

Case Research

Arizona 012744

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Phoenix, Arizona,**
has been issued showing that full payment has been made by the claimants, **the**
Devises of Lowell H. Teeter,

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Gila and Salt River Meridian, Arizona.

T. 5 N., R. 4 E.,

Sec. 35, NW 1/4, SE 1/4.

The area described contains **2.50** acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public utilities purposes, to be located **along the north and west boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1918 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the
FOURTEENTH day of **MARCH** in the year of
our Lord one thousand nine hundred and **SIXTY**
and of the Independence of the United States the one hundred
and **EIGHTY-FOURTH.**

[SEAL]

For the Director, Bureau of Land Management.

By *Robert W. [Signature]*
Chief, Patents Section.

Patent Number 1206487

Desert Foothills Area 9A Local Area Infrastructure Plan



- Parcels
- Preserve
- Proposed Street
- City Boundary
- Existing Trail
- Planned Trail
- Water/Sewer ROW










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Desert Foothills Area 9B

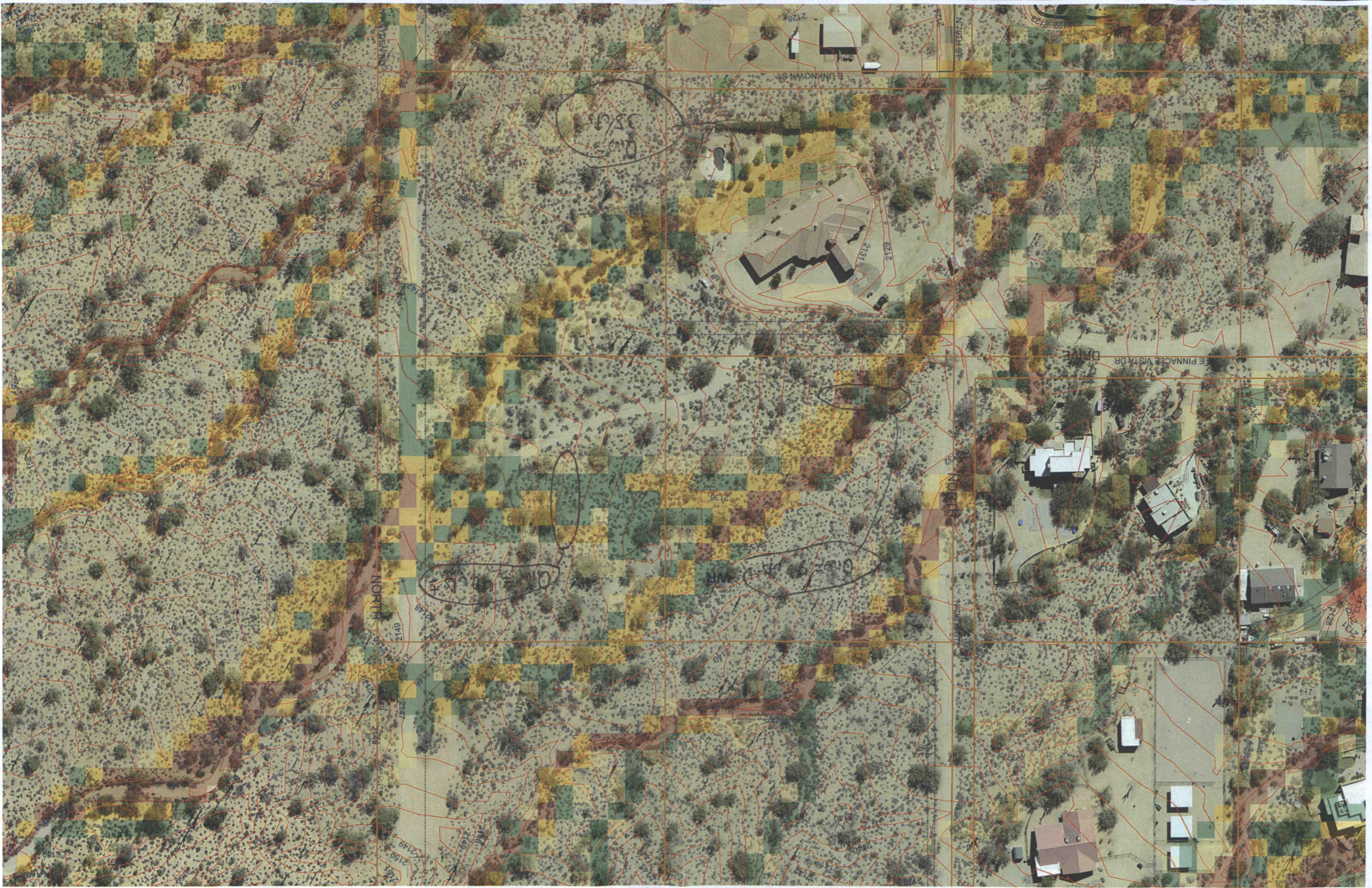
Local Area Infrastructure Plan



	Parcels		City Boundary	Feet 0 145 290 580
	Preserve		Existing Trail	
	Proposed Street		Planned Trail	N ▲
			Water/Sewer ROW	

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Pre-Application Request



Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application Request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>Simoneau Residence Lot Improvement of Layout</u>	
Property's Address: <u>27301 N. 79th St. Scottsdale AZ 85266</u> APN: _____	
Property's Zoning District Designation: _____	
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>Joel Simoneau</u>	Applicant: <u>Same</u>
Company: _____	Company: _____
Address: <u>27301 N. 79th St.</u>	Address: _____
Phone: <u>480-363-6690</u> Fax: _____	Phone: _____ Fax: _____
E-mail: <u>joel@vantagewater.com</u>	E-mail: _____
<u>Joel Simoneau</u> Owner Signature	_____ Applicant Signature
Official Use Only Submittal Date: <u>3/30/18</u>	Application No.: <u>238</u> -PA- <u>2018</u>
Project Coordinator: _____	

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

3-30-18

Efforts to improve lot aesthetics. Include abandoning easements,
reassigning NAOS, and ~~no~~ removing trail or relocating trail
north a ways.

Jarl Sim

k. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties.

l. It is the intent of this Ordinance to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (Floodplain and Stormwater Regulation) of the Scottsdale Revised Code, and the Design Standards & Policies Manual. Requests to modify, redirect, or divert watercourses of fifty (50) cfs or greater flow in a one hundred-year event shall include the following:

- i. Justification for the request.
- ii. Plans showing:
 - (1) That the application will result in an equal or enhanced quality of open space.
 - (2) That any proposed wash modification will include restoration of the watercourse with vegetation of the same type and density removed for the modifications.
 - (3) If a wash is being redirected or modified that it enters and exits the site at the historic locations, and that the result will not impact drainage considerations for adjacent properties.

- (4) If a wash is being diverted into a structural solution (e.g. underground pipe), that the change will not impact the drainage conditions on adjacent properties and will not reduce the integrity of any upstream or downstream corridor as meaningful open space.

An application for the modification of a wash mentioned above, may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of this overlay district (Section 6.1011.) has been achieved. However, in no event shall the provisions of this section require greater area of NAOS dedication than currently required by Section 6.1060.A., B. and C. of this Ordinance.

(Ord. No. 2305, § 1, 2-19-91; Ord. No. 3395, § 1, 12-11-01; Ord. No. 3501, § 1, 4-1-03; Ord. No. 3540, § 1(Exh. 1), 4-20-04; Ord. No. 3920, § 1(Exh. §§ 79—81), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 188—191), 4-3-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 164, 165), 5-6-14)

Sec. 6.1071. Design guidelines.

A. General Guidelines.

1. Clustering, density transfer, NAOS or CA should be used to protect the most sensitive areas on a plat.
2. Unless specifically approved by City Council:
 - a. NAOS shall not be enclosed by walls that disrupt its continuity with NAOS on adjacent properties;
 - b. Walls are prohibited from disrupting the continuity of NAOS corridors and wildlife corridors or habitats located along major and minor watercourses;