have the right under the Plat to use Tract B.

Furthermore, even if the owner of Tract V had an access easement at some point in the past, it has long since been extinguished by prescription. Concrete barriers installed on Tract B have blocked any vehicular access to or from Tract V for well over a decade.

Accordingly, the City cannot assume that the Tract V Owner has any right of access over Tract B for purposes of design review. Please be advised also that OTG intends to install an access gate at the entrance to the OTG community (101st Way) and exit only gate at the north end of Tract B. This would preclude any access onto Tract B by vehicles (except emergency vehicles) that are not owned by residents within OTG.

Lastly, it is our understanding that the City has stipulated that the subdivision requires the modification of a median island located on E. Whitefeather Lane and the installation of a sidewalk extension and that the owner of Tract V requested the removal of these stipulations. OTG has no objection to the removal of these stipulations, provided that Tract V is either annexed into OTG or OTG and the owner of Tract V enter into a mutually agreeable easement and maintenance contribution agreement for the use of OTG's private road.

³ Recording No. 1995-0099794

⁴ Recording No. 2001-0989277

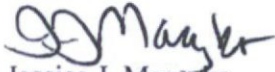
Guy Phillips
March 12, 2018
Page 3

It is my hope that this letter has provided a helpful summary of the items that need to be addressed prior to development of Tract V.

If you have any questions or if I can provide further information, please do not hesitate to contact me.

Thank you.

Sincerely,



Jessica J. Maceyko

cc: City of Scottsdale Development Review Board (developmentreviewboard@scottsdaleaz.gov)

Murillo, Jesus

From: Curtis, Nicole
Sent: Wednesday, July 25, 2018 8:17 AM
To: Murillo, Jesus
Subject: FW: 10-PP-2015#2

Maybe you can answer this real quick? If not, I'll just let her know that someone will call her back. She's also in the planner queue.

From: Gale Virgoni <gvirgoni@icloud.com>
Sent: Wednesday, July 25, 2018 3:56 AM
To: Curtis, Nicole <ncurtis@scottsdaleaz.gov>
Subject: Re: 10-PP-2015#2

Thank you for the info I knew about the townhomes going in but there is also suppose to be a community center. I was wondering what that was going to have and if it will be open to Troon North residents. Thank you Gale

Sent from my iPad

On Jul 24, 2018, at 3:08 PM, Curtis, Nicole <ncurtis@scottsdaleaz.gov> wrote:

Hello Mrs. Virgoni,
Below is the link with the requested information regarding 10-PP-2015#2.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/48778>

Thank you,
Nicole Curtis
Customer Relations
City of Scottsdale
Planning & Development Services Dept.
7447 E. Indian School Rd.
Ph: 480-312-7673
Fax: 480-312-9073
www.scottsdaleaz.gov

Murillo, Jesus

From: Jessica J. Maceyko <JJM@vf-law.com>
Sent: Tuesday, July 10, 2018 3:27 PM
To: Murillo, Jesus
Subject: message

Jesus,

I received your message – thank you for the update.

I look forward to receiving the packet once it is ready.

Regards,
Jessica



Jessica J Maceyko
Attorney

Vial Fotheringham, LLP
1900 W. Broadway Road
Tempe, Arizona 85282
Main Line: 480-448-1334
Direct Line: 480-272-7658
www.vf-law.com



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Murillo, Jesus

From: Jessica J. Maceyko <JJM@vf-law.com>
Sent: Tuesday, June 19, 2018 2:26 PM
To: Murillo, Jesus
Subject: FW: On the Green - Tract V Development

Good Afternoon Jesus,

I hope this finds you doing well.

I am following up on the email exchange below. Do you have an idea as to when the pre-application materials will be ready for public consumption?

Thank you,
Jessica



Jessica J Maceyko

Attorney

Vial Fotheringham, LLP
1900 W. Broadway Road
Tempe, Arizona 85282
Main Line: 480-448-1334
Direct Line: 480-272-7658
www.vf-law.com



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From: Jessica J. Maceyko
Sent: Tuesday, June 5, 2018 8:41 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: RE: On the Green - Tract V Development

Thank you, Jesus. I appreciate the update and look forward to receiving the additional information from you shortly.



Jessica J Maceyko

Attorney

Vial Fotheringham, LLP
1900 W. Broadway Road
Tempe, Arizona 85282
Main Line: 480-448-1334
Direct Line: 480-272-7658
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From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Tuesday, June 5, 2018 5:27 PM
To: Jessica J. Maceyko <JJM@vf-law.com>
Subject: RE: On the Green - Tract V Development

Hello Jessica,

I was just about to send you an email as well. Understood on your opinion of the description below. I had mentioned to Mr. Rossmiller that he was going to have to think about an alternative access point if the HOA did not allow access from Whitefeather lane. I stated that I was not an attorney, and that that the matter of access would have to be resolved elsewhere (possibly in court). I also stated that it would have to be up to the Council to decide whether or not to approve a final plat that did not have secured access from a singularly proposed access point. I stated the same possible resolutions as I described to you. After our meeting, he submitted a pre-application for the stipulation modification of the NAOS requirement.

The proposed graphic that accompanies the pre-application does show the proposed access from Whitefeather Lane. I will forward the -pre-application materials to you once my staff has officially recorded the submittal and provided a pre-application number. Again, this is not a case as of yet, but the precursor to the case application. My staff will schedule a meeting in which I will put together a checklist of the information needed for the case application. Chances are that the list will not be long, since it is amending a stipulation. I will also appreciate your opinion, that I may share with Mr. Rossmiller, on the amendment of the median modification stipulation. Again, I do not think it is necessary, but I also say to you that I am not an attorney, so I will await your opinion and then run it by my attorney as well.

I will see if the pre-application is ready for public consumption by tomorrow.

Sincerely,

Jesus

From: Jessica J. Maceyko <JJM@vf-law.com>
Sent: Tuesday, June 05, 2018 5:05 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: rudym@vippropertymanagement.com
Subject: On the Green - Tract V Development

Hi Jesus,

Thank you again for taking the time to speak with me last week. As you may recall from our conversation, our firm represents On the Green at Troon North HOA ("OTG").

OTG's manager, Rudy Frame, was contacted yesterday by Dick Rossmiller. The below email exchange followed.

I am forwarding this to you to keep you in the loop as to developments on our end. As we discussed, can you also please provide me with an update on this matter in light of your meeting with Mr. Rossmiller yesterday.

Lastly, as you may note, Mr. Rossmiller's email below is not an accurate description of OTG's position on this matter. If you need additional information from me or would like to discuss further at this time, please do not hesitate to call.

Your attention to this matter is greatly appreciated.

Best Regards,
Jessica



Jessica J Maceyko
Attorney

Vial Fotheringham, LLP
1900 W. Broadway Road
Tempe, Arizona 85282
Main Line: 480-448-1334
Direct Line: 480-272-7658
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From: Rudy <rudy@vippropertymanagement.com>
Sent: Tuesday, June 5, 2018 7:17 AM
To: 'Dick Rossmiller' <drossmiller2@cox.net>
Subject: RE: Misc.

Dick,

I have been in the past and through yesterday glad to be helpful if I could be.

Several points.

At this point the gate plans are still being developed. As you are not part of On The Green (OTG) or at this time have any access dedicated through OTG there would not be anything to share if materials were available.

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As your last in yesterday's e-mail threatens legal action, please do not call or come by my offices. If there is any communication you wish to send you can send it by mail or e-mail or have your attorney do so and I will forward to the Board and the Association's legal counsel.

While I hope this can be resolved to everyone's satisfaction, bullying and name calling will not make it happen any better or faster for all parties.

Sincerely,

Rudy Frame

President / VIP Property Management
10051 E. Dynamite Blvd, Suite 150
Scottsdale, AZ 85262
480-585-1625 DL
rudyp@vippropertymanagement.com
www.vippropertymanagement.com

From: Dick Rossmiller [<mailto:drossmiller2@cox.net>]
Sent: Monday, June 04, 2018 5:59 PM
To: Rudy
Cc: Bob Garland
Subject: Misc.

Rudy,

Thanks much for an informative meeting today. Really appreciated. If you have a chance please send me the new gate plan which is under consideration.

On another matter, during a meeting today with our senior Planner at the City of Scottsdale he mentioned that he had received a lengthy phone call from the attorney representing the On the Green HOA. She went on and on to tell the Planner that the On the Green intends to deny access of our property to East White Feather Lane because our property is not a member of the On the Green HOA. As an attorney she must know that this is an impossibility and she must be either stupid or incompetent. I expect both. This lengthy phone call is nothing more than harassment and reminds me of the beginning of the senseless attempt and the very expensive litigation recently brought by the TNRA on another Troon North property. Simply unbelievable, and very disappointing.

Please communicate with this lady attorney that we are only trying to develop the property according to its entitlements. And, if the On the Green HOA continues on this scurrilous and illegal course, they will find they will be found in the same predicament which TNRA found themselves. We do not respond passively, and will not laydown to bullies.

Thanks very much. I will hope to hear nothing about this sad event.

Dick

Troon Eagles, LLC
Dick Rossmiller
project manager

Murillo, Jesus

From: Jessica J. Maceyko <JJM@vf-law.com>
Sent: Tuesday, June 05, 2018 8:41 PM
To: Murillo, Jesus
Subject: RE: On the Green - Tract V Development

Thank you, Jesus. I appreciate the update and look forward to receiving the additional information from you shortly.



Jessica J Maceyko
Attorney

Vial Fotheringham, LLP
1900 W. Broadway Road
Tempe, Arizona 85282
Main Line: 480-448-1334
Direct Line: 480-272-7658
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From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Tuesday, June 5, 2018 5:27 PM
To: Jessica J. Maceyko <JJM@vf-law.com>
Subject: RE: On the Green - Tract V Development

Hello Jessica,

I was just about to send you an email as well. Understood on your opinion of the description below. I had mentioned to Mr. Rossmiller that he was going to have to think about an alternative access point if the HOA did not allow access from Whitefeather lane. I stated that I was not an attorney, and that that the matter of access would have to be resolved elsewhere (possibly in court). I also stated that it would have to be up to the Council to decide whether or not to approve a final plat that did not have secured access from a singularly proposed access point. I stated the same possible

resolutions as I described to you. After our meeting, he submitted a pre-application for the stipulation modification of the NAOS requirement.

The proposed graphic that accompanies the pre-application does show the proposed access from Whitefeather Lane. I will forward the -pre-application materials to you once my staff has officially recorded the submittal and provided a pre-application number. Again, this is not a case as of yet, but the precursor to the case application. My staff will schedule a meeting in which I will put together a checklist of the information needed for the case application. Chances are that the list will not be long, since it is amending a stipulation. I will also appreciate your opinion, that I may share with Mr. Rossmiller, on the amendment of the median modification stipulation. Again, I do not think it is necessary, but I also say to you that I am not an attorney, so I will await your opinion and then run it by my attorney as well.

I will see if the pre-application is ready for public consumption by tomorrow.

Sincerely,

Jesus

From: Jessica J. Maceyko <JJM@vf-law.com>
Sent: Tuesday, June 05, 2018 5:05 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: rudu@vippropertymanagement.com
Subject: On the Green - Tract V Development

Hi Jesus,

Thank you again for a taking the time to speak with me last week. As you may recall from our conversation, our firm represents On the Green at Troon North HOA ("OTG").

OTG's manager, Rudy Frame, was contacted yesterday by Dick Rossmiller. The below email exchange followed.

I am forwarding this to you to keep you in the loop as to developments on our end. As we discussed, can you also please provide me with an update on this matter in light of your meeting with Mr. Rossmiller yesterday.

Lastly, as you may note, Mr. Rossmiller's email below is not an accurate description of OTG's position on this matter. If you need additional information from me or would like to discuss further at this time, please do not hesitate to call.

Your attention to this matter is greatly appreciated.

Best Regards,
Jessica



Jessica J Maceyko
Attorney
Vial Fotheringham, LLP

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Sincerely,

Rudy Frame

President / VIP Property Management

10051 E. Dynamite Blvd, Suite 150

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rudyp@vippropertymanagement.com

www.vippropertymanagement.com

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Sent: Monday, June 04, 2018 5:59 PM

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Cc: Bob Garland

Subject: Misc.

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Dick

Troon Eagles, LLC

Dick Rossmiller
project manager

Murillo, Jesus

From: Jessica J. Maceyko <JJM@vf-law.com>
Sent: Thursday, May 31, 2018 11:42 AM
To: Padilla, Joe
Cc: Murillo, Jesus
Subject: RE: DRB Case #10-PP-2015

Thank you for the response, Joe.

I look forward to speaking with Jesus.



Jessica J Maceyko
Attorney

Vial Fotheringham, LLP
1900 W. Broadway Road
Tempe, Arizona 85282
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From: Padilla, Joe <JPadilla@Scottsdaleaz.gov>
Sent: Thursday, May 31, 2018 10:20 AM
To: Jessica J. Maceyko <JJM@vf-law.com>
Cc: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: RE: DRB Case #10-PP-2015

Jessica

The Planner on this case is Jesus Murillo, and he will be contacting you to provide updated information, he is the contact person that can provide you detailed information on the facts and the DRB process.

If there is a legal issue that involves the City I will be happy to get involved.

From: Jessica J. Maceyko <JJM@vf-law.com>
Sent: Wednesday, May 30, 2018 5:04 PM
To: Padilla, Joe <JPadilla@Scottsdaleaz.gov>
Subject: DRB Case #10-PP-2015

Dear Mr. Padilla,

Our firm represents On the Green at Troon North Homeowners Association ("OTG"). I spoke earlier today with Development Review Board Staff Coordinator Steve Perone, and he suggested that I contact you.

I left you a voicemail message this afternoon in regards to a pending DRB matter that will impact OTG. I am following up via email so that you have my contact information and the related documentation.

In short, a developer, Troon Eagles LLC ("Developer") is seeking to develop a piece of property (known as Tract V), which is adjacent to OTG. The Developer's current plan is to develop Tract V into a 4-lot residential subdivision. OTG owns E. White Feather Lane, which the Developer apparently intends to use for ingress and egress to its new subdivision.

This matter (Case # 10-PP-2015) went before the DRB on August 18, 2016. I have attached the DRB Report from that meeting.

It is my understanding that the DRB approved the conceptual plans submitted by the Developer, with stipulations, as noted in the attached DRB Report. Those stipulations pertain to E. White Feather Lane. Specifically, the stipulations require the Developer to modify the street median on E. White Feather Lane and extend the existing stabilized shoulder to the west along the site frontage of E. White Feather Lane.

The Developer has recently informed OTG that it plans to attend the upcoming June 7, 2018 DRB meeting and request removal of these stipulations.

My most pressing question is whether this particular matter will be heard by the DRB at its upcoming June 7, 2018 meeting. The agenda is not yet posted online. **Please let me know as soon as possible whether this matter is on the agenda for the June 7, 2018 DRB meeting, and please send me a copy of the agenda.**

I sent a letter to Councilman Phillips (and copied the DRB) back in March 2018 in regards to this matter and OTG's concerns with respect to E. White Feather Lane. It is my understanding that this letter is in the file, but I have also attached a copy for your reference. In brief, the Developer does not have any right to use E. White Feather Lane for access, as it is private property owned by OTG. The attached letter outlines the related issues and concerns.

I look forward to hearing from you after you have a chance to review this documentation. Thank you in advance for your prompt attention to this matter.

Sincerely,



Jessica J Maceyko

Attorney

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1900 W. Broadway Road
Tempe, Arizona 85282
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Murillo, Jesus

From: Kuester, Kelli
Sent: Thursday, May 31, 2018 10:40 AM
To: Murillo, Jesus
Subject: FW: objection to rezoning request 175-PA-2018

Trying to multi-task and I forgot to copy everyone...my apologies

Best,

Kelli Kuester

Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Kuester, Kelli
Sent: Thursday, May 31, 2018 10:39 AM
To: 'Wasylenko, Mark A' <Mark.Wasylenko@bannerhealth.com>
Subject: RE: objection to rezoning request 175-PA-2018

Dear Dr. Wasylenko,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

As of now, staff has had a pre-application meeting with the applicant, but a formal application has not been submitted. Staff will keep you informed on the project's progress through the development process. Your comments will be placed in the case folder as part of the record in opposition. Your communication will also be in all of staff's future reports, if/as the project moves forward.

Your communication will now be a part of the public comment, and I wanted to point out that the applicant has asked staff to provide any communication to them received by staff. This will be done as this email is public record.

I hope this information is helpful, please let me know if you have any questions.

Best,

Kelli Kuester

Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Wasylenko, Mark A <Mark.Wasylenko@bannerhealth.com>
Sent: Thursday, May 31, 2018 10:11 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: objection to rezoning request 175-PA-2018

City Council

City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Dear City Council,

I would like to file an objection to rezoning request 175-PA-2018. I live on the corner of 74th place and Jenan Dr. with my wife and small children in a neighborhood of single family homes on one acre lots. I bought the lot and built a new 5000 square foot home in 2008. Since then several other similar homes have been built on one acre lots. Camelot homes plans to purchase a 5.75 acre lot down the street from me and is requesting that the city of Scottsdale rezone from R1-35 to R1-10 and put 17 houses on the property. This would quadruple the housing density compared with the rest of the neighborhood.

The property is on a stretch of Jenan Dr. east of Scottsdale Rd which is a narrow 1 and a half lane wide old county road. The developer can only widen the south side of the street east to 74th place so most traffic from this development will use the street in front of my house to access Cactus road. Traffic is already a problem due to a church and a school on the same street as this development. At a meeting with Camelot homes on May 24, 2018, the company's president presented several other options including keeping the zoning the same and building 7 larger homes instead of 17 smaller homes. The consensus of the neighbors present at that meeting is that we would strongly prefer to keep the zoning unchanged due to traffic concerns and to avoid "spot zoning" of quarter acre lots in a subdivision of one acre lots. I would appreciate your advice on how to file an official objection and any other suggestions you may have for expressing my opinion.

Sincerely,

Mark Wasylenko MD
7434 E Jenan Dr
Scottsdale, AZ 85260

Mark Wasylenko, MD | Medical Director | Laboratory Sciences of Arizona and Banner Thunderbird Clinical Lab
Phone 602.865.5076 | Fax 602.865.2039 | mark.wasylenko@bannerhealth.com

Murillo, Jesus

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