

**Marked Agendas  
Approved Minutes  
Approved Reports**

# CITY COUNCIL REPORT



Meeting Date: March 19, 2019  
 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

### Paseo at Pinnacle Peak

4-PP-2018

#### Request to consider the following:

1. Approval of a final plat for a new residential subdivision, for a 55-lot residential subdivision, on a 20-acre site, located at the northeast corner of N. Miller Road and E. Pinnacle Peak Road, with Single-family Residential District, Planned Residential District, Environmentally Sensitive Lands (R1-10/PRD/ESL) zoning.

#### Goal/Purpose of Request

To create a 55-lot subdivision community, in conformance with the previously approved major General Plan amendment (3-GP-2017) and zoning district map amendment (11-ZN-2017).

#### Key Items for Consideration

- Major General Plan amendment changed the land use classification
- Planned Residential Development District (PRD) Findings and Criteria approved by City Council
- Amended development standards approved by City Council (PRD)
- The existing commercial office properties, located on property, to be removed and replaced with a 55-lot subdivision.
- The proposal includes Desert Scenic Roadway dedications along both East Pinnacle Peak and North Miller Roads.
- Environmentally Sensitive Lands Overlay
- Proposal providing an additional 0.5 acre of NAOS
- Development Review Board approved preliminary plat with a 6-0 vote

## LOCATION

7676 East Pinnacle Peak Road (parcels 212-04-001B, 212-04-001C, 212-04-001D, and 212-04-001E)



## OWNER

Zachary Shirk  
PFCCB Pinnacle Peak LLC  
zachary.shirk@pfcbl.com

## APPLICANT CONTACT

Alex Stedman  
LVA Urban Design Studio (RVI Company)  
480-994-0994

## BACKGROUND

### General Plan

The General Plan Land Use Element designates the property as Suburban Neighborhoods. The General Plan Land Use Element describes the Suburban Neighborhoods land use designation as medium- to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes.

### Zoning

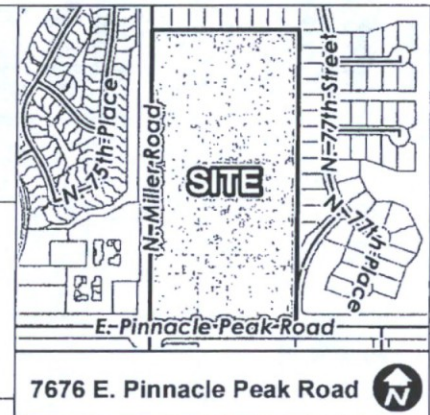
In December of 2017, the City Council approved a General Plan amendment (3-GP-2017), and a zoning district map amendment (11-ZN-2017), which rezoned the four existing parcels from Service Residential, Environmentally Sensitive Lands (S-R/ESL) zoning district, to Single-family Residential, Planned Residential District, Environmentally Sensitive Lands (R1-10/PRD/ESL) zoning district.

### Context

The 19.7-acre property is currently occupied by P.F. Chang's China Bistro corporate headquarters and is generally located at the northeast corner of North Miller and East Pinnacle Peak Roads. Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: Single-family Residential district, Planned Residential District, Environmentally Sensitive Lands, zoned R1-10/PRD/ESL, and Single-family Residential district, Planned Residential District, Environmentally Sensitive Lands, zoned R1-18/PRD/ESL; La Vista.
- South: Neighborhood Commercial, Environmentally Sensitive Lands, zoned C-1/ESL; The Peak Business Park.
- East: Single-family Residential district, Planned Residential District, Environmentally Sensitive Lands, zoned R1-18/PRD/ESL; La Vista Subdivision.
- West: Resort/Townhouse Residential, Environmentally Sensitive Lands, zoned R-4R/ESL, Central Business District, Environmentally Sensitive Lands, zoned C-2/ESL, and Single-family Residential district, Environmentally Sensitive Lands, zoned R1-43/ESL; Los Portones Subdivision, Toledo Retail Office Complex, Municipal Use





**Other Related Policies, References:**

32-ZN-1982, 57-ZN-1991, 57-ZN-1991#2, 9-DR-1992, 9-DR-1992#2, 3-GP-2017, and 11-ZN-2017

2001 City of Scottsdale General Plan

1-GP-2004: Scenic Roadway Designations

Zoning Ordinance (PRD Findings and Criteria)

2004 Environmentally Sensitive Lands Overlay Ordinance

2008 Transportation Master Plan

Design Standards and Policies Manual

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**APPLICANT'S PROPOSAL**

**Development Information**

The development proposal includes a preliminary plat which will create a 55-lot subdivision. The proposed site plan included amending the development standards for net lot area, minimum lot width, and required setbacks with the previously approved zoning district map amendment case as stated above.

- Existing Use: Office
- Proposed Use: Residential Subdivision (55-lots)
- Parcel Size: 17.0 acres (net lot area) and 19.7 acres (gross lot area)
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- Open Space Required: 4.3 acres NAOS
- Open Space Provided: 4.8 acres NAOS
- Density Allowed (ESL): 55 units (2.8 dwelling units per acre)
- Density Proposed (R1-10): 55 units (2.8 dwelling units per acre)

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**IMPACT ANALYSIS**

**Plat**

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The applicant proposes a 55-lot, single-family development, with a density equating to 2.8 dwelling units per acre – thus conforming to General Plan Suburban Neighborhoods densities. The proposal utilized the Planned Residential Development District (PRD), to amend development standards, in order create the proposed lot layout. The approved amended development standards will preserve a desert wash corridor that bisects the property and maximizes NAOS.

The dwelling units on the proposed site have been strategically placed in order to respond to the natural environmental features of the site and to respect scenic Sonoran Vistas. The provided open space will allow for the protection of most of the existing district desert washes that are located in the northern portion of the site, maintaining the ability for wildlife and drainage to traverse the site.



### **Transportation/Trails**

The proposal will provide all street improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, etc.) along North Miller Road, East Pinnacle Peak Road, and North 77<sup>th</sup> Street. Open spaces along the southern and western perimeters of the site also include public trail improvements that connect to existing trail and retail facilities in the area so that residents can explore and utilize these non-vehicular recreational opportunities. The owner will also provide, along North Miller Road, a paved transition from this wider cross section to the existing two-lane section to the north. This includes an 8-foot-wide sidewalk, and an 8-foot-wide unpaved trail, along the west side of North Miller Road. There will also be a deceleration lane at the site entrance. There will be similar improvement performed by the owner along East Pinnacle Peak Road.

Both Pinnacle Peak and Miller Roads are designated as Desert Scenic Roadways by the 2001 General Plan. As such, the applicant proposes a 50 feet minimum average Desert Scenic Roadway dedication along the East Pinnacle Peak Road frontage of the site. Similarly, the applicant will provide a 50 feet average Desert Scenic Roadway dedication along North Miller Road, with a minimum 40-foot width.

In addition to the multi-modal transportation routes, the applicant has agreed to realign North 77<sup>th</sup> Street to the existing retail driveway on the south side of Pinnacle Peak Road. This realignment includes fifty feet of right-of-way

### **Water/Sewer**

The Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

### **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.

Design of the internal streets will conform to ESL local residential, 40-foot tract width. Additionally, a minimum 40-foot-wide Emergency and Service Access Vehicle Easement will be provided over all internal streets.

### **Open Space/NAOS**

The amount of NAOS to be dedicated, as per the slope analysis, is 4.3 acres of NOAS. The applicant has proposed dedicating 4.8 acres of NAOS with the future final plat. The proposed dedicated NAOS areas include frontage open space.

The proposed development has shown sensitivity to existing vegetation by providing 28 percent of the site as NAOS, 100% of which will be placed in community tracts. The design also works with the natural topography of the site and has minimized proposed cuts and fills of the development. The design of the community enriches the existing established communities by providing complete pedestrian circulation routes that lead to supporting commercial services



### **Community Involvement**

There was substantial community outreach that was performed with the preceding major General Plan amendment and zoning district map amendment cases. Staff has not received any inquiries from any parties in regard to this preliminary plat application.

### **Community Impact**

With the approved zoning district, no building on the site shall exceed 24 feet in height (measured from natural grade). The applicant has agreed to be stipulated to restrict proposed lots 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 42, 49, 50, 51, 52, 53, 54, and 55 to a 1-story design. Two-story structures will be prohibited on these identified lots. The applicant added lots 20, 21, 42, 54, and 55, to the 1-story restriction, after the Planning Commission hearing held on October 25, 2017, in response to neighborhood comments. The preliminary plat has been updated accordingly.

With the rezoning case, the applicant agreed to place some of the salvageable material, specifically three saguaros located in the northern portion of the site, within the 30-foot-wide tract located along the project's northern boundary. This is in response to neighborhood comments. To the east, the proposed site plan identifies an open space buffer which ranges from approximately twenty-five (25) feet, to thirty (30) feet in width.

### **Policy Implications**

This final plat is consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots.

## **OTHER BOARDS & COMMISSIONS**

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### **City Council**

The City Council heard the associated rezoning Case 11-ZN-2017, on December 12, 2017. The City Council voted 7-0 to approve the request for a zoning district map amendment, on the 19.7-acre site, from the Service Residential District, Environmentally Sensitive Lands (S-R/ESL), to the Single-family Residential District, Planned Residential District, Environmentally Sensitive Lands (R1-10/PRD/ESL) zoning district.

### **Development Review Board**

Development Review Board heard this case as a preliminary plat request on August 16, 2018 and recommended approval with a 6-0 vote.

### **Staff Recommendation to Development Review Board**

Staff recommended that the Development Review Board approve the Paseo at Pinnacle Peak final plat per the stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria had been met.



## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the City Council approve the Paseo at Pinnacle Peak final plat.

## **RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

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Jesus Murillo

Senior Planner

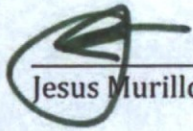
480-312-7849

E-mail: [jmurillo@scottsdaleAZ.gov](mailto:jmurillo@scottsdaleAZ.gov)



**APPROVED BY**

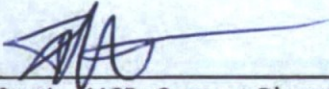
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Jesus Murillo, Report Author

3-4-19

Date



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

3/4/2019

Date



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

3/4/19

Date

## **ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Preliminary Plat
4. Final Plat
5. Development Review Board meeting minutes





Paseo at Pinnacle Peak

ATTACHMENT #1

4-PP-2018



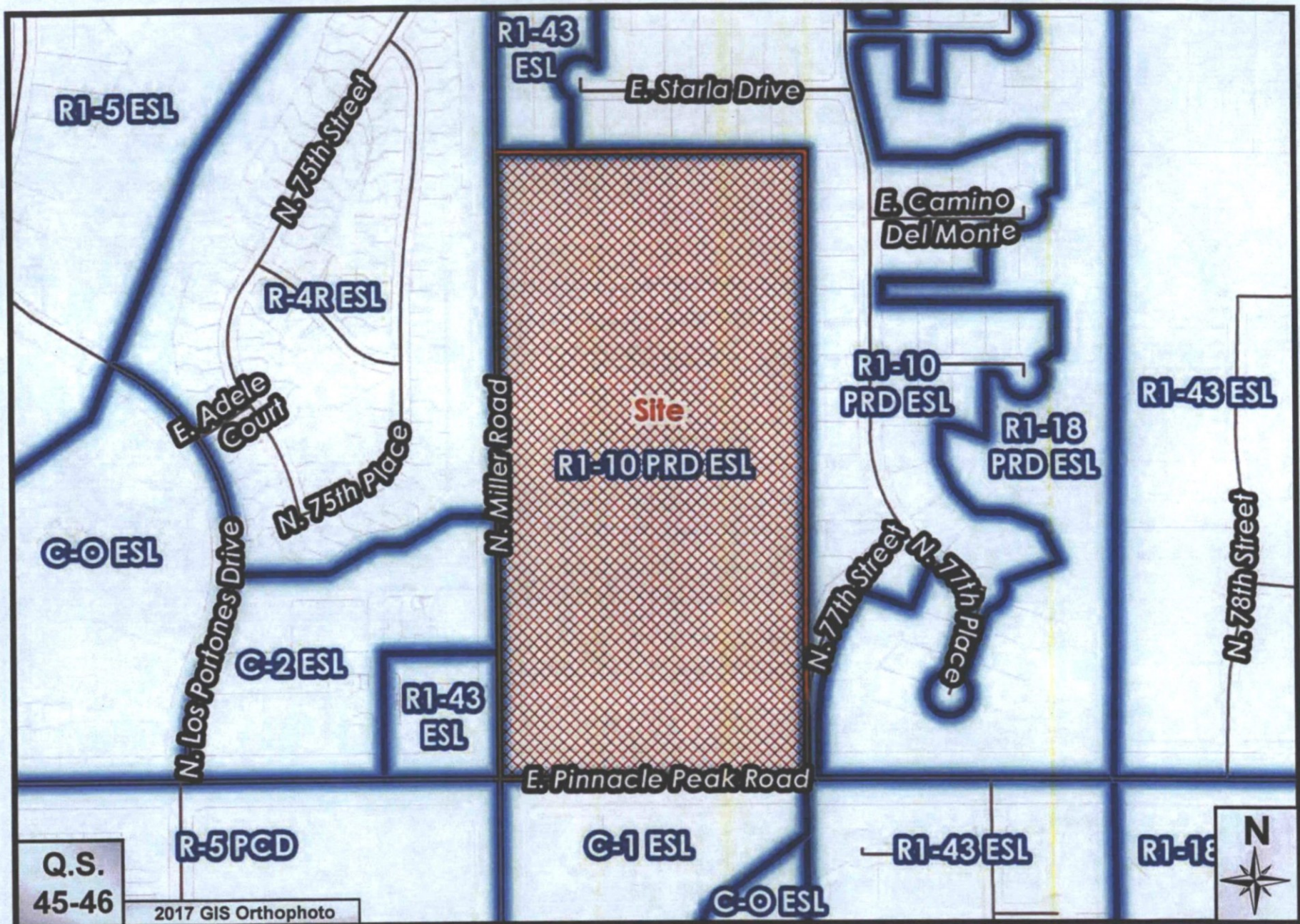


Paseo at Pinnacle Peak

ATTACHMENT #1A

4-PP-2018







# FINAL PLAT OF PASEO AT PINNACLE PEAK

THE WEST HALF OF THE SOUTHWEST QUARTER OF  
THE SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 4 NORTH, RANGE 4 EAST,  
OF THE GILA AND SALT RIVER BASIN AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

OWNER: LENNAR ARIZONA INC., AN ARIZONA CORPORATION  
886 W ELLIOTT ROAD #107  
GILBERT, AZ 85233



## DEDICATION

STATE OF ARIZONA } 53  
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

LENNAR ARIZONA INC., AN ARIZONA CORPORATION, HEREBY SUBDIVIDES UNDER THE NAME OF "PASEO AT PINNACLE PEAK", BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "PASEO AT PINNACLE PEAK" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

### PRIVATE STREETS:

LENNAR ARIZONA INC., AN ARIZONA CORPORATION, OWNER, GRANTOR, DECLARES THE PRIVATE STREETS SHOWN HEREON AS TRACT A, AS PRIVATE ACCESS WAYS, NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON. THE GRANTOR AND ITS SUCCESSORS SHALL MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS. THE CITY HAS NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS ARISING FROM THIS PLAT.

TRACTS A THROUGH D, INCLUSIVE, ARE DECLARED AS COMMON AREAS AND SHALL BE OWNED, LANDSCAPED, AND MAINTAINED BY THE PASEO AT PINNACLE PEAK COMMUNITY ASSOCIATION.

TRACT A USES AND ENCUMBRANCES INCLUDE PRIVATE ACCESS, PUBLIC UTILITY EASEMENT, EMERGENCY SERVICE ACCESS EASEMENT, WATER AND SEWER FACILITY EASEMENTS AND DRAINAGE AND FLOOD CONTROL EASEMENT; TRACT B USES AND ENCUMBRANCES INCLUDE DRAINAGE AND FLOOD CONTROL EASEMENT AND PUBLIC UTILITY EASEMENT; TRACT C USES AND ENCUMBRANCES INCLUDE DRAINAGE AND FLOOD CONTROL EASEMENT, SCENIC CORRIDOR EASEMENT, PUBLIC NON-MOTORIZED ACCESS EASEMENT, WATER AND SEWER FACILITY EASEMENT, NATURAL AREA OPEN SPACE EASEMENT, SIGHT DISTANCE EASEMENT AND VEHICULAR NON-ACCESS EASEMENT; TRACT D USES AND ENCUMBRANCES INCLUDE DRAINAGE AND FLOOD CONTROL EASEMENT AND SIGHT DISTANCE EASEMENT.

### PUBLIC STREETS:

LENNAR ARIZONA INC., AN ARIZONA CORPORATION, OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTOR, THE PUBLIC STREETS AS SHOWN HEREON, SET SRC, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS, WITHOUT LIMITATION, GRANTOR MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

### EASEMENTS:

LENNAR ARIZONA INC., AN ARIZONA CORPORATION, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTOR:

#### DRAINAGE AND FLOOD CONTROL (DFC):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL, AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

- 1) GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
- 2) GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTOR'S PRIOR WRITTEN CONSENT.
- 3) AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTOR IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
- 4) IF, IN GRANTOR'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTOR'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
- 5) GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

#### EMERGENCY AND SERVICE ACCESS (ESA):

A PERPETUAL, NON-EXCLUSIVE EASEMENT AS SHOWN HEREON AS TRACT A, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

#### PUBLIC NON-MOTORIZED ACCESS (PNMA):

A PERPETUAL, NON-EXCLUSIVE EASEMENT AS SHOWN HEREON, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO. SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

## DEDICATION (cont.)

### SIGHT DISTANCE (SD):

A PERPETUAL, NON-EXCLUSIVE EASEMENT AS SHOWN HEREON, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY, IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDING, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 36 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTOR MAY ALLOW POLES OR TREE TRUNKS THAT GRANTOR DETERMINES, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

### SCENIC CORRIDOR (SC):

A PERPETUAL, NON-EXCLUSIVE EASEMENT AS SHOWN HEREON, TO PRESERVE PERMANENT DESERT OPEN SPACE. HOWEVER, GRANTOR MAY INSTALL VEGETATION, DRIVEWAYS, SIGNAGE, UNDERGROUND PRIVATE UTILITIES AND OTHER IMPROVEMENTS IN THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTOR. GRANTOR SHALL MAINTAIN THE PROPERTY, INCLUDING ANY IMPROVEMENTS, FREE OF DEBRIS, IN A SAFE AND NATURAL CONDITION. GRANTOR MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTOR'S RIGHT TO OTHER REMEDIES.

### VEHICULAR NON-ACCESS (VNA):

A PERPETUAL, NON-EXCLUSIVE EASEMENT AS SHOWN HEREON, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTOR'S RIGHT TO OTHER REMEDIES.

### PUBLIC UTILITY (PU):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER KINDS OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HANDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

### WATER AND SEWER FACILITIES (WSF):

A PERPETUAL, NON-EXCLUSIVE EASEMENT AS SHOWN HEREON, FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

### NATURAL AREA OPEN SPACE, INCLUDING RESTORED DESERT (NAOS):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR NATURAL DESERT OPEN SPACE PRESERVATION AS FOLLOWS:

- 1) GRANTOR SHALL NOT USE THE PROPERTY IN ANY WAY INCONSISTENT WITH THE PRESERVATION OF THE EASEMENT IN ITS UNDISTURBED CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.
- 2) GRANTOR SHALL NOT GRADE, GRUB OR EXCAVATE THE EASEMENT, OR CONSTRUCT ANY STRUCTURE ON THE EASEMENT, EXCEPT AS APPROVED BY GRANTOR. IN WRITING, SPECIFICALLY REFERRING TO THIS EASEMENT.
- 3) GRANTOR SHALL RESTORE THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTOR. IF THE EASEMENT IS DISTURBED, THE RESTORED DESERT SHALL BE PRESERVED AS DESERT OPEN SPACE.
- 4) GRANTEE MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY.
- 5) MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTOR'S RIGHT TO OTHER REMEDIES.

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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

GRANTOR: LENNAR ARIZONA INC., AN ARIZONA CORPORATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } 53

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, \_\_\_\_\_ PERSONALLY APPEARED

NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE \_\_\_\_\_ OF LENNAR ARIZONA, INC., THE LEGAL OWNER OF THE PROPERTY PLATED HEREON AND ACKNOWLEDGED THAT \_\_\_\_\_ AS \_\_\_\_\_ EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

EXPIRES \_\_\_\_\_

## PROJECT DATA

### NATURAL AREA OPEN SPACE:

UNDISTURBED NAOS PROVIDED: 3.5 AC  
REVEGETATED NAOS PROVIDED: 1.3 AC  
TOTAL NAOS REQUIRED & PROVIDED: 4.8 AC

## CITY OF SCOTTSDALE COUNCIL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL, SCOTTSDALE, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_ MAYOR

ATTEST BY: \_\_\_\_\_

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 SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. SPP-2018, AND ALL CASE RELATED STIPULATIONS.

BY: \_\_\_\_\_ DEVELOPMENT ENGINEERING MANAGER DATE \_\_\_\_\_

## LAND SURVEYOR'S CERTIFICATION

This is to certify that

1. I am a land surveyor registered to practice in Arizona
2. This plat was made under my direction
3. This plat meets the "Minimum Standards for Arizona Land Boundary Surveys"
4. The survey and division of the subject property described and plated hereon were made during the month of March 2018.
5. The survey is true and complete as shown
6. All monuments as shown exist and their positions are correctly shown. Said monuments are sufficient to enable the survey to be retraced.

DANIEL D. ARMUJO  
RLS 45377  
AW LAND SURVEYING, LLC  
PO BOX 2170  
CHANDLER, AZ 85244  
(480) 244-7830



FINAL PLAT  
PASEO AT PINNACLE PEAK  
SECTION 11  
TOWNSHIP 4 NORTH  
RANGE 4 EAST  
OF THE G.S.R.B. & M.  
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC  
P.O. BOX 2170, CHANDLER, AZ 85244  
(480) 244-7830 (480) 243-4287

## SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	NOTES
3	LOTS AND STREETS
4	LOTS AND STREETS
5	BOUNDARY & SECTION TIBS
6	NAOS EASEMENT

### COVERSHEET

DATE: 03/12/18 CHECKED BY: DATE: 03/12/18 JOB NO.: 11-021 SHEET NO. 7 OF 8



## NOTES

1. THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. ALL NEW OR RELOCATED UTILITIES WILL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
3. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CCRA.
4. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
5. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ADJUTING PROPERTY OWNER.
6. INTERIOR LOT AND TRACT CORNERS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THIS FINAL PLAT, A RECORD OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.

## BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST, USING A BEARING OF NORTH 89 DEGREES 51 MINUTES 11 SECONDS WEST.

## PARENT PARCEL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE, RECORDED IN RECORDING NO. 97-418353, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11;  
THENCE NORTH 89 DEGREES 00 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID WEST HALF, A DISTANCE OF 433.37 FEET;

THENCE SOUTH 89 DEGREES 00 MINUTES 04 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 43.00 FEET TO A POINT LYING ON THE EAST LINE OF THE WEST 43.00 FEET OF SAID WEST HALF, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 484.36 FEET TO A POINT LYING ON THE NORTH LINE OF SAID WEST HALF;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 48.00 FEET TO A POINT LYING ON A CURVE CONCAVE WESTERLY THE RADIUS OF WHICH BEARS NORTH 89 DEGREES 55 MINUTES 14 SECONDS WEST, A DISTANCE OF 1945.00 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 54 MINUTES 03 SECONDS, A DISTANCE OF 107.83 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 05 DEGREES 58 MINUTES 50 SECONDS WEST A DISTANCE OF 279.54 FEET THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 958.00 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 58 MINUTES 46 SECONDS, A DISTANCE OF 94.66 FEET TO THE TRUE POINT OF BEGINNING; AND ALSO

EXCEPT THAT PORTION CONVEYED TO CITY OF SCOTTSDALE RECORDED IN RECORDING NO. 97-418353, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11;  
THENCE SOUTH 89 DEGREES 51 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID WEST HALF, A DISTANCE OF 843.81 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE NORTH 00 DEGREES 51 MINUTES 11 SECONDS EAST, ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 56.00 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID WEST HALF, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 51 MINUTES 11 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 47.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY THE RADIUS OF WHICH BEARS NORTH 11 00 DEGREES 08 MINUTES 49 SECONDS EAST, A DISTANCE OF 29.20 FEET;

THENCE NORTHWESTERLY, LEAVING SAID NORTH LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 47 MINUTES 08 SECONDS, A DISTANCE OF 31.34 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00 DEGREES 21 MINUTES 40 SECONDS EAST A DISTANCE OF 39.36 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 528.00 FEET;

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 03 MINUTES 50 SECONDS A DISTANCE OF 104.61 FEET TO A POINT LYING ON SAID EAST LINE OF SAID WEST HALF;  
THENCE SOUTH 00 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 212.52 FEET TO THE TRUE POINT OF BEGINNING; AND ALSO

EXCEPT THE WEST 45.00 FEET DEEDED TO THE CITY OF SCOTTSDALE RECORDED IN DEED OF RIGHT OF WAY DEDICATION IN REORDERING NO. 97-0014393. THEREAFTER A PORTION ABANDONED BY RESOLUTION NO. 4418 REORDERING NO. 95-078865

AND ALSO

EXCEPT THE SOUTH 55.00 FEET BY ROAD DECLARED BY MARICOPA COUNTY IN DOCKET 5292, PAGE 28.

## RELEASE OF EASEMENT LIST

NATURAL OPEN SPACE EASEMENT  
DOCUMENT NO. 1997-0418356, MARICOPA COUNTY RECORDS

EMERGENCY SERVICE ACCESS EASEMENT  
DOCUMENT NO. 1997-0637413, MARICOPA COUNTY RECORDS

WATERLINE EASEMENT  
DOCUMENT NO. 1997-0418355, MARICOPA COUNTY RECORDS

UTILITY EASEMENT  
DOCUMENT NO. 1997-0797329, MARICOPA COUNTY RECORDS

PUBLIC UTILITY EASEMENT  
DOCUMENT NO. 1995-0788655, MARICOPA COUNTY RECORDS

VEHICULAR NON-ACCESSION EASEMENT  
DOCUMENT NO. 1993-0374786, MARICOPA COUNTY RECORDS  
DOCUMENT NO. 1997-0418354, MARICOPA COUNTY RECORDS

SIDEWALK EASEMENT  
DOCUMENT NO. 1997-0553414, MARICOPA COUNTY RECORDS

## PERTINENT DOCUMENTS:

- (R1) DOCUMENT NO. 2004-112185, MCR (PROPERTY DETD)
- (R2) BOOK 527, PAGE 50, MCR - LA VISTA REPLAT
- (R3) BOOK 528, PAGE 50, MCR - GONCE
- (R4) BOOK 537, PAGE 24, MCR - VISTA MONTEREY

## MAP OF EASEMENT RELEASE

MAP OF EASEMENT RELEASE RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.



FINAL PLAT  
PASEO AT PINNACLE PEAK  
SECTION 11  
TOWNSHIP 4 NORTH  
RANGE 4 EAST  
OF THE G.S.R.B. & M.  
MARICOPA COUNTY, ARIZONA

AW  
LAND  
SURVEYING, INC.  
P.O. BOX 2170, CHANDLER, AZ 85244  
(480) 544-1936 (480) 243-1587

Drawn BY: [Signature] CHECKED BY: [Signature] DATE: 04/16/18 JOB NO.: 17-0011 SHEET NO. 2 OF 8

4809-18-3



LINE	BEARING	DISTANCE
L1	N 42°07'28" E	18.15
L2	N 89°59'58" E	11.30
L3	N 89°59'58" E	11.30
L4	N 89°59'58" E	11.30
L5	N 89°59'58" E	11.30
L6	N 89°59'58" E	11.30
L7	N 89°59'58" E	11.30
L8	N 89°59'58" E	11.30
L9	N 89°59'58" E	11.30
L10	N 89°59'58" E	11.30
L11	N 89°59'58" E	11.30
L12	N 89°59'58" E	11.30
L13	N 89°59'58" E	11.30
L14	N 89°59'58" E	11.30
L15	N 89°59'58" E	11.30
L16	N 89°59'58" E	11.30
L17	N 89°59'58" E	11.30
L18	N 89°59'58" E	11.30
L19	N 89°59'58" E	11.30
L20	N 89°59'58" E	11.30
L21	N 89°59'58" E	11.30
L22	N 89°59'58" E	11.30
L23	N 89°59'58" E	11.30
L24	N 89°59'58" E	11.30
L25	N 89°59'58" E	11.30
L26	N 89°59'58" E	11.30
L27	N 89°59'58" E	11.30
L28	N 89°59'58" E	11.30
L29	N 89°59'58" E	11.30
L30	N 89°59'58" E	11.30
L31	N 89°59'58" E	11.30
L32	N 89°59'58" E	11.30
L33	N 89°59'58" E	11.30
L34	N 89°59'58" E	11.30
L35	N 89°59'58" E	11.30
L36	N 89°59'58" E	11.30
L37	N 89°59'58" E	11.30
L38	N 89°59'58" E	11.30
L39	N 89°59'58" E	11.30
L40	N 89°59'58" E	11.30
L41	N 89°59'58" E	11.30
L42	N 89°59'58" E	11.30
L43	N 89°59'58" E	11.30
L44	N 89°59'58" E	11.30
L45	N 89°59'58" E	11.30

TRACT AREA TABLE

TRACT	SQUARE FEET	ACRES
A	109,899	2.52
B	2,799	0.06
C	254,897	5.85
D	2,300	0.05

TRACT USES

TRACT A: PRIVATE ACCESS; DRAINAGE AND FLOOD CONTROL; PUBLIC UTILITY EASEMENT; EMERGENCY SERVICE ACCESS EASEMENT; WATER AND SEWER FACILITY EASEMENT;

TRACT B: DRAINAGE AND FLOOD CONTROL; PUBLIC UTILITY EASEMENT; AMENITIES/RECREATION; LANDSCAPE

TRACT C: DRAINAGE AND FLOOD CONTROL; SCENIC CORRIDOR EASEMENT; PUBLIC NON-ACCESS EASEMENT; VEHICULAR NON-ACCESS EASEMENT; WATER AND SEWER FACILITY EASEMENT; SIGHT DISTANCE EASEMENT; AMENITIES/RECREATION; LANDSCAPE; NATURAL AREA OPEN SPACE EASEMENT

TRACT D: DRAINAGE AND FLOOD CONTROL; SIGHT DISTANCE EASEMENT; AMENITIES/RECREATION; LANDSCAPE

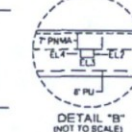
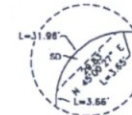
TRACTS A, B, C AND D SHALL BE OWNED, LANDSCAPED, AND MAINTAINED BY THE PASEO AT PINNACLE PEAK COMMUNITY ASSOCIATION.

WSF LINE TABLE  
SEE SHEET 5

DFC LINE TABLE  
SEE SHEET 5

SHEET 4  
SHEET 3

LINE	BEARING	DISTANCE
L1	N 89°59'58" E	40.55
L2	N 89°59'58" E	40.55
L3	N 89°59'58" E	40.55
L4	N 89°59'58" E	40.55
L5	N 89°59'58" E	40.55



LEGEND

- MCR MARICOPA COUNTY RECORDS
- FO FOUND
- RAW RIGHT-OF-WAY
- ID IDENTIFICATION
- DKT DOCKET
- PG PAGE
- WSF WATER AND SEWER FACILITY EASEMENT
- SD SUBDIVISION CORNER
- VNA VEHICULAR NON-ACCESS EASEMENT
- PU PUBLIC UTILITY EASEMENT
- ESB EMERGENCY SERVICE ACCESS EASEMENT
- SC SCENIC CORRIDOR EASEMENT
- PTE PUBLIC TRAIL EASEMENT
- HAOS NATURAL AREA OPEN SPACE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE AS NOTED
- ADJOINER LINE
- CENTER LINE
- BRASS CAP TO BE SET
- MAO STD TYPE "B"
- FOULDED MONUMENT AS NOTED



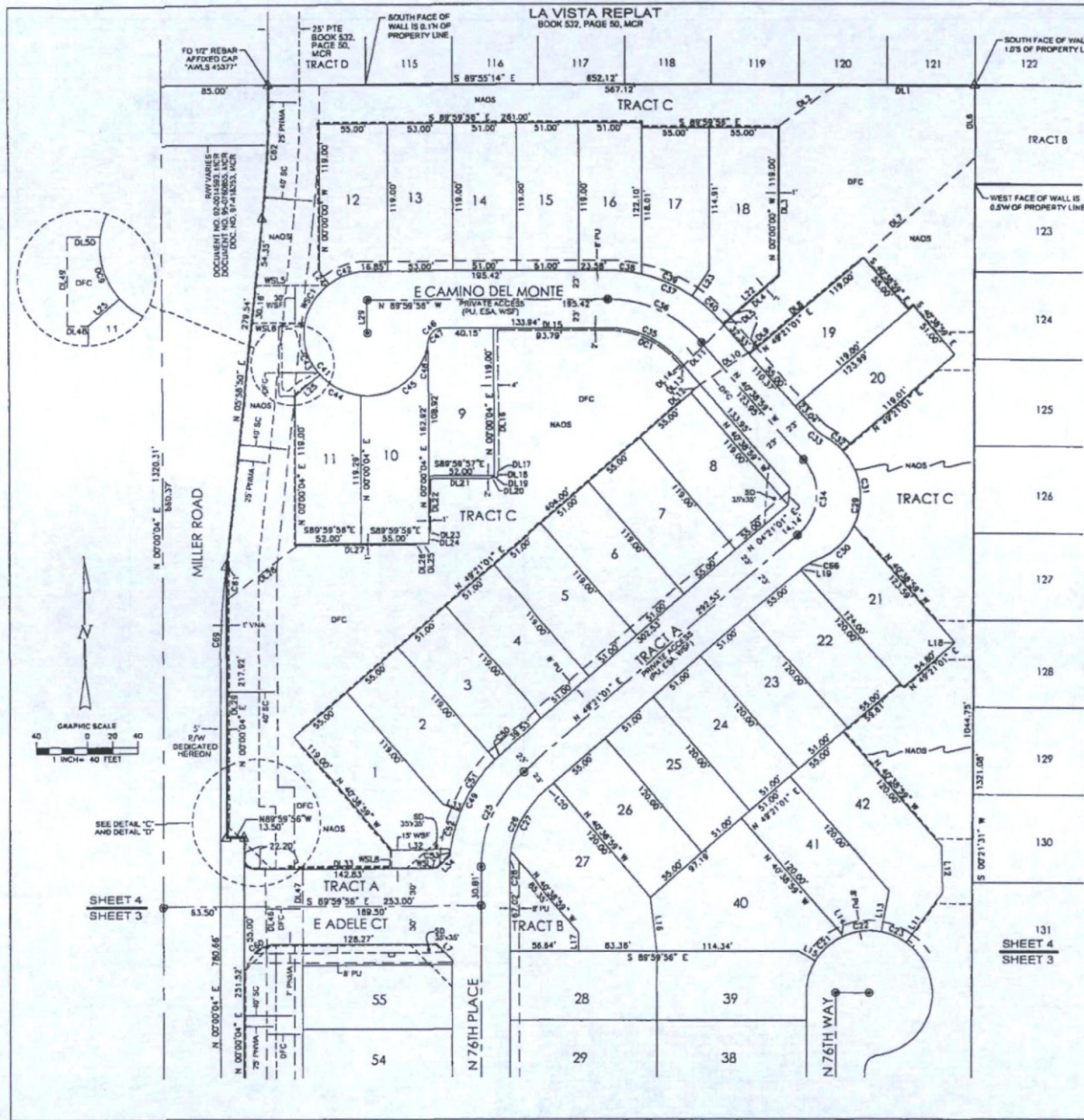
FINAL PLAT  
PASEO AT PINNACLE PEAK  
SECTION 11  
TOWNSHIP 4 NORTH  
RANGE 4 EAST  
OF THE G.S.R.B. & M.  
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC  
P.O. BOX 3170, CHANDLER, AZ 85244  
(480) 244-7530 (480) 243-4287

DRAWN BY: [Name] CHECKED BY: [Name] DATE: 02/15/19 JOB NO.: 11-031 SHEET NO. 3 OF 8

4809-16-3





# LINE AND CURVE TABLE

SEE SHEET 3

## WSF LINE TABLE

SEE SHEET 5

## DFC LINE TABLE

SEE SHEET 5

# LEGEND

MCR	MARICOPA COUNTY RECORDS
FD	FOUND
ROW	RIGHT-OF-WAY
DL	IDENTIFICATION
DNT	DOCKET
PG	PAGE
WSP	WATER AND SEWER FACILITY EASEMENT
WMA	PUBLIC NON-MOTORIZED ACCESS EASEMENT
SD	VEHICULAR NON-ACCESS EASEMENT
DFC	RIGHT DISTANCE EASEMENT
ESA	DRAINAGE & FLOOD CONTROL EASEMENT
PU	EMERGENCY SERVICE ACCESS EASEMENT
SC	PUBLIC UTILITY EASEMENT
PTE	SCENIC CORRIDOR EASEMENT
NAOS	PUBLIC TRAIL EASEMENT
	NATURAL AREA OPEN SPACE
---	PROPERTY LINE
---	LOT LINE
---	EASEMENT LINE AS NOTED
---	ADJOINER LINE
---	CENTER LINE
Δ	SUBDIVISION CORNER
○	SET 1/2" REBAR W/ CAP "AWLS 4537" UNLESS OTHERWISE NOTED
●	BRASS CAP TO BE SET
*	MAD STD TYPE "B"
*	FOUND MONUMENT AS NOTED

# TRACT USES

TRACT A:  
PRIVATE ACCESS; DRAINAGE AND FLOOD CONTROL; PUBLIC UTILITY EASEMENT;  
EMERGENCY SERVICE ACCESS EASEMENT; WATER AND SEWER FACILITY EASEMENT

TRACT B:  
DRAINAGE AND FLOOD CONTROL; PUBLIC UTILITY EASEMENT; AMENITIES/RECREATION; LANDSCAPE

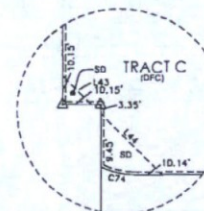
TRACT C:  
DRAINAGE AND FLOOD CONTROL; SCENIC CORRIDOR EASEMENT; PUBLIC NON-ACCESS EASEMENT;  
VEHICULAR NON-ACCESS EASEMENT; WATER AND SEWER FACILITY EASEMENT; RIGHT DISTANCE EASEMENT;  
AMENITIES/RECREATION; LANDSCAPE; NATURAL AREA OPEN SPACE EASEMENT

TRACT D:  
DRAINAGE AND FLOOD CONTROL; RIGHT DISTANCE EASEMENT; AMENITIES/RECREATION; LANDSCAPE

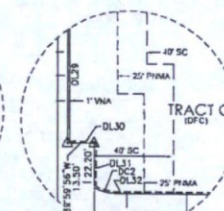
TRACTS A, B, C AND D SHALL BE OWNED, LANDSCAPED, AND MAINTAINED BY THE PASEO AT  
PINNACLE PEAK COMMUNITY ASSOCIATION.

# TRACT AREA TABLE

TRACT	SQUARE FEET	ACRES
A	159,899	3.63
B	9,706	0.22
C	354,897	8.13
D	7,300	0.17



DETAIL 'C'  
(NOT TO SCALE)



DETAIL 'D'  
(NOT TO SCALE)



FINAL PLAT  
PASEO AT PINNACLE PEAK  
SECTION 11  
TOWNSHIP 4 NORTH  
RANGE 4 EAST  
OF THE G.S.R.B. & M.  
MARICOPA COUNTY, ARIZONA

AW  
LAND  
SURVEYING, INC.  
P.O. BOX 2170, CHANDLER, AZ 85244  
(602) 244-7830 (FAX) 741-41-0287

Drawn BY: [Name] CHECKED BY: [Name] DATE: 02/15/14 JOB NO: 17-001 SHEET NO. 4 OF 6



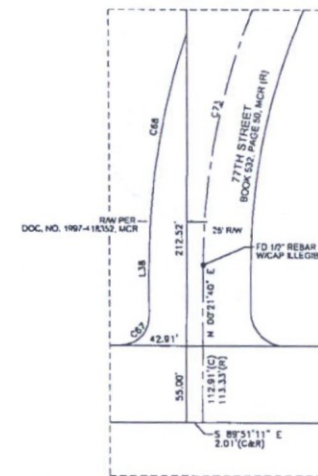
### LEGEND

MCR	MARICOPA COUNTY RECORDS
FD	FOUND
RHW	RIGHT-OF-WAY
CDS	CITY OF SCOTTSDALE
BCF	BRASS CAP FLUSH
IC1	CALCULATED DATA
(M)	MEASURED DATA
(R)	RECORD DATA ROOM 537, PAGE 58
_____	PROPERTY LINE
_____	LOT LINE
_____	EASEMENT LINE AS NOTED
- - - - -	ADJACENT LINE
_____	CENTER LINE
●	FOUND MONUMENT AS NOTED

DFC LINE TABLE		
LINE	BEARING	DISTANCE

DL1	V	89:55:14	W	110:35
DL2	S	53:19:21	W	56:81
DL3	S	00:00:00	E	120:45
DL4	S	48:40:19	W	48:55
DL5	S	45:23:35	W	10:87
DL6	S	00:21:31	W	58:84
DL7	S	48:07:42	W	144:51
DL8	S	49:21:01	W	84:92
DL9	S	56:51:51	W	10:04
DL10	S	56:51:51	W	48:40
DL11	S	45:23:35	W	46:11
DL12	S	49:21:01	W	10:00
DL13	S	45:23:35	W	2:00

DL14	N	49°58'59"	W	4.93
DL15	N	89°59'04"	W	89.79
DL16	S	00°00'04"	W	113.00
DL17	S	49°00'06"	W	1.41
DL18	S	00°00'02"	E	4.00
DL19	N	89°59'57"	W	4.00
DL20	S	49°00'06"	W	1.41
DL21	N	89°58'56"	W	48.00
DL22	S	00°00'04"	W	42.44
DL23	S	47°43'39"	W	1.35
DL24	S	00°00'04"	W	6.65
DL25	N	89°59'58"	W	9.51



DETAIL "A"  
(NOT TO SCALE)



FINAL PLAT  
PASEO AT PINNACLE PEAK  
SECTION 11  
TOWNSHIP 4 NORTH  
RANGE 4 EAST  
OF THE G.S.R.B. & M.  
MARICOPA COUNTY, ARIZONA

**AW  
LAND  
SURVEYING, LLC**  
P.O. BOX 2170, CHANDLER, AZ 85244

DRAWN BY: DGA	CHECKED BY: DGA	DATE: 02/15/19	JOB NO.: 17-031	SHEET NO. 5 OF 6
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# BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST, USING A BEARING OF NORTH 89 DEGREES 51 MINUTES 11 SECONDS WEST, AS SHOWN ON AN UNRECORDED ALTA/ACSM LAND TITLE SURVEY PREPARED BY GILBERTSON & ASSOCIATES DATED AUGUST 13, 2004.

## BENCHMARK

BENCHMARK IS A BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF PINNACLE PEAK AND MILLER ROAD.

ELEVATION = 1878.317' (NAVD 1988)

## EXISTING EASEMENT DISPOSITION NOTE:

- ELECTRICAL EASEMENT
- RETENTION EASEMENT
- WATER/SEWER EASEMENT(S)
- HAZ. EASEMENTS
- VINE

# PASEO AT PINNACLE PEAK

7676 E. PINNACLE PEAK RD  
PRELIMINARY PLAT

## GENERAL NOTES

- EXISTING WATER AND FIRELINES NOT USED SHALL BE ABANDONED AT THE MAIN BY THE CONTRACTOR.
- EXISTING SEWER LINES OR SERVICES NOT USED WILL BE RELOCATED TO THE MAIN/WH.
- VERTICAL DROPS GREATER THAN 24" WILL REQUIRE HANDRAIL INSTALLATION. BASINS DEEPER THAN 3" WILL REQUIRE GUARD RAIL FOR ACCESS PROTECTION.

## OWNER

PINCH Pinnacle Peak LLC  
7676 E. PINNACLE PEAK RD.  
SCOTTSDALE, AZ 85255  
ATTN: LACH SHORE

## CIVIL ENGINEER

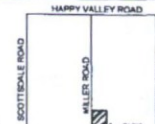
SUSTAINABILITY ENGINEERING GROUP  
8380 E. GOLDING DR., SUITE 101

## APPLICANT/DEVELOPER

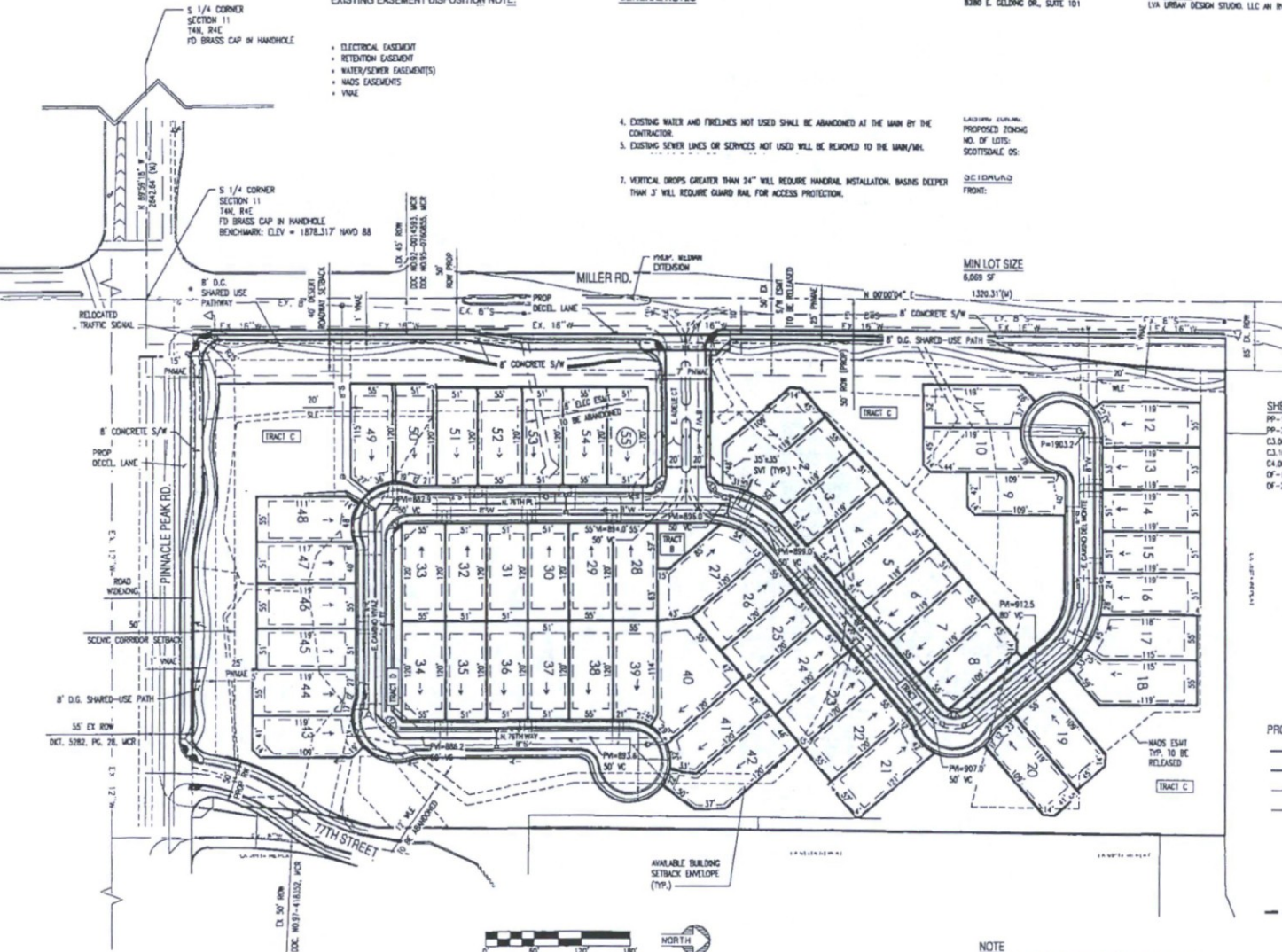
LENNER HOMES OF AMERICA, INC.  
890 W. ELLIOT RD. SUITE F108  
GILBERT, AZ 85233  
PHONE: 480-476-8441  
ATTN: CHRIS CLOUTS

## PLANNER

LVA URBAN DESIGN STUDIO, LLC AN RMA COMPANY



SEG SUSTAINABILITY ENGINEERING GROUP  
PHONE: 480-476-8441  
WWW.AZSG.COM TEL: 480-344-1229



SHEET INDEX

PP-1	PP-2
CL.10	CL.10
CL.10	CL.10
CL.10	CL.10



## PROPOSED LEGEND

- PROPERTY LINE
- LOT LINE
- 8" W. WATER LINE
- 8" S. SEWER LINE
- FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- FLOW ARROW
- INDEX LINE

## NOTE

THIS SITE IS LOCATED IN FLOOD ZONE 'Y' AS DETERMINED BY LETTER OF MAP REVISION (LORR) 15-05-1857P DATED JUNE 10, 2016.



PROJECT	PINCH Pinnacle Peak RESIDENTIAL DEVELOPMENT
LOCATION	7676 E. PINNACLE PEAK RD. SCOTTSDALE, AZ 85255
DATE	05/05/2016
DESIGNED BY	PP/2016
REVIEWED BY	PP/2016
DATE	05/05/2016
SCALE	1" = 170' S&S
PRELIMINARY PLAT	
SHEET NO.	PP1





13821  
ALI SAMI  
FATHI  
ENGINEER  
1501 N. SCOTT ROAD, SUITE 100  
SCOTTSDALE, ARIZONA 85257  
WWW.ASSEG.COM TEL: 480.584.1024

PROJECT  
PHASE 2A  
RESIDENTIAL DEVELOPMENT  
LOCATION  
7818 E. PINNACLE PEAK BL.  
SCOTTSDALE, AZ 85244

DATE  
04/05/2018

PP/DBS

REVISIONS  
DATE  
BY  
170506

LOT TABLES AND STREET  
CROSS SECTIONS

PP2

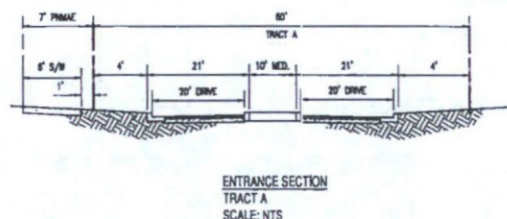
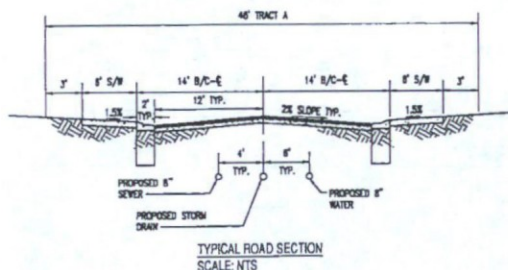
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND NO PART OF IT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SUSTAINABILITY ENGINEERING GROUP.

TRACT TABLE			
PROPERTY	AREA SF (AC)	DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE, OPERATION & LIABILITY
Lot 1	7576 (0.17 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 2	6642 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 3	6069 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 4	6069 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 5	6069 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 6	6069 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 7	6545 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 8	6495 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 9	6109 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 10	7015 (0.16 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 11	6554 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 12	6684 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 13	6307 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 14	6069 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 15	6069 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 16	6067 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 17	6885 (0.16 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 18	7677 (0.16 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 19	6485 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 20	8202 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER

TRACT TABLE			
PROPERTY	AREA SF (AC)	DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE, OPERATION & LIABILITY
Lot 22	8800 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 23	8120 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 24	8120 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 25	8120 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 26	8800 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 27	8467 (0.19 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 28	8800 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 29	8800 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 30	8120 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 31	8120 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 32	8120 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 33	8800 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 34	8800 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 35	8120 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 36	8120 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 37	8120 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 38	8800 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 39	8888 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 40	10123 (0.23 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 41	8659 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER

TRACT TABLE			
PROPERTY	AREA SF (AC)	DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE, OPERATION & LIABILITY
Lot 42	8408 (0.20 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 43	8275 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 44	6747 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 45	8089 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 46	8546 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 47	6063 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 48	8377 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 49	6807 (0.16 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 50	8281 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 51	8120 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 52	8800 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 53	8120 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 54	8800 (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
Lot 55	8120 (0.14 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER

TRACT TABLE			
PROPERTY	AREA SF (AC)	DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE, OPERATION & LIABILITY
TRACT A	1085323 (2.48)	PRIVATE STREET, REFUSE COLLECTION, EMERGENCY RESPONSE & SERVICE ACCESS, DRAINAGE, RETENTION PUBLIC WATER, SENIOR & UTILITIES	PROPERTY OWNER ASSOCIATION
TRACT B	2706 (0.06)	AMENITIES & RECREATION, LANDSCAPE, OPEN SPACE	PROPERTY OWNER ASSOCIATION
TRACT C	256169 (5.85)	DRAINAGE, RETENTION, LANDSCAPE, OPEN SPACE, AMENITIES & RECREATION	PROPERTY OWNER ASSOCIATION
TRACT D	2300 (0.05)	AMENITIES & RECREATION, LANDSCAPE, OPEN SPACE	PROPERTY OWNER ASSOCIATION



13821  
ALI SAMI  
FATHI  
ENGINEER  
1501 N. SCOTT ROAD, SUITE 100  
SCOTTSDALE, ARIZONA 85257  
WWW.ASSEG.COM TEL: 480.584.1024



OWNER  
PICO Pinnacle Peak, LLC  
7676 E. PINNACLE PEAK RD.  
SCOTTSDALE, AZ 85255  
ATTN: ZACH SHERK

CIVIL ENGINEER  
SUSTAINABILITY ENGINEERING GROUP  
8280 E. GILBERT DR., SUITE 101  
SCOTTSDALE, ARIZONA 85260  
PHONE: 480-588-7725  
ATTN: ALI TASHI

PLANNER  
LVA URBAN DESIGN STUDIO, LLC  
PHONE: 480-944-0994  
ATTN: MARK REDDIE

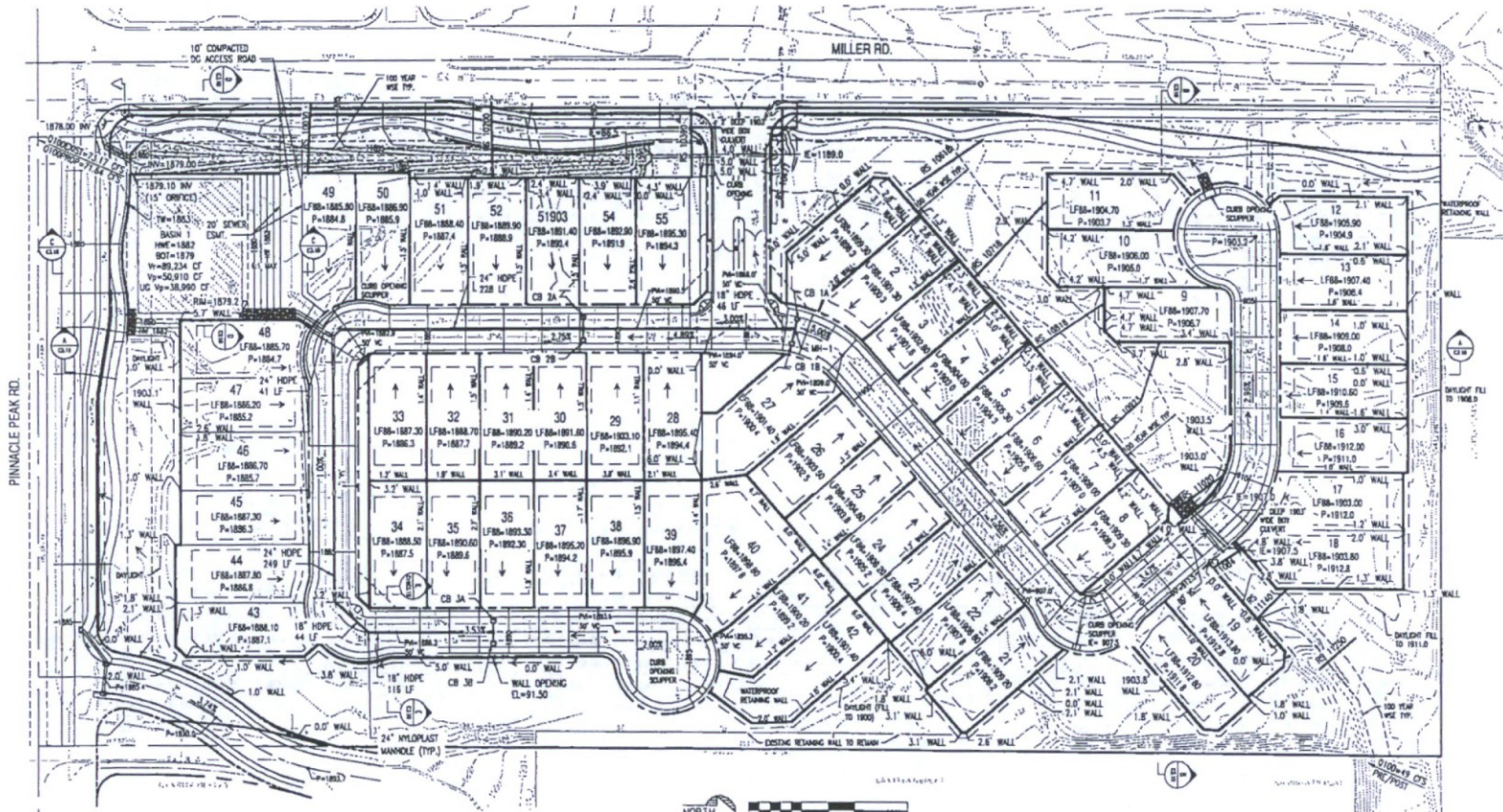
# PASEO AT PINNACLE PEAK PINNACLE PEAK RD. AND MILLER RD. PRELIMINARY GRADING PLAN

BASIS OF BEARING  
THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE SOUTH LINE OF THE NORTH 89 DEGREES 51 MINUTES 11 SECONDS WEST, AS SHOWN ON AN UNRECORDED ALTA ACQUA LAND TITLE SURVEY PREPARED BY CULBERTSON & ASSOCIATES DATED AUGUST 11 1903, 2004.

BENCHMARK  
BENCHMARK OF A BRASS CAP IN WHOLE LOCATED AT THE INTERSECTION OF PINNACLE PEAK ROAD AND MILLER ROAD.  
ELEVATION = 1878.19037 NAVD 83



SUSTAINABILITY  
ENGINEERING  
GROUP  
SEG  
10100 N. 10TH AVENUE, SUITE 100  
DENVER, CO 80231  
TEL: 303.733.7278

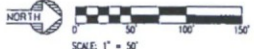


HEC-RAS TABLE: 0100 = 64 CFS (DESIGN = 1.349 CFS)

RS 11250: WS=1912.18 V=5.847PS  
RS 11140: WS=1910.98 V=1.707PS  
RS 11084: WS=1910.89 V=0.777PS  
RS 11020: WS=1908.45 V=3.067PS  
RS 10923: WS=1903.45 V=3.187PS  
RS 10818: WS=1900.97 V=2.617PS  
RS 10718: WS=1899.73 V=3.247PS  
RS 10618: WS=1897.07 V=2.997PS  
RS 10477: WS=1893.83 V=4.617PS  
RS 10380: WS=1891.11 V=4.777PS  
RS 10200: WS=1887.80 V=3.687PS  
RS 10030: WS=1883.80 V=5.097PS

## LEGEND:

- REPAIR
- PROPERTY LINE
- LOT LINE
- CATCH BASIN
- MANHOLE
- STORM PIPE



PROJECT: PASEO AT PINNACLE PEAK  
RESIDENTIAL DEVELOPMENT

LOCATION: 7676 E. PINNACLE PEAK RD.  
SCOTTSDALE, AZ 85255

DATE: 06/05/2018  
PP/DRB

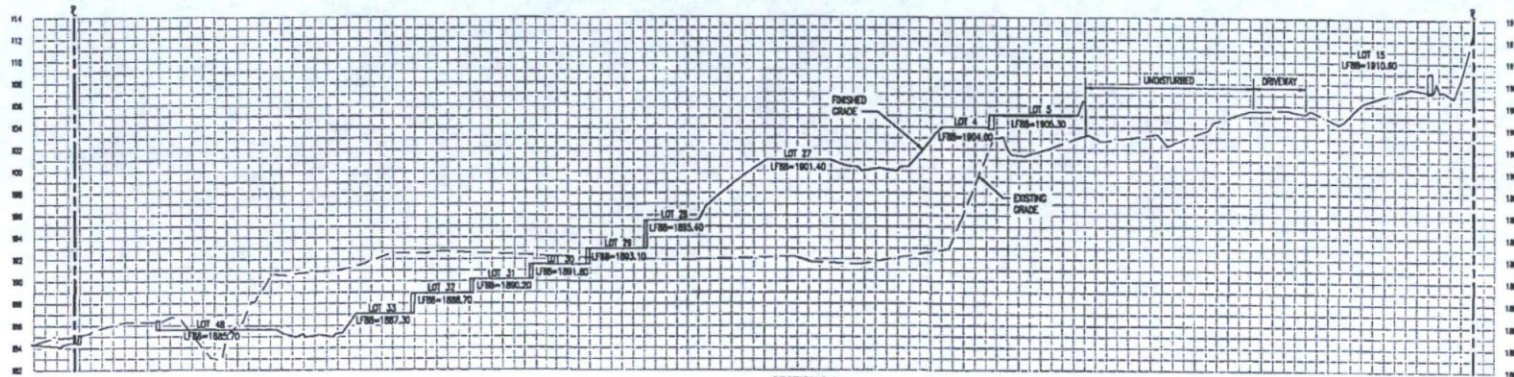
NO. 170568

PRELIMINARY GRADING  
PLAN

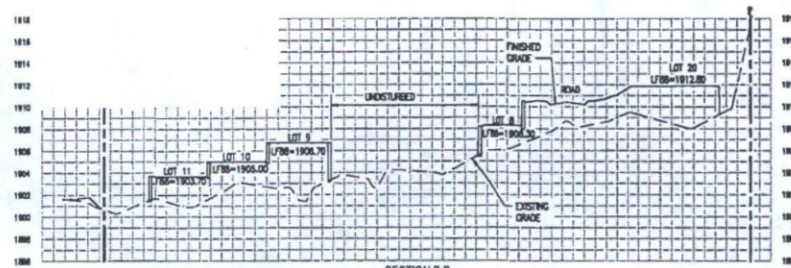
DATE: 03.00

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

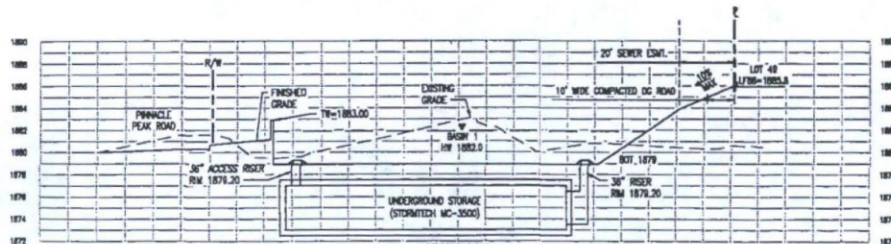




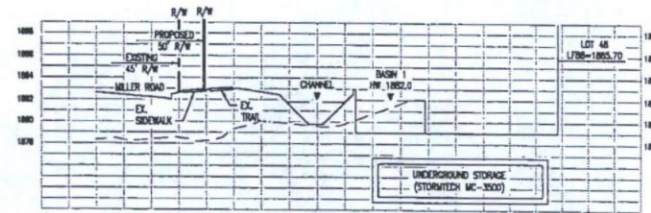
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HORIZ=1"=30'  
VERT=1"=5'



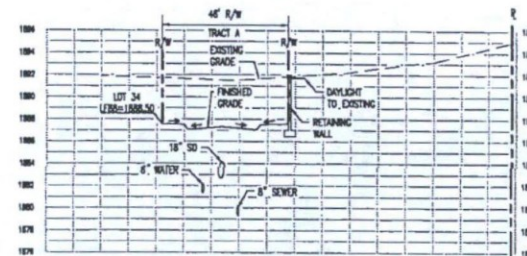
SECTION B-B  
SCALE:  
HORIZ=1"=30'  
VERT=1"=5'



SECTION C-C  
SCALE:  
HORIZ=1"=30'  
VERT=1"=5'



SECTION D-D  
SCALE:  
HORIZ=1"=30'  
VERT=1"=5'



SECTION E-E  
SCALE:  
HORIZ=1"=30'  
VERT=1"=5'



SEG SUSTAINABILITY  
ENGINEERING  
GROUP



PAUL S. GULLING, P.E., SCOTT S. DALL, P.E., ARIZONA #232  
WWW.AZREG.COM TEL: 480.584.7778

PROJECT: PINKIE PEAK  
RESIDENTIAL DEVELOPMENT

LOCATION: 7878 E PINKIE PEAK RD.  
SCOTTSDALE, AZ 85261

DATE: 06/05/2018  
BY: PP/CRB

SCALE: 170586

PRELIMINARY SITE  
CROSS SECTIONS

SHEET NO. CS.10

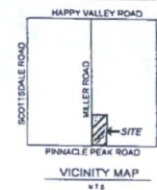
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**PLANNER**  
LVA URBAN DESIGN STUDIO, LLC  
PHONE: 480-994-0994  
ATTN: MARK REDDIE

PASEO AT PINNACLE PEAK  
PINNACLE PEAK RD. AND MILLER RD.  
PRELIMINARY UTILITY PLAN

**BASIS OF BEARING**  
THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN  
HEREON IS BASED ON THE SOUTH LINE OF THE SOUTHEAST  
QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4  
EAST, USING A BEARING OF NORTH 89 DEGREES 51 MINUTES  
11 SECONDS WEST, AS SHOWN ON AN UNRECORDED  
ALTA/ACSW LAND TITLE SURVEY PREPARED BY GILBERTSON &  
ASSOCIATES DATED AUGUST 1, 2004.



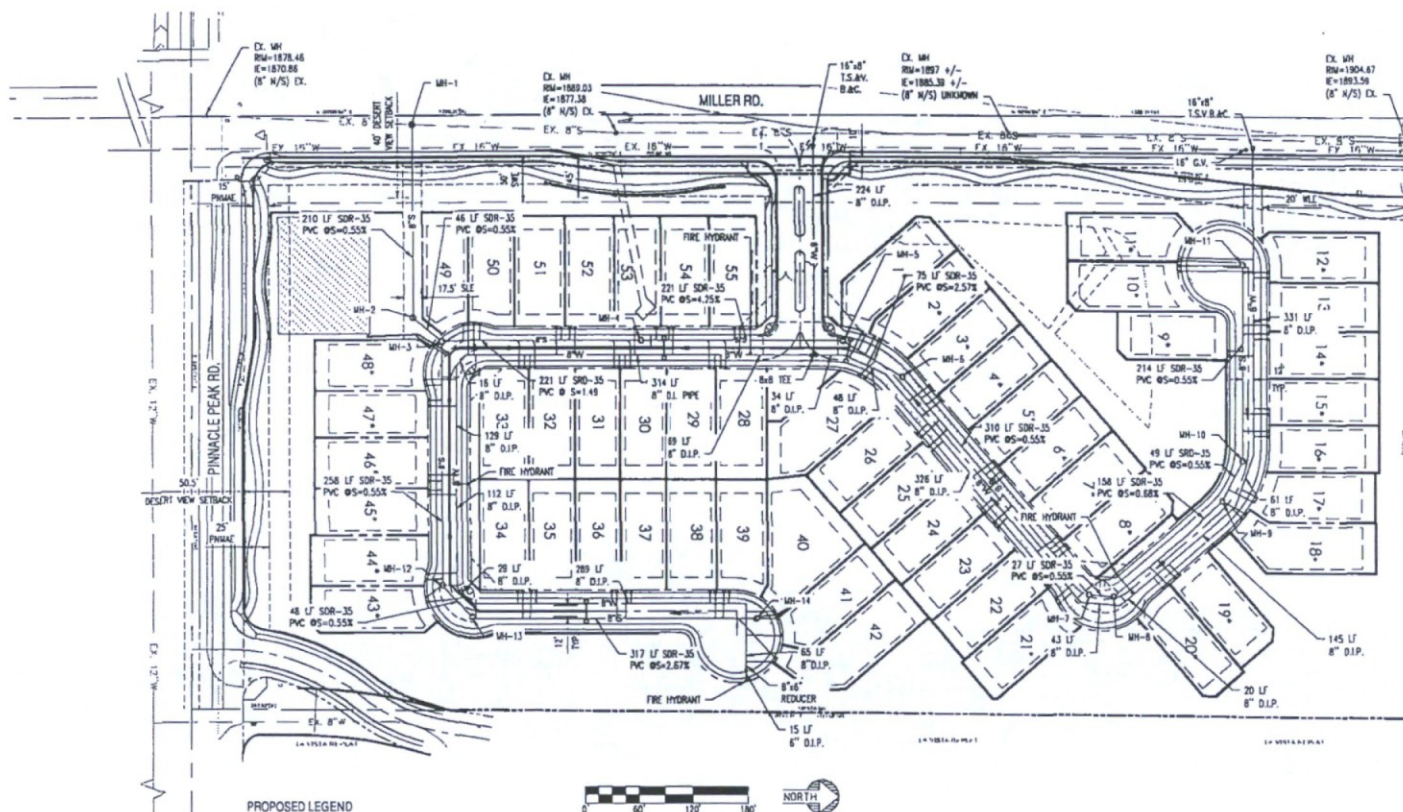
AINABILITY  
GINEERING  
GROUP

GES



Source: *Journal of the American Statistical Association*, 1997, 92, 1031-1042.

.....

[illegible]

### PROPOSED LEGEND

- |               |                |
|---------------|----------------|
| =====         | PROPERTY LINE  |
| -----         | LOT LINE       |
| -----8"W----- | WATER LINE     |
| -----8"S----- | SEWER LINE     |
| ⊠             | FIRE HYDRANT   |
| ⊙             | SEWER MANHOLE  |
| +             | 1" WATER METER |
| △             | TSCBAG         |
| ○             | CLEAN OUT      |
| •             | GATE VALVE     |

UTILITY NOTES:

1. UTILITY CROSSINGS WILL BE DESIGNED FOR PROTECTION IN ACCORDANCE WITH MAG AND C.O.S. DESIGN CRITERIA.

SEWER STRUCTURE SCHEDULE:

LM-1:  
RE 1983.50  
IE 1874.05 (8° N/S) CX  
IE 1874.05 (8° S) PROP

LM-2:  
RE 1983.50  
IE 1878.06 (8° N) MT  
IE 1875.86 (8° W)

LM-3:  
RE 1982.35  
IE 1876.15 (8° N) NaT  
IE 1876.31 (8° SW)

LM-4:  
RE 1988.40  
IE 1880.01 (8° N)  
IE 1879.81 (8° S)

LM-5:  
RE 1896.00  
IE 1889.61 (8° N) MT  
IE 1889.41 (8° S)

LM-6:  
RE 1899.35  
IE 1891.70 (8° N) MT  
IE 1891.50 (8° SW)

LM-7:  
RE 1907.60  
IE 1903.60 (8° N)  
IE 1893.40 (8° SW)

LM-8:  
RE 1908.75  
IE 1905.28 (8° NW)  
IE 1905.08 (8° S)

LM-9:  
RE 1911.00  
IE 1898.55 (8° NW)  
IE 1898.35 (8° SC)

LM-10:  
RE 1909.47  
IE 1897.02 (8° N)  
IE 1896.82 (8° SC)

LM-11:  
RE 1903.20  
IE 1898.20 (8° N)  
IE 1898.20 (8° S)

LM-12:  
RE 1904.60  
IE 1878.13 (8° N) MT  
IE 1877.93 (8° W)

LM-13:  
RE 1904.15  
IE 1878.59 (8° N)  
IE 1878.39 (8° S)

LM-14:  
RE 1909.00  
IE 1897.05 (8° S)

PROJECT  
 BASED AT PINNACLE PEAK  
 PERSONNEL DEVELOPMENT

PROJECT

(Name)  
 ADDRESS  
 COUNTRY  
 PHONE NO.

On 11/11/11

--

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 **ATTENTION**

we: n.d.

PRELU

TABLE 1. (continued)

1



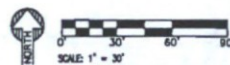
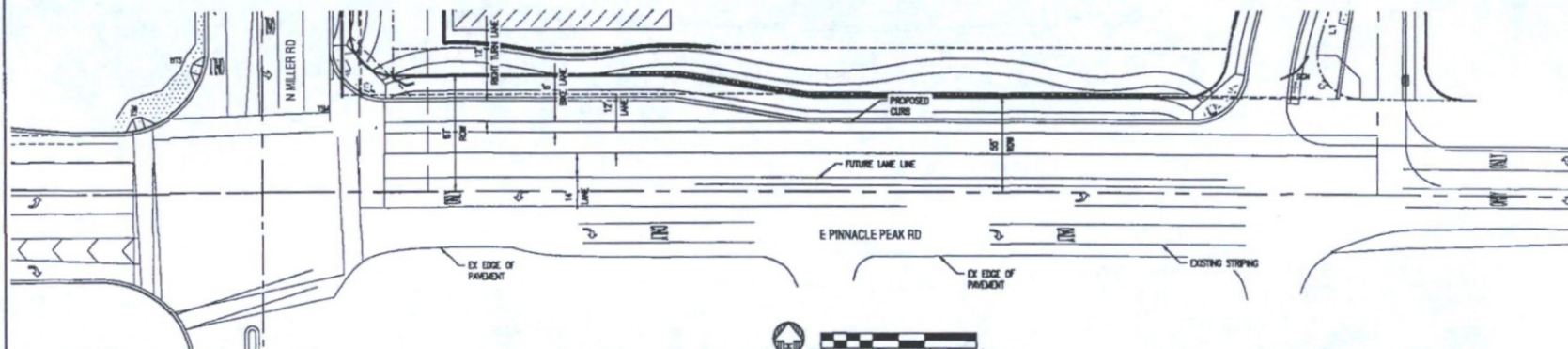
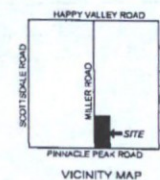
OWNER  
PICO Pinnacle Peak LLC  
7676 E. PINNACLE PEAK RD.  
SCOTTSDALE, AZ 85258  
ATTN: ZACH SHAW

CIVIL ENGINEER  
SUSTAINABILITY ENGINEERING GROUP  
8280 E. GILCHRIST DR., SUITE 101  
SCOTTSDALE, ARIZONA 85260  
PHONE: 480-568-7228  
ATTN: ALI FARSH

PLANNER  
LVA URBAN DESIGN STUDIO, LLC  
PHONE: 480-494-0094  
ATTN: MARK REDDIE

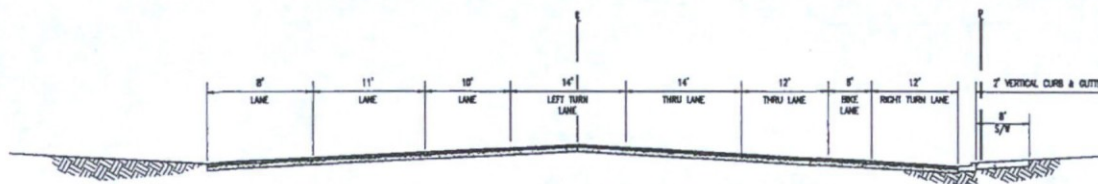
# PASEO AT PINNACLE PEAK PINNACLE PEAK RD. AND MILLER RD. PRELIMINARY OFFSITE IMPROVEMENT PLAN

BASIS OF BEARING  
THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN  
HEREON IS BASED ON THE SOUTH LINE OF THE SOUTHEAST  
QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4  
EAST, USING A BEARING OF NORTH 88 DEGREES 51 MINUTES  
11 SECONDS WEST, AS SHOWN ON AN UNRECORDED  
ALTA/ACSM LAND TITLE SURVEY PREPARED BY GLENNSTON &  
ASSOCIATES DATED AUGUST 13, 2004.



## PROPOSED LEGEND

- — — — — PROPERTY LINE
- 8" W — WATER LINE
- 8" S — SEWER LINE
- FIRE HYDRANT
- o SEWER MANHOLE
- 1" WATER METER
- FLOW ARROW
- - - - - REDUCE LINE



E PINNACLE PEAK ROAD SECTION  
SCALE: NTS  
(LOOKING WEST)



8280 E. GILCHRIST DR., SUITE 101  
SCOTTSDALE, ARIZONA 85260  
WWW.ALIENG.COM TEL: 480.568.7228

PROJECT  
PASEO AT PINNACLE PEAK  
RESIDENTIAL DEVELOPMENT

LOCATION  
7676 E. PINNACLE PEAK RD.  
SCOTTSDALE, AZ 85254

DESIGNED BY: CLAYTON  
CHECKED BY: CLAYTON  
APPROVED BY: COUNSELL  
DATE: 06/05/2018

COLLECTOR: PP/DSB

REVISION NO.	DATE
1	
2	
3	

JOB NO.: 170568

PRELIMINARY OFFSITE  
IMPROVEMENT PLAN

SHEET NO.: 01-1

CASE # 4-14-2018 THE DRAWINGS AND ANY INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND NO REPRODUCTION OR ALTERATION IS PERMITTED WITHOUT THE WRITTEN CONSENT OF SEG.





**SEG** SUSTAINABILITY  
ENGINEERING  
GROUP



5101 E GILBERT DR #101, SCOTTSDALE, ARIZONA 85250  
WWW.AZSEG.COM TEL: 480-541-1729

PROJECT  
POND AT PRINCE PINE  
RESERVATION DEVELOPMENT

LOCATION  
7815 E PRINCE PINE RD.  
SCOTTSDALE, AZ 85244

DESIGNER  
DRAWN BY  
CHECKED BY  
PROJECT NO.

DATE  
06/05/2018

PROJECT NO.  
PP/018

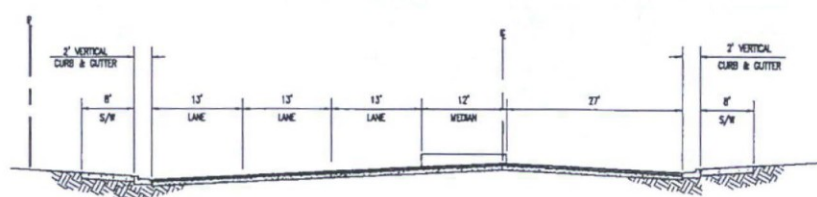
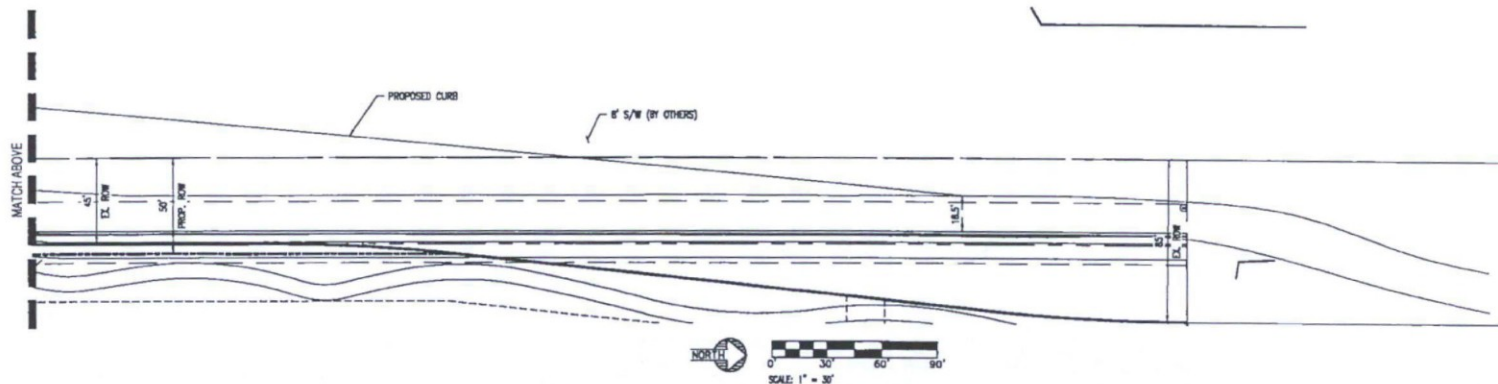
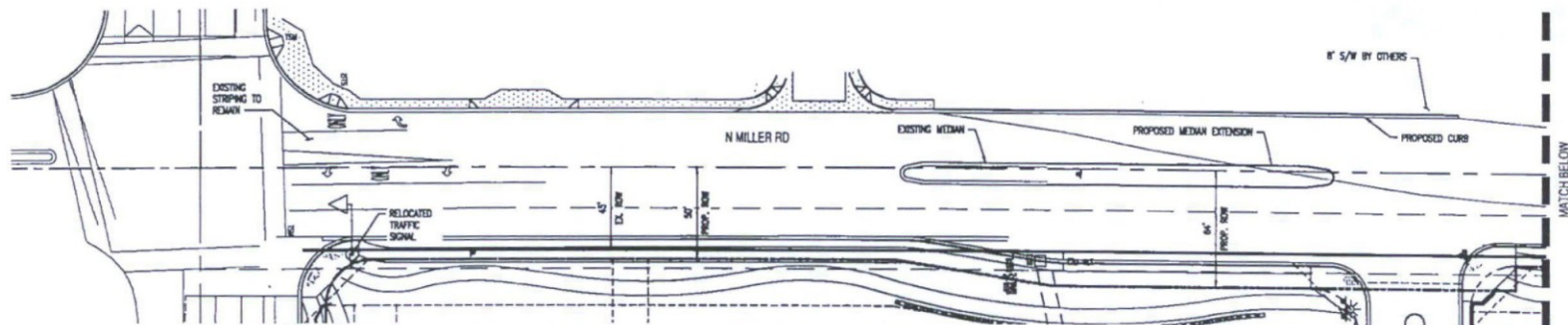
REVISION NO. DATE

DATE  
170568

PROJECT NO.

PRELIMINARY OFFSITE  
IMPROVEMENT PLAN

SHEET NO.  
OF-2



N MILLER ROAD SECTION  
SCALE: NTS  
(LOOKING SOUTH)



THIS DRAWING IS THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND NO REUSE OR MODIFICATION IS ALLOWED WITHOUT THE WRITTEN CONSENT OF SEG.





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

**Thursday, August 16, 2018**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:**

Linda Milhaven, Councilwoman/Chair  
Joe Young, Vice Chair  
Kelsey Young, Planning Commissioner  
Doug Craig, Design Member  
Tammy Caputi, Development Member  
Shakir Gushgari, Design Member  
William Scarbrough, Development Member

**ABSENT:**

All Present

**STAFF:**

Steve Venker  
Joe Padilla  
Greg Bloemberg  
Jesus Murillo  
Keith Niederer  
Jeff Barnes  
Katie Posler  
Steve Perone

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



**CALL TO ORDER**

Councilwoman Milhaven called the meeting of the Scottsdale Development Review Board to order at 1:00 P.M.

**ROLL CALL**

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

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to August 16, 2018 Development Review Board agenda items, and other correspondence.

**MINUTES**

2. Approval of the August 2, 2018 Development Review Board Meeting Minutes:

**VICE CHAIR YOUNG MOVED TO APPROVE THE AUGUST 2, 2018 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**CONSENT AGENDA**

3. 14-PP-2017                      Wolf Springs Ranch

Request of the preliminary plat for a 40-lot single-family residential subdivision with amended development standards, including reductions for lot area, lot width, front yard, side yard, rear yard, and distance between buildings, and with landscaping, hardscaping, common amenities, and walls, all on an approximate 20-acre site.

**COMMISSIONER YOUNG MOVED TO APPROVE 14-PP-2017 SECONDED BY VICE CHAIR YOUNG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH BOARD MEMBER CRAIG RECUSING HIMSELF.**

Emily Austin and Barbara Carpenter spoke regarding concerns of the project.



4. 49-DR-2017                      Stamper Hangar

Request approval of the site plan, landscape plan, and building elevations for a new airport hangar with approximately 11,140 square feet of building area, and support office development with approximately 5,950 square feet of building area, on a 1.2-acre site.

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE 49-DR-2017  
SECONDED BY VICE CHAIR YOUNG. THE MOTION CARRIED  
UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

5. 2-DR-2018                      City of Scottsdale Fire Station 603

Request approval of the site plan, landscape plan, and building elevations for a new fire station, with approximately 10,800 square feet of building area, on a 1.5-acre site.

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE 2-DR-2018  
SECONDED BY VICE CHAIR YOUNG. THE MOTION CARRIED  
UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0) WITH  
ADDITIONAL STIPULATIONS.**

6. 4-PP-2018                      Paseo at Pinnacle Peak

Request approval of the site plan, landscape plan, and building elevations for a new fire station, with approximately 10,800 square feet of building area, on a 1.5-acre site.

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE 4-PP-2018  
SECONDED BY COMMISSIONER YOUNG. THE MOTION CARRIED  
UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH BOARD  
MEMBER CRAIG RECUSING HIMSELF**

Joseph Levine spoke regarding concerns of lighting.



**REGULAR AGENDA****7. 40-DR-2018****St. Patrick's Catholic Church**

Request approval of the site plan, landscape plan, and building elevations for a campus expansion, including a new activity center, with 26,322 square feet of building area, and 204 additional parking spaces, at an existing place of worship, all on a 10.38-acre site.

**BOARD MEMBER GUSHGARI MOVED TO APPROVE 40-DR-2017  
SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED  
UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0) WITH AN  
ADDITIONAL STIPULATION.**

Jim Bruner, Sandy Bruner, Mark Steinbeck, Sherri Smith, Jacob Chinthagada, Arthur Schmitt, Nanette Makrauer, Charla Payner, Pablo Gonzalez, John Breslo, Christy Hilgers, Peter Latino, Cara Dunby, and Eric Tellez spoke regarding the project.

Maria J. Suich, Scott Makrauer, Mike Harvey, Jim Longworth, Nick Gordy, Don, Andrich, Judy Andrich, Rebecca DeBarros, Grace Caputo, Babara Nicol, Mary Cordova, Mary Ellen, Roche, Wm D. Soccorsy, Kathleen Kaplan, Mary Ryan, Dan Ryan, Julia Torassa, Marilyn Nagel, John Breslo, Teresa Abernethy, Shauna Abernethy, Susan Cutler, Frank Steinmetz, Carole Dolohanty, Mark DiLello, Danielle Jacques, Catherine Old, Debbie Danboise, Scott Danboise, Dallas Hickman, Barabara Warren, Paul Westgard, Andrew Hufert, Sloane Hansen, Candace Seaverns, Jenny Goodwin, Laure Renolds, Virginia Musa, Connie Smith, Bruse Knudson, Lee Ann Vincigurra, Bethh Hoffman, Elena D. Norwood, Terrace Cobian, Ruby Kelly, Sharon Most, Beth Pojman, Dave Projman, Rosemary Leibold, Sergio Molay, Teresa Dempsey, Frack Marchi, Robert Clevery, Bernadette Radachi, Pamela McCarthy, Nadine Walker, Carlton K. Rooks, Sandr Rooks, Ken Blakeman, James Walker, Laura Whitney, Toni Turner, Carolyn DiLello, Ward Mac Arthur, Fred DeVera, James K. Treele, John Nedin, Natalie Hassler, Edward J. Prechal, Kathleen Miller, Susan Wickes, Joshua Peter, Todd. M. McParland, Cynthia McParland, David Fitzgibbons, Robert W. Torassa, Dave Gorman, Bea Treece, Robert A. Julien, Elizabeth Flynn, Michael A Flynn, Judy Alvarez, Martin Alvarez Sr., Theresa N. Johnson, Michelle Harry, Michael Sand, Deborah Peck, Debbie Russo, Don Galleros, Kristin Stone, Dore Sand, Danielle Russo, Debra Wiskirchen, John Charske, William Mandrola, Bruce Wiskirchey, Judy Bergeron, Louise Prete, Peter Moriarty, Elizabeth Moriarty, Maricela De La Cruz, Lesly E. Gibbs, Jonathan D'Costa, John Eversman, Russell Twiford III, Patricia Twiford, Judy Martinez, Jo Stevens, Alexandra J. Cudzewicz, Rosemary Cudzewicz, Robert J. Kerrigan, Joeseeph Fehner, Robert E. Bechstein, Benny Jetson, James Fleck, Jack Tracey, Denise Crawford, Chris Bond, Bevely Roush, Ann Hammersly, Angela Cavolo, Kathleen Gorman, Dianne Moll, Kay Van Dyke, Cheryl Cook, Dan C. Crum, Linda Decamore-Crum,



John Nichols, Timothy P. Foster, Deacon Jim Hostutler, Loel Szostak, Tony Szostak, Sherri Smith, Gregory Landry, Mary C. Florentine, George A. Florentine, Leonard Rimbey, Debra Rimbey, Dan McCabe, Sheila Bechstein, Carol Penkert, Tom Penkert, Jim McMahon, Helga Seixas, Bob DeCara, Danyce Ashton, John Iaconetti, and James Schamadan all provided written comments.

**ADJOURNMENT**

With no further business to discuss, the regular session of the Development Review Board adjourned at 2:36 P.M.