CITY COUNCIL REPORT



Meeting Date:

April 15, 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

Lot V on the Green 10-PP-2015

Request to consider the following:

1. Approval of a final 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 zoned Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL) district.

Goal/Purpose of Request

The request is to subdivide a tract located within the "On the Green at Troon North" subdivision plat.

Key Items for Consideration

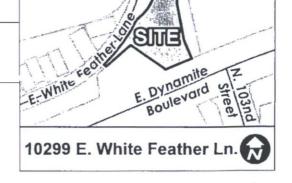
- Existing "On the Green at Troon North" plat dedicated Tract "V" for "Future Development."
- The preliminary plat was previously approved by the Development Review Board on August 1, 2013, with a vote of 6-0.
- Preliminary Plat re-approval for site occurred on August 18, 2016, 7-0
- Amended development standards remain as approved through Case 3-ZN-1994
- Development Review Board amended stipulation to remove additional NAOS requirement on December 6, 2018, 6-0
- Staff has received opposition to the proposed request
- City Council heard this case on April 2, 2019, and voted to continue the case, with a vote of 4-3, to the April 15, 2019 hearing

LOCATION

10299 East White Feather Lane

OWNER

Troon Eagles, LLC. 602-486-5336



Action Taken _____

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 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.

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. 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, 9-PP-2013, and 10-PP-2015#2

APPLICANT'S PROPOSAL

Development Information

The development proposal includes the request for approval of a four-lot subdivision plat and associated landscape plans. The request is to subdivide a tract located within the "On the Green at Troon North" subdivision plat.

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

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service.

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.

Transportation/Trails

Staff has received communication from an attorney that states the concern for existing access to the subject site. Staff has identified that the necessary access for the proposed four lots has been dedicated through the existing plat. The existing "On the Green at Troon North," and subsequent plats, have dedicated street frontage, for this parcel, on three sides of the subject site.

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

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 overall required NAOS for the *On the Green at Troon North* subdivision community (Parcels 1A, 1B, and 2) was 243,370 square feet. The *on The Green at Troon North* final plat dedicated 249,243 square feet of NAOS through final plat MCR No. 1995-0317352. 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.

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 returned to the Development Review Board proposing to not dedicate any NAOS with the future final plat. The Development Review Board amended two (2) of the previously approved stipulations to no longer require the dedication NAOS.

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 #8).

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 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

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.

The Development Review Board heard the associated stipulation amendment case, 10-PP-2015#2, on December 6, 2018. The Development Review Board voted to amend the preliminary plat stipulations, to remove the NAOS requirement, with a vote of 6-0.

City Council Report | Case No. 10-PP-2015

City Council

The City Council heard the final plat case, 10-PP-2015, on April 2, 2019. The City Council voted to continue the final plat, to the April 15, 2019 hearing, with a vote of 4-3.

Staff Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the Villas at Troon North (Lot V on the Green) preliminary plat per the stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria had been met.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the Villas at Troon North (Lot V on the Green) final plat.

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

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Jesus	Murillo,	Report	Author

4-3-19

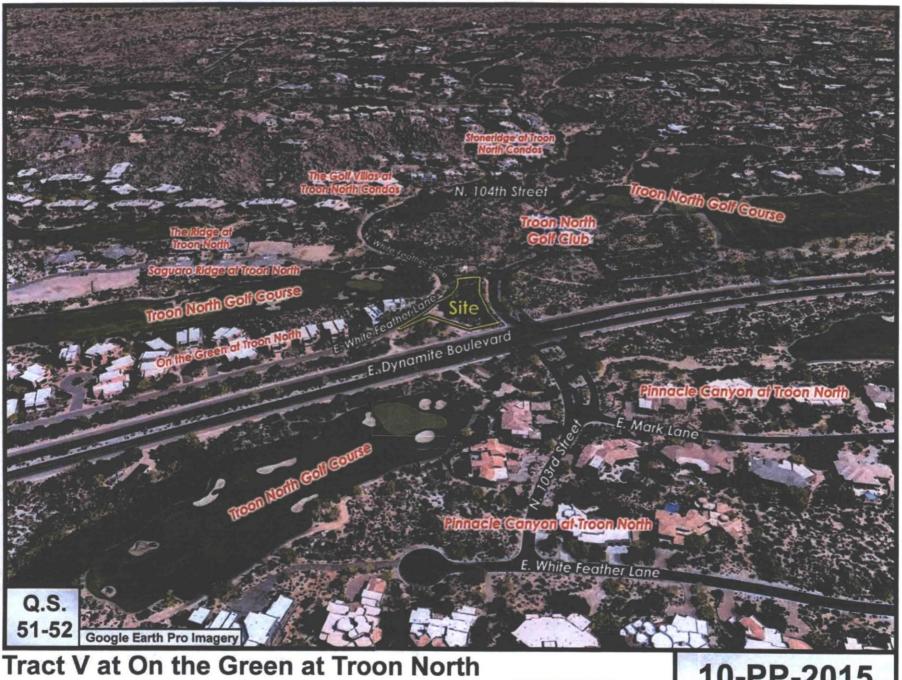
Tim Curtis, AICP, Current Planning Director 480-312-4210, tcurtis@scottsdaleaz.gov 4/3/19 Date

Range Grant, Director

Planning and Development Services 480-312-2664, rgrant@scottsdaleaz.gov 4/3/19 Date

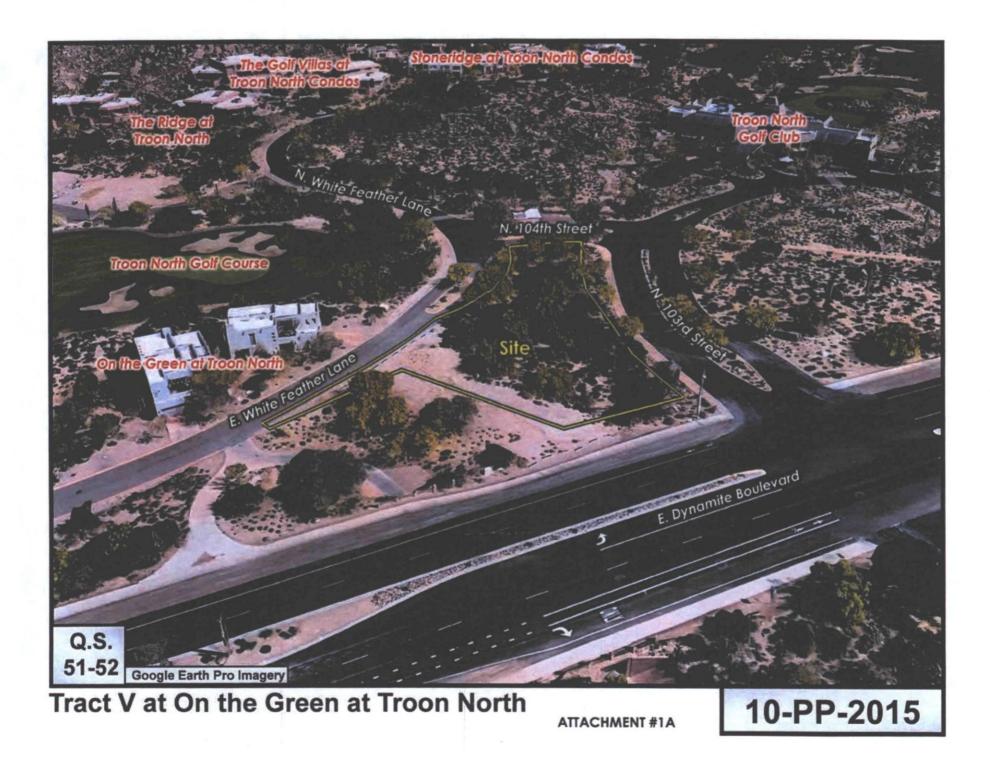
ATTACHMENTS

- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Applicant's Narrative
- Zoning Map
- 4. "On the Green at Troon North" Final Plat (with subject site identified)
- 5. Lot V on the Green Preliminary Plat
- 6. Villas at Troon North (Lot V on the Green) Final Plat
- 7. Landscape Plan
- 8. Correspondence Received Since Preliminary Plat Approval (August 6, 2016)
- 9. City Notification Map
- 10. August 18, 2016 Development Review Board hearing minutes
- 11. December 6, 2018 Development Review Board hearing minutes
- 12. April 2, 2019 City Council Marked Agenda



ATTACHMENT #1

10-PP-2015



Project Narrative

Tract V On the Green at Troon North Preliminary Plat

This request if 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 staring 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

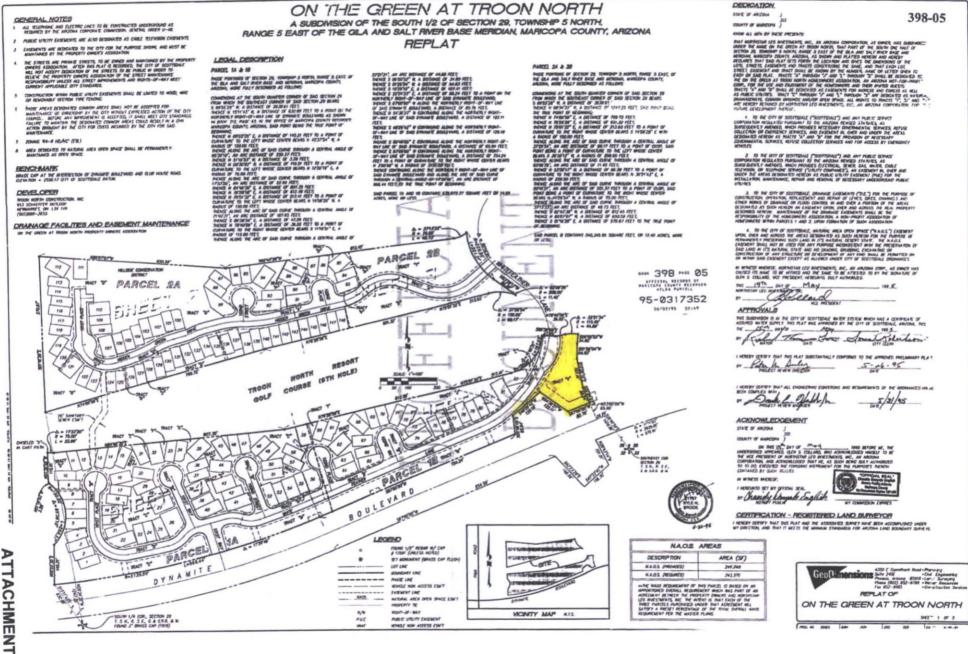
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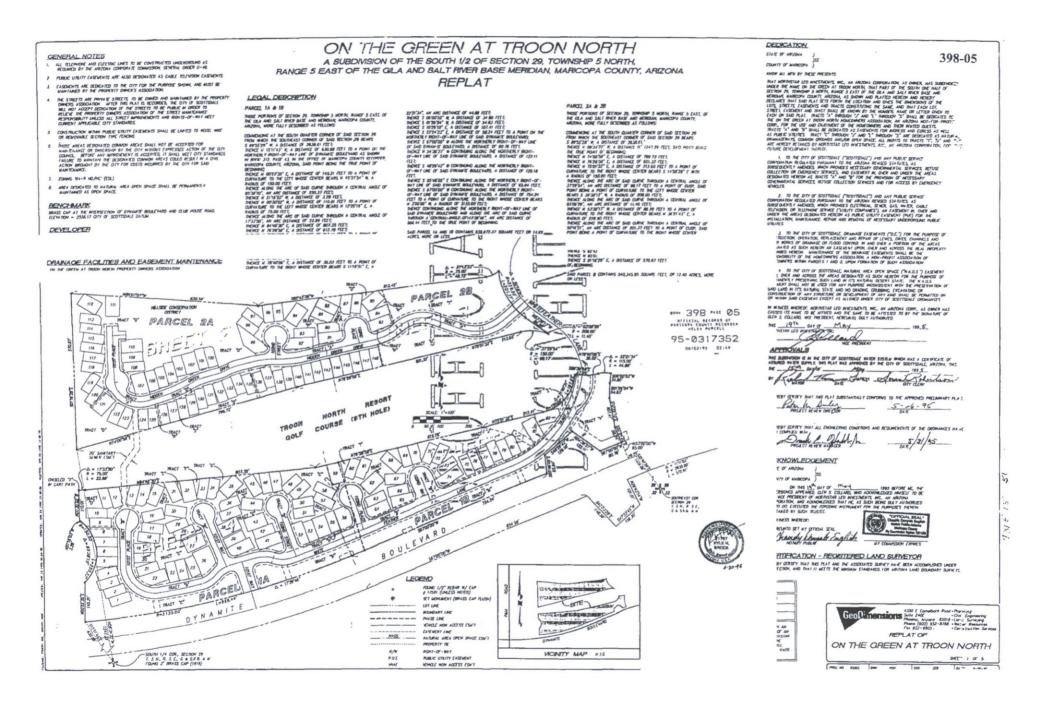


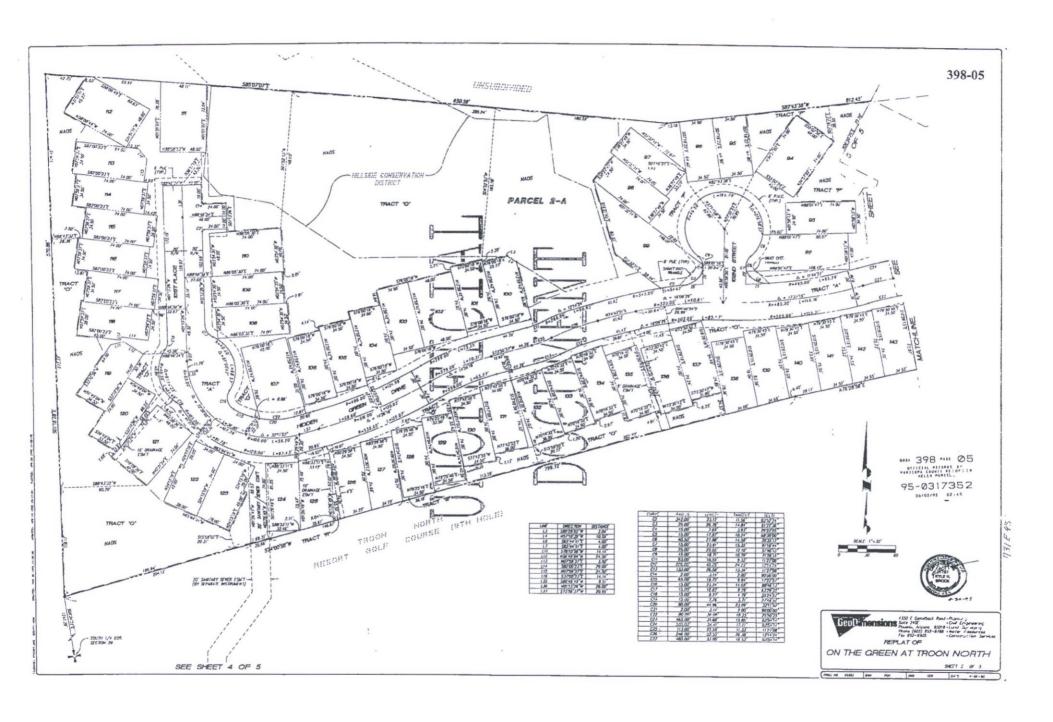
Tract V at On the Green at Troon North

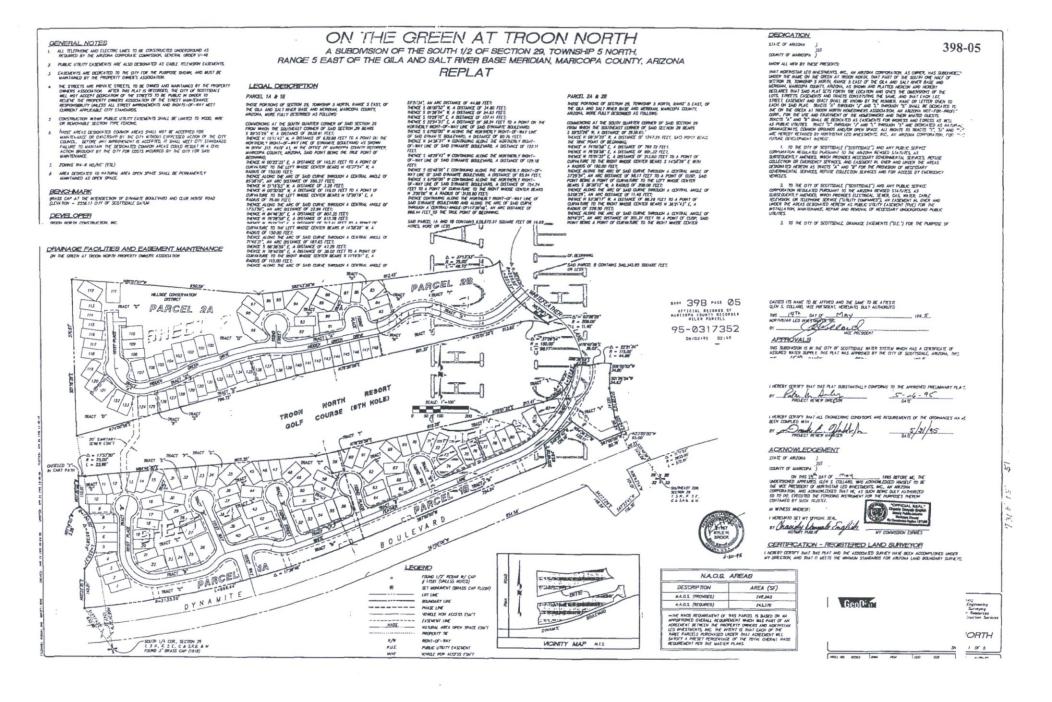
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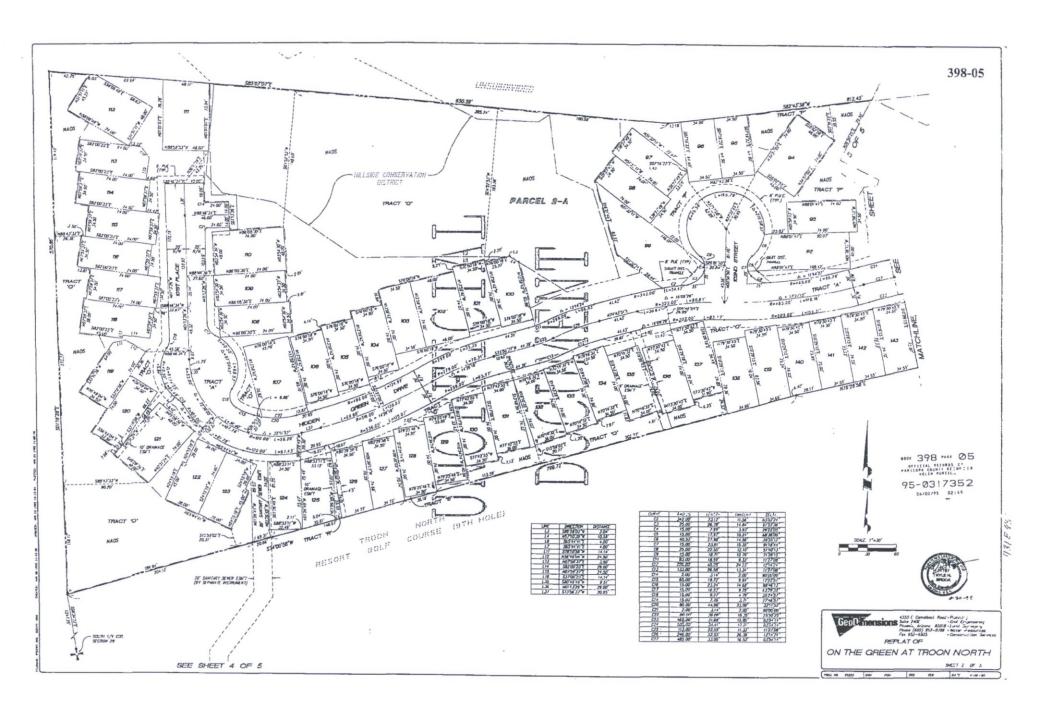
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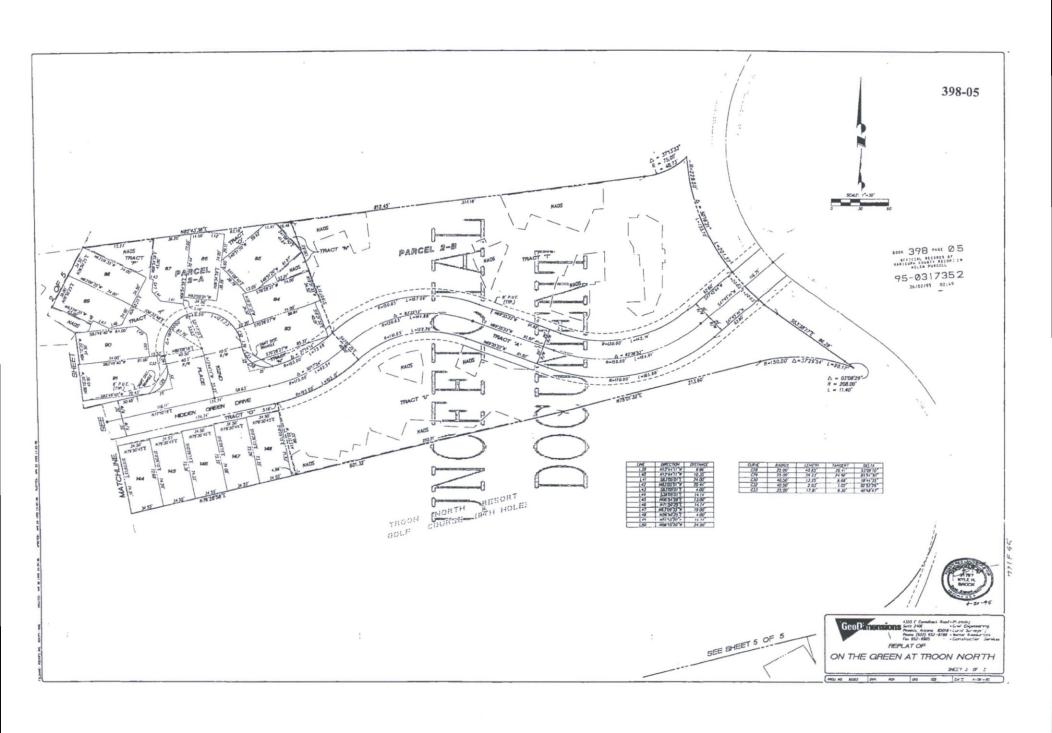


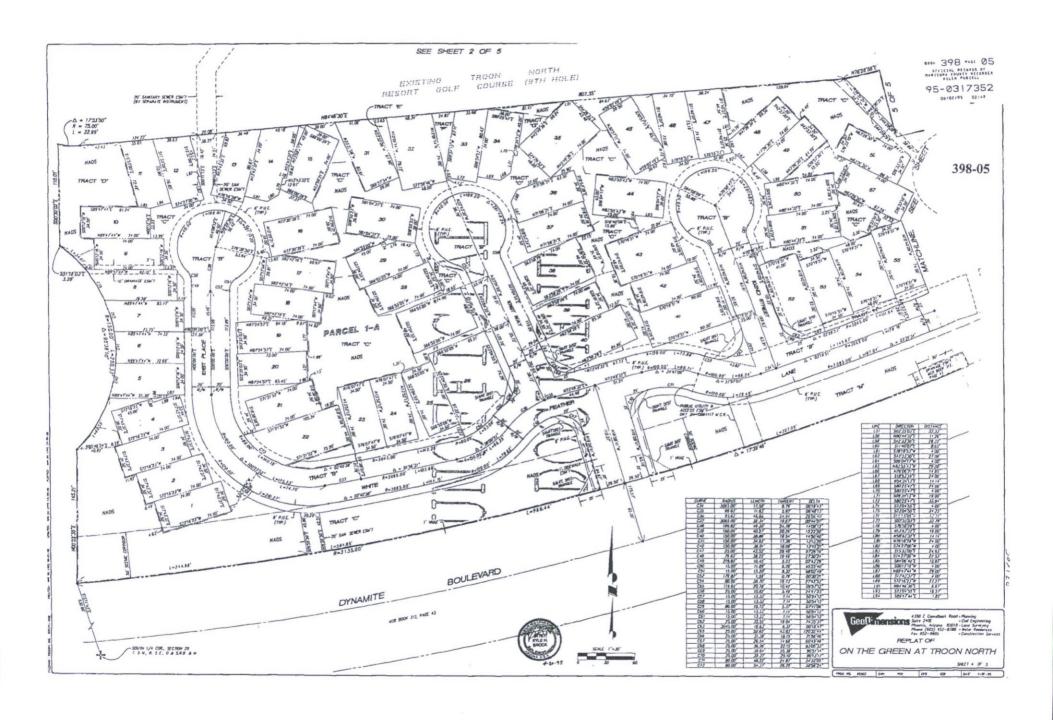


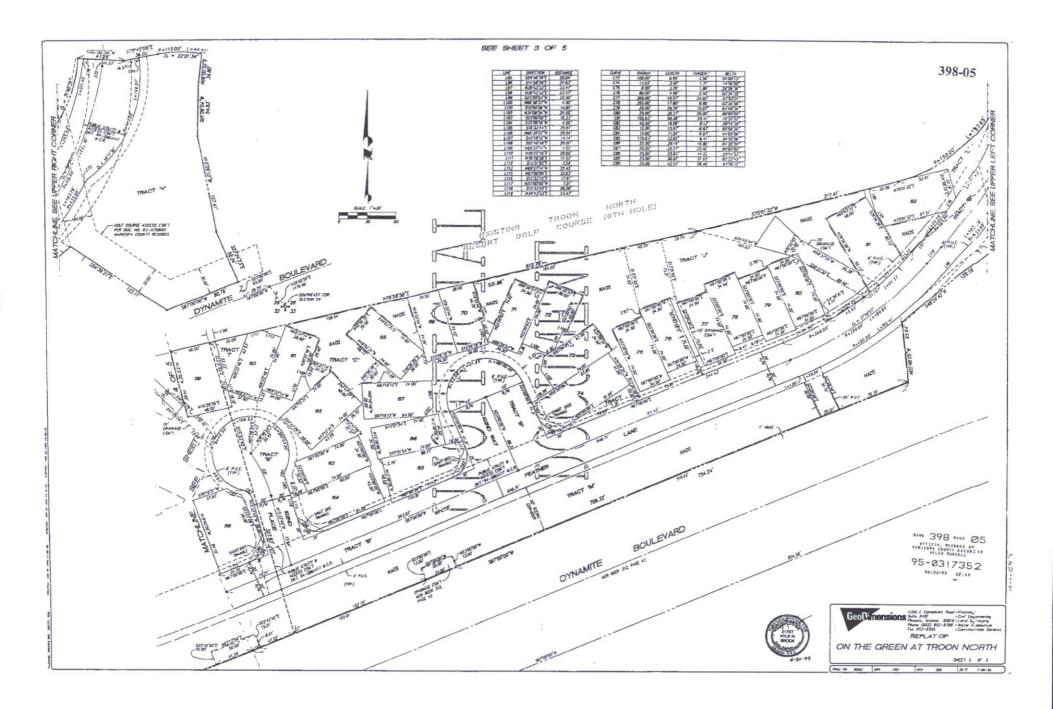


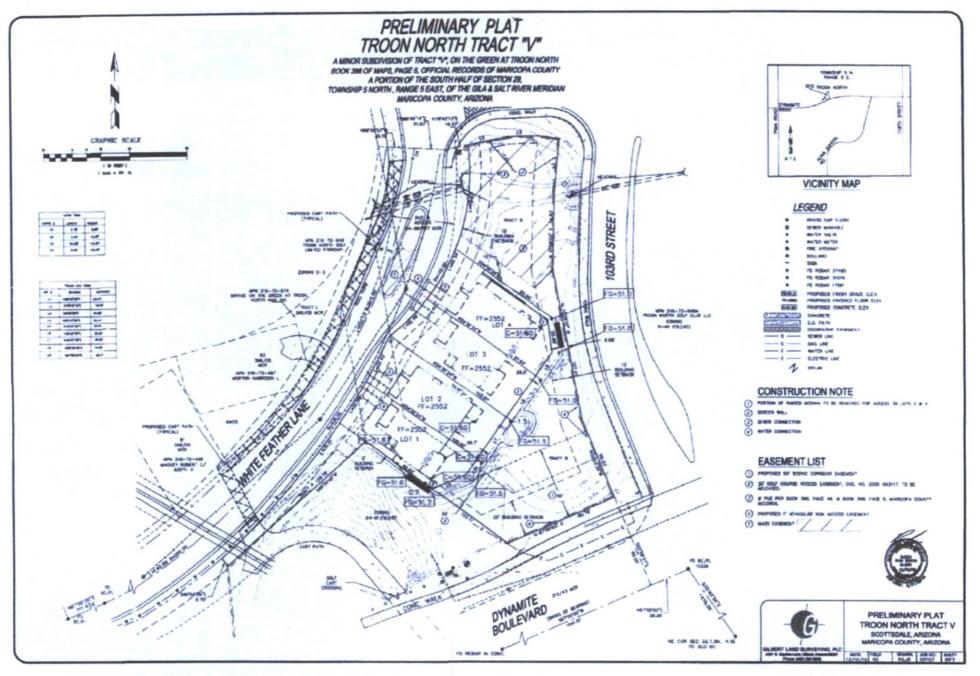












Tract V at On the Green at Troon North

10-PP-2015 12/15/15

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

OWNER: TROON EAGLES, LLC

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BY, C.I.A. ENTERPRISES, LL.C., AN ARTONA DINTED DABUTY COMPANY ITS MENSOR

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ACKNOWLEDGEMENT:

COUNTY OF WARCOPA

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE WE THIS _____ DAY OF ___

FOR AND ON BOHALF OF TROON EAGLES, ILC, AN AREZONA LIMITED LIABILITY COMPANY

WY COMMISSION EXPIRES: ___

FLOOD PLAIN CERTIFICATION:

BASIS OF BEARING:

THE BASS OF BEARING USED FOR THIS SURVEY IS THE CENTER WORKLIKET USE OF DYNAMET BOLLEVARD, AS SHOWN ON THE RE-PLAIT OF YOU FILE OF BEARING THE STREET AS RECORDED IN 358/05 WOR, IS THE BASS OF BEARINGS FOR THIS SURVEY.

SAD BEARNC - SOUTH BY OU OU NEST



SHEET INDEX:

RATIFICATION:

BY: ASSURED LIFE ASSOCIATION A FRATERNAL BENETIT SOCIETY, AS BENETICIARY

ITS: PRESDENT DATE

ACKNOWLEDGEMENT:

STATE OF COLDRADO

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS __

__ DAY OF __ FOR AND ON BEHALF OF ASSURED LIFE ASSUDATION A FRATERNAL BENEFIT SOCIETY,

PARENT PARCEL LEGAL DESCRIPTION:

THACH, ON THE ORDER AT THOSE WORRS, ACCORDING TO BOOM 180 OF UNIFS, PACE 48, CENTREATE OF CONFICIENT RECORDS TERMINATY 74, 1984 N. INSTRUMENT NO. 38-009783. AND RECORDS OF MARCHAITED IN BOOK 388 OF MAPS, PACE 3 AND AFFENANT OF CORRECTION RECORDED APRE, 5, 1986 IN INSTRUMENT NO. 588-514-748 PERCORDS OF MARCHON COUNTY, AMERICAN PROPERTY.

MY COMMISSION EXPRES.

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

REFERENCE DOCUMENTS:

- (R1) MAP OF DEDICATION RECORDED IN BOOK 312, PAGE 43, MARICOPA COUNTY RECORDS.
- PLAT OF ON THE GREEN AT TROOM MORTH RECORDED IN BOOK 390, PAGE 48, MARICOPA COUNTY RECORDS.
- (RJ) PLAT OF ON THE GREEN AT TROON NORTH, RECORDED ON BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.
- (R4) SPECIAL WARRANTY DEED. DOC# 1997-0660698, MARICOPA COUNTY RECORDS.

OWNER/DEVELOPER:

TROON EAGLES, LLC 8325 E WA DE LAS FLORES SCOTTSDALE AZ, 85758 CONTACT: DICK ROSSMILLER

EXISTING ZONING: 4-48 [3. DIY OF 50011504LE

NAME	SQUARE FEET	ACRES
LOT I	3 497	0.08 ACRES
LOT 2	4,402	0.10 ACRES
LOT 3	4,686	011 ACRES
LOTA	3 702	0.09 ACRES
TRACT A	12,192	0.39 ACRES
TRACT B	1,532	0.03 ACRES
TOTAL	30,018	GBB ACRES

AREA TARLE

SURVEYOR'S NOTES:

- 1. THIS DEVELOPMENT IS ON THE DITY OF SCOTTSDALE WATER SYSTEM, MINOH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- NO STRUCTURE OF ANY ENG SHALL BE CONSTRUCTED OR NAY MECHATION OF PLANTED NOR BE ALLOWED TO CHOW WHEN THE DRANGE CASIDLES WHICH WHILE WHERE HE FLOW OF WATER OVER, LINCER ON PROMISH THE CASIDLESS. THE CITY OF SCRITTENALE MAY, IF IT SO DEPIRES, CONSTRUCT AND/OR MAYTAN DRANGE FACULTES ON OR LINCER THE LAND IN THE CASIDLESS.
- 3. DECIRC LINES ARE TO BE INSTALLED FOR ARIZONA CORPORATION COMMISSION CENTRAL ORDER U-46.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- 5 THIS SURVEY AND PLAT EXCEEDS THE REQUIRED ACCURACY OF 1 FOOT IN 15,000 FEET.
- 4. POR ARZONA MENASO STANUES, SECTION 331-151, THE USE OF THE MORD "CORTEY" OR "CUSTORICATION" BY A PESSON OR FIRE THAT IS REQUISITED OR CONTINUED BY THE BOARD IS AN CONSISSION OF PROTESSONAL OPNIOR RECEMBRIS FACES OR FORMOS THAT ARE THE STANGED OF THE CONTINUED AND DOLS HO! CONSTITUTE AN EXPRESS OR MINUTED WERRANTE OR CURRANTE.
- AFFIDARTS OF CORRECTION OR AMDIGMENT PIPE LETTERS CONCEINING THIS PLAT ARE NOT VALID. THERE MILL BE NO REVISIONS TO THIS PLAT WITHOUT THE OCYCLOPILINI ENTRIBLEDAG WANAGER'S APPROVAL
- PROBLATION ON THE SUPPLY IS FROM DATA PROVIDED BY A COMMITMENT FOR THE DESURANCE, FLE NO 45001325-0-05-40-LDR BY FIGURITY NATIONAL THE PREPARANCE COMPANY, DATED WAY NO, 2016 AT 7.30 A.W. NO FURTHER RESEARCH WAS VARIE BY SUPPLYING.

CITY OF SCOTTSDALE COUNCIL PLAT	APPROVAL	
APPROVED BY THE CITY COUNCY, SCOTTSDALE, ARZONA DA BY, MAYOR ATTEST BY:	PS DAY DF	2019.
THIS PLAT HAS BEEN REVENED FOR COMPLIANCE WITH THE SPECIFICATIONS.	DITY OF SCOTTSDALE'S DESIGN STANDARDS A	MO POLICY VANUA
CHEST DEVELOPMENT OFFICER	DATE	
THIS PLAT HAS BEEN REVENED FOR COMPLIANCE WITH THE OCNELOPHENT REVEN BOARD (ORB) CASE NO. 7-NO-7015,	DEVELOPMENT STANDARDS OF THE CITY OF S AND ALL CASE RELATED SEPULATIONS.	SCOTTSDALE'S
DEVELOPMENT ENGINEERING MANAGER	DATE	

LAND SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUPPLY AND SUBBINDERS OF THE PREMISES DESCRIBED AND PLATTIC HORDON WORE WAS LINGER MY DIRECTION DURING THE WORTH OF MARCH, DOIL, THAT THE SUPPLY IS THAT AND CHAPTER AS SHOWN THAT WORSHIPS SHOWN ADDITION TO SEED OF MALE DESCRIBED AND CONTROL THE SECONDERS. THAT DIRECTIONS ARE CONTROL THOSE OF MARCH AND THAT SAD UNMANANTS ARE CONTROLLED AND THAT SAD UNMANANTS ARE CONTROLLED AND THAT THAT AND THAT SAD UNMANANTS ARE CONTROLLED AND THAT THAT THE AND THAT THAT THE AND THAT THE AND THAT THE AND THAT THAT THE AND THAT THAT THE AND THE AND THAT THE AND THE AND THAT THE AND THE AND THAT THE AND THE AND THAT THE AND THAT THE AND THE

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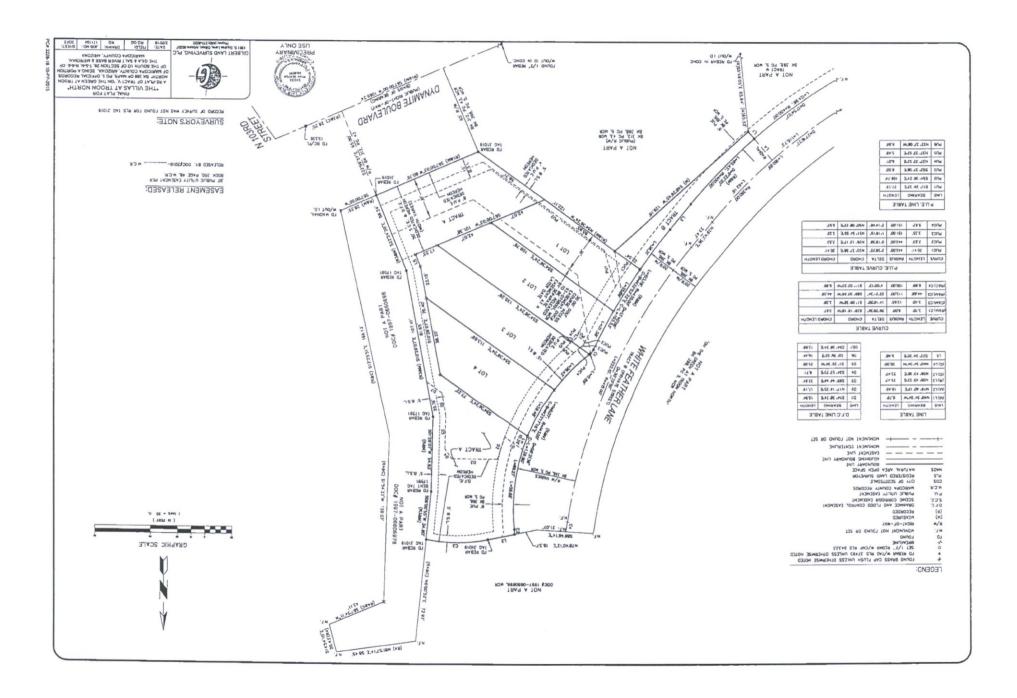


USE ONLY



FINAL PLAT FOR
"THE VILLAS AT TROON NORTH" A RE-PLAT OF TRACTY, ON THE GREEN AT TROOM NORTH BY 328 OF MAPS, PG 5, OFFICUAL RECORDS OF MANICAPA COUNTY, ARTICONA, BEING A PORTICON OF THE SOUTH 1/2 OF SECTION 12, T-5-M, R-S-E, OF THE GLA 5-AL 1 NAMER BASE & MERICIAN, MARKCOPA COUNTY, ARIZONA

8bert, Artzone 85297 275-8020	DATE: 2/20/19	FICLD: RG GG	DRAWN	JOB NO.: 171104	SHCET:
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Landscape Improvement Plans For:

THE VILLAS AT TROON NORTH

FEBRUARY 20, 2019

BOOK 398 OF MAPS, PAISE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 29,



LEGAL DESCRIPTION

CONSULTANTS

Landscape Architect:

Ironwood Planning

Landscape Architecture Land Planning Phoenix Office



Civil Engineer: Graham Surveying & Engineering, Inc. 480-488-4191

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE IN PUBLIC RIGHTS OF WAY SLALL BE MAINTAINED IN A BEALTHY, NEAL CELEX AND WEST PRESCRIPTION, AND A SHALL BE MAINTAINED FRACELISTS FOR PRINSING, INSPERIS STREET, STREET, AND A SHELT SHALL BE USED FREE MAINTAINED RECEIVED. SET PRINSING INFORMATION OF THE SHALL BE USED A WE MAINTAINANCE CRITICAL THIS THAT BE THE REPORTSHOLLY OF THE TREMPARKER ASSOCIATION.

SHEET INDEX

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

NAOS: NO NAOS IS REQUIRED FOR THIS PROJECT PER 10-PP-2015#:

LANDS	CAPE PLAN APPRO	VAL
CASE#	APPROVED BY:	DATE:

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIN PLAN AND ALL DRIVER HONN WILL REQUIRE REAPPROVAL. THE CITY WILL NOT SSUE A CORE HICKLE OF DECURANCY USELL INSTALLATION. APPROVES THE LANDSCAPE INSTALLATION.

10299 E. WHITE FEATHER LANE SCOTTSDALE, AZ 85262

TOWNSHIP 5 NORTH . RANGE 5 EAST, OF THE GLA & SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA APN# 216-72-584



FIRST V, ON THE GREEN AT TROON NORTHS ACCORDING TO THE PLAT OF RECORD WITH THE OFFICE OF THE PROPERTY OF MARKETS AND ACCORDING TO MARKETS AND ACCORDING TO MARKETS AND ACCORDING TO MARKETS AND ACCORDING TO MAKE THE ACCORDING THE

OWNER

CITY OF SCOTTSDALE NOTES:

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION All consection in the public right-or-lawy or in assumers legislated by public right-or-lawy or in assumers legislated by public use must con-to-the least Manager Association of Governments (MAG) Uniform Blanded Specification Uniform Statement Seals for Public Report Controllation as invented by the lastic wavelen-th College of Statement Statement Controllation are needed by the lastic wavelen-th College of Statement Statement Controllation and Postplanned Statement Statement Decide. If there is a certific, the city is designmented Statement Decide with grown or The cry only approves the scooe, not the setall, of engineering designs; therefore, construction quantities are shown on these plans, they are not verified by the day. The approval of plans is valid for six (6) months. If an encode-thresh permit for the has not been issued within six months, the plans must be resubmitted to the city it A Public Works Inspection will inspect all works within the City of Scottsdale rights-of-way and sessements. Notify Inspection Servinzs 24 hours prior to beginning construction by cating 480

Whenever excavation is necessary, call the Blue Stake Center, 602-263-1100, two woldays before excavation begins. The Center will see that the location of the undergroundness is dentified for the project. Call "collect" if necessary. Encoachment pormits are required for all work in putter right-solvery and bisamenrs granted for public suppliess. An animachment point will be reswel by this sty only after the registrant has put at bear the plan at 6 for the plant of the first public states and be available for impection introduct, copies of all pointed must be retired on-site and be available for impection int off other. Faiture is produce the indused permits will necessary and a supplication and one of the public states of the public stat

All ascuration and grating that a not in the juddic fighte-of-way or not in deserminis granted for public use must content to Chapter 70, Ecroption and Grading, of the latest edition of the Uniform Building Code prepared by the International Contentinos of Building Officials. A permit for this grading must be secured from the city for a few establishment by the Uniform Building.

RIGURE 1.2-13 GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

Troon Eagles, LLC 8325 East Via De Las Flores Scottsdale, Arizona 85258 602-486-5338

IRRIGATION NOTES

- ALL EXACT QUARTITIES OF EQUIPMENT REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR AND NO ADDITIONAL COSTS TO OWNER WILL BE ACCEPTED ATTER BIDDING THES

- 1. ALL EAST QUANTITIES OF EXCENSIVE SHARES THE RESPONSIBILITY OF THE TREATION CONTEXTED AND MIS OF MOTIONAL COSTS 100 OWNERS, and RESPONSIBILITY OF THE TREATION OF THE RESPONSIBILITY OF THE TREATION OF THE

- CONTRACE.
 MICVIDE TYPED WATERING SCHEDULE ENCASED IN PLASTIC AND ATTACHED TO INSIDE DOOR OF

IRRIGATION SCHEDULE

SYMBOL	ITEM	DESCRIPTION	REMARKS
M		1" WATER METER	FIELD VERIFY LOCATION
X	WILKINS 375	1" BACKPLOW PREVENTER (IN SECURITY CAGE)	FIELD VERIFY LOCATION
•	RAINBIRD	FIGO PER SERIES ELECTRONIC REMOTE CONTROL DRIP VALVE WITH AN REV-100-200 PC SERIES WAY! WYE STRAINER	SIZE: 1° THROUGHOUT
•	RAINBIRD	MS140030 PRESET PRESSURE REGULATOR ON EQUAL	SEE DETAIL
	-	PVC HAINLINE, SCH. 40	1 1/2" THROUGHOUT
	_	I* PVC DRIP LATERAL, CLASS 200 OR BETTER (SHRUB LATERAL)	
	_	1" PVC ORIP LATERAL, CLASS 200 OR BETTER (TREE LATERAL)	
	_	PVC SLEEVING, SOIL 40	4° SOL 40
₽	SPEARS	MALE ADAPTOR, M-66-P MALE FLUSH CAP	SEE DETAIL
	ERRITROL NOT SHOWN	NC-Phis B Series AUTOMATIC WALL MOUNTED CONTROLLER 12 STATION	WALL MOUNT PER MANUF, SPECIFICATIONS
\bowtie	MESCO	MASS GATE VALVE	LINE SIZE

BOWSMITH EMITTER NOTES

- 1. INSTALL ONE SHIGH (1/2 CPH) SINCLE DUTLET ENTITER PEX SHIPUR OR GROUND COVER AS REQUERED.

 SEE LANCISCARY SCHEDULE FOR APPROXIMATE ENTITIE APPLICATION, (SEE DETAIL).
- INSTALL ONE SE-IS (LIS GPG SINCAL CULTLET DETTED PCS SPRUB ON CROUND CENER AS REQUIRED. SEE LANGSCAPE SCHEDLEF FOR APPROPRIATE DIFFERS APPLICATION. (SEE SETAL.) PLANTS THAT ARE NOT SCHEFFEED AS RECEIVED AS DECEMBER AS OF CHEFTER SPALL RESIDER. I GIVE DIFFERS THE
- INSTALL (CIP., Veries) HE.-18 HERTT CUSTLET ABAPTEP FOR EACH TREE. (SEE SCTAEL)
 SHITALL (CIP., Veries) SH-16 (LIE CPV) SINCLI CUSTLET EMETTER MER TREE AS MICHAELD, (SEE DETAIL)
- 4. INSTALL ALL ENTITIES OF CRADE SHOW IS ANY MATTERS
- 7. INSTALL ALL COLUMNENT AS HER HANGENCTURORS INSTRUCTIONS AND SPECIFICATIONS

PIPE SIZE	GAL/ HOL	PIPE SIZE	GAL/ YER
1/7"	0-6	1 1/4"	19-25
3/4"	6-18	1 1/7"	26-35
2"	11-15	r	28-58

EXISTING SALVAGE MATERIAL INVENTORY

2.	SPECIALEN BOTANCAL NAME	SPECIMEN COMMON NAME	TREE	E HEIGHT	BALVAGEABILITY	BALVAGE	BOX	COMMENTS
	PARIOISCINA MICROPIMLIA	FOOTIELS PALO VERDE	18"		HOW SALVAGEABLE	RESIGN IN PLACE		CURRENT BITERFERENCE
	PARKINSONA FLORIDA	BLUE PALO VE RDE	3"		MON SAL VAGEABLE	REMAIN IN PLACE		POOR FORM
П	FEROCACTUS WISLEEM	BARREL CACTUS		3	SALVAGEABLE	REMAN IN PLACE		
Н	FEROCACTUS WISLE'EM	BANKEL CACTUS		3	SALVACLABLE	ITE MAIN IN PLACE		
Н	FOUQUERIA SPLENDENS	OCOTILO	-	17	SALVAGEABLE	REMAIN IN PLACE		
Н	PARONSONA PLORIDA	BLUE PALO VERDE	12"		HON SALVAGEABLE	REMAIN IN PLACE	_	POOR FORM/ OVER PRUME D
Н	PARKINSONA FLORIDA	BLUE PALO VERDE	17"		SALVAGEABLE	REMAIN IN PLACE		- quant occur on the real con-
Н	I OUDUERA SPLENDLISS	OCOLETO		12"	EALVACEABLE	REMAIN IN PLACE	-	
	OLNEYA TESOTA	BONY,DOD	14"	-14	SALVAGEABLE	REMAIN IN PLACE	-	SIDEVYALK-ROOT PRLATE F POSSIBLE
-	YUCCA BACATTA	BAHANA YUCCA	-1-	- 5'		REMAIN IN PLACE	-	WDE BASE
	PARKINSONA LIICROPIMILA		16"	-	HOST SALVAGE ARLE		_	POOR FORM I CAMPAIN DAMAGE
3	YUCCA BACATIA	BAHANA YUCCA	14	-		REMAIN IN PLACE	-	WOE BASE
	PARKINGOMA LACROPHYLIA		17		SALVACE ABLE	REMAIN IN PLACE	-	CONSTRUCT AROUND -ROOT PRINE
5	PARIONSONA LIICROPINILLA		17		BALVAGEABLE	REMAIN IN PLACE		EU ESTAGOS PELOCRITARIOS IN TREPE
í	PATIONSONA LECROPHYLLA		17"		SALVAGEABLE	REMOVE	$\overline{}$	CONSTRUCT ARGUND ROOT PRIME
7		BANNA TUCCA	- 12	4"		REMAIN IN PLACE	_	WOL BASE
í	YUCCA BACATTA	BANAVATUČČA	_	· F	MON SAL VACEABLE	REMOVE	-	WOE BALE
9	TUCCA BACATTA	BANAVA YLCCA	_		HON SAI VAGEABLE	REMOVE	-	WOE BASE
9	YUCCA BACATTA	BAHANA YLCCA	_	5'	MOH SALVAGEABLE	REMOVE	-	WIDE BASE
1	Z/PHUS OBTUSIFOLIA	CREYTHORN	· ·	-	NON SALVAGEABLE	REMOVE	-	POOR FORM
2	YL-CCA BACATIA	BAHANA YUCCA	-		NON SAL VAGEABLE		_	WIDE BASE
3	PARIONSOMA MICHOPHYLLA		12	-	MON SAL VAGEABLE	REMOVE	-	DVER PRUMING SUMBURN DAMACE
-	TUCCA BACATIA	BANANA YUCGA	12	5	NON SAL VAGEABLE	REMOVE	_	WICE BAGE
5	2079HAIS OBTUSTONA	CREYTHERN	207	-	NON SAL VACE ABLE	REMOVE	_	WCE BASE
ò	PARKINSONA MICROPHILLA		6.	-	SALVAGEABLE	RELOCATE	47	THERE BROKE
1	PARKINSONA MICROPHILLA		18"	-	NON SALVAGEABLE	REMOVE	42	OVER PRUMMS SUMBURN DAMAGE
8	YUCCA BACATIA	BAHANA YUCCA	10	6	MUN SAL VAGEABLE	REMOVE	_	WEE BASE
9	YUCCA BACATTA	RAVIANA YUCCA	_	5	MON SALVAGEABLE		_	WIDE BASE
0	ACADA GREGO	CA1CLANY ACACIA	18"	-	NON SAL VAGEABLE	REMOVE	_	WOE BASE
1	ACACIA GREGGI	CATCLAWACACIA	17		MON SAL VAGEABLE	REMOVE	_	60% DEAD
	YUCCA BACATTA	BAHANA YUCCA	16	-	NON SALVAGEABLE	REMOVE	-	WICE BASE
3	YUCCA BACATIA	BANANA YUCCA	_	-	MON EAL VAGY ABLE	REMOVE	_	WOE BASE
4	YUGGA BAGATTA	BAHAYA YUCCA		4	HON SALVAGEABLE	REMOVE	-	WDE BASE
6	YUGGA BAGATIA	BANANA YIJOGA	_	6	MON SAL VACE AIR E	REMOVE	-	WOE MADE
	VI.CCA BACATIA	BANANA YUCCA	_		MON SAL VAGEABLE	REMOVE	_	WOE BASE
6			_	2.		REMOVE	_	
A	YLICCA BAGAITA PARKINGONA MICROPHILLA	BAIWA YUCCA	10"	-	NON SALVAGEABLE BALVAGEABLE		80"	WICE BASE
9	ACAGA GREGGI	CATCLANIACAGA	4"	_	MON SAL VARY AIR E	REMOVE	OU-	POGR FCAM
5			•	5		REMOVE	_	WOE BASE
9	PASIONSONA MICROPHILA	BANAVA YUCCA	16"	- 3	NON SALVAGEABLE NON SALVAGEABLE	REMOVE	_	OVER PRIMBIG SLINBURN DAMAGE
2		SAGUARO	16	21,10	NON SALVAGEABLE	REMOVE	_	4 ARMS
	CARNEGA GIGANTEA (MARKINSONA MICROPHILLA		17	21,10	NON EAL VAGEABLE	I REMOVE	_	OVER PRUNNSSIMBURN DAMACE
	CARNE CIA CICANTEA	DOMES PALO YEARS	15	20'45'	NON EAL VACEABLE	REMOVE	_	DAMAGED
5	PARKINSCHA MCROPHYLLA		16	74.45	HON SALVAGEAN E	REMOVE	_	OKE BACK/ POOR FORM
6			14	5		REMOVE	_	
	YUCCA RACATTA	BANANA YUCCA	4400	- 2	NON BALVAGE ABLE	REMOVE	_	WOE BASE
f d	PARNISONA MOROPHILA	CRUCFTOON THORN	107		HON BAL VAGE ABLE		_	OVER PRUNING GUNBURN DAMAGE
5	PARKESOMA LUVEDA	BLUE PALO VERDE	10		HON SALVAGEABLE	REMOVE	M.	SEVERT DE BACK
9	PARKINSCHA MICROPHILIA		207	_	SALVAGEABLE MEN SALVAGEABLE	REMOVE	76	OVER PRUNING SUNBLEIN DAMACE
17	PARIONSONA FLORIDA	BLUE PALO VERDE	30	-	MON SALVAGEABLE	REMOVE	_	OVER PRUNING SUNBLIRN DAMAGE OVER PRUNING SUNBLIRN DAMAGE
				-			48"	U- EX PRUMENTS SUMBLIRM DAMAGE
4	PARKEISONA FLORIDA PAHNISCINA MICROFFILLA	BLUE PALO VERDE	4.	-	SALVAGEABLE	RELOCATE	48	A
9	PARIGNEDINA MECROPHYLLA		18"		SALVACEABLE	REMOVE	77	OVER PRUMPIC SUMBURY DANACE
11	YUCCA BACATTA	BAHANA YUCCA	1/1	- 5	HOH SAL VACE ABLE	REMOVE	17	WOF BASE

GENERAL NOTES

- 1, CONTRACTOR TO DETAIN PERHITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING ARESONCTION OVER THIS STPE. 2. CONTRACTOR TO VERBY LOCATIONS OF ALL UNDERGROUND LITILITIES PRIDE TO ANY

- ARRIBACTION OWER THIS STIT.

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- TO THE ATTENTION OF THE AMERICAN ADDRESS CHAPT. LANGSCAPE CONTRACTOR SMALL, ALL QUARTETS PROVIDED AND SOS BEDIENCE REPROCESS DRIVE. LANGSCAPE CONTRACTOR SMALL BE RESPONDED FOR THE RESPONDED FO

48" BOX 17 1 GPH EMITTERS PROSOPES VELUTINA NATIVE HESQUITE 24" BOX 12 1 GPH EMETTERS SHRUBS @ AMBROSIA DELTOIDEA 5 GAL 33 1 GPH EMITTER O BATLEYA MILITIRADIATA 1 GAL 90 .5 GPH EMITTER DESERT MARIGOLD (I) FACELLA FARTHOSA 61 L GPH EMITTER BRITTLE BUSH

SIZE QTY. NOTES

PLANT LEGEND SYMBOL BOTANICAL/COMMON NAME

TREES

- CALLIANDRA CALIFORNICA RED FAIRY DUSTER 19 1 GPH EMITTER 5 GAL ARREA TRIDENTATA 5 GAL 26 I GPH EMITTER O DODONEA VISCOSA HOPSEED BUSH S GAL 27 1 GPH EMITTER
- ACCENTS MESPERALDE PUNIFERA
 GIANT HESPERALDE
 ASYLIRION WHEELER! 5 GAL 11 1 GPH EMITTER 5 GAL M I GPH EMITTER
- DESERT SPOON FOUQUERIA SPLENDENS 10 CANE MIN. 9 1 GPH EMITTER GROUNDCOVERS

RELOCATED SALVAGE INVENTORY

REFER TO INVENTIONY CHART ON THIS SHEET TO CROSS REFERENCE SMECHIC TREE TO BE SALVAGED AND RELOCATED (5 TREES TOTAL)

PARKINSONIA MICROPHYLLA FOOTHILLS PALD VERDE

PARKINSONIA MICROPHYLLA FOOTHILLS PALO VERDE

PARKINSONIA MICROPHYLLA FOOTHILLS PALD VERDE

PARKINSONIA FLORIDA BLUE PALO VERDE

PARKINSONIA FLORIDA BLUE PALO VERGE

SYMBOL SALVAGE MATERIAL

A 26

a.38

A55)

*58

460)

- O LANTANA SPECIES NEW GOLD' 1 GAL 15 1 GPH EMITTER
- O VERBENA PLACHELIA ROCK VERBENA 20 1 GPH EMITTER MATERIALS

.75 TON

MADISON GOLD

.5 TON

5 SURFACE SELECT 5 SURFACE SELECT

(ALL NEW PLANTING AREAS)

- WEATHERED GRANTTE BOULDERS WEATHERED GRANTTE BOULDERS

- S. LIFE ENCED BAC AS PROTTED LATTERAS THE DATE OF THE
- B. THETALL PLUDI FND CAPS AT ALL ENDS OF LATTRALS AS SHOWN

DE	SIZING	SCHEDI	II F

PIPE SIZING SCHEDULE					
PIPE SIZE	GAL/ HOL	PIPE SIZE	GAL/ WER		
1/7"	0-6	1 1/4"	19-75		
3/4"	6-18	1 1/7"	26-35		

ALL LANDSCUPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF 1/2" HINES "COLOR BY CHANCE
DECOMPOSED GRANTLE, PROVIDE SAMPLE OF SLIFE AND COLOR FOR APPRIONAL BY CHANCES
AGAIN PROCEST DO BLUTHER,"
 STARE LINCATIONS OF ALL TRYES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT

AGUIT PRIDE TO DICLIEFE.

A STARE LICENTION OF ALL TESTS FOR WANDUL, MIDS TO DISTALLATION OF WAT PLANT

15. ALE, MART WATTERLE, SPALL SE HEALTH, YIGGINGS, WILL SEARCH DO BOOKET, FOLLATS

15. ALE, MART WATTERLE, SPALL SE HEALTH, YIGGINGS, WILL SEARCH DO BOOKET, FOLLATS

INVESTIGATION, ALE S PROFEL OF SER SEARCH SEARCH DOWN HER HAND, WHITE HEALTH SEARCH SEARC

MAINTIANACE PRISIDE.

PROVIDE OWNER WITH A WRITTEN CLARAMITE OF SIX (6) MONTHS (FIR ALL PLANT MATERIAN DATE) IN FIGURE WITH A WRITTEN CLARAMITE OF SIX (6) MONTHS (FIR ALL PLANT MATERIAN DATE) IN FIGURE WITH A WRITTEN AND THE SIX (FIR ALL PLANT MATERIAN CONTINUES OF SIX (FIR ALL PLAN

Tronwood Dlanning Landscape Architecture

Phoenly Office (Ph.) 480-540-7556

25809 N 55th De Phoenly, AZ 85083

Email: brude9@cox.net

These Executing and Lens Plantines are to be an Indiament of sensity and and analysing standing of lensity and and products as standing of lensing LLAC products for the force as the products as strength to the standing LLAC and the string figure to remain "ferroring LLAC" and enterpolic forces and "ferroring LLAC" and enterpolic production of the string and address and product are broadless, in the string para address and products and products and the product.

NORTH Arizona TROON AT VILLAS

LLC Las Flores THE NAME DBS-05 Z76-72 MCR APN

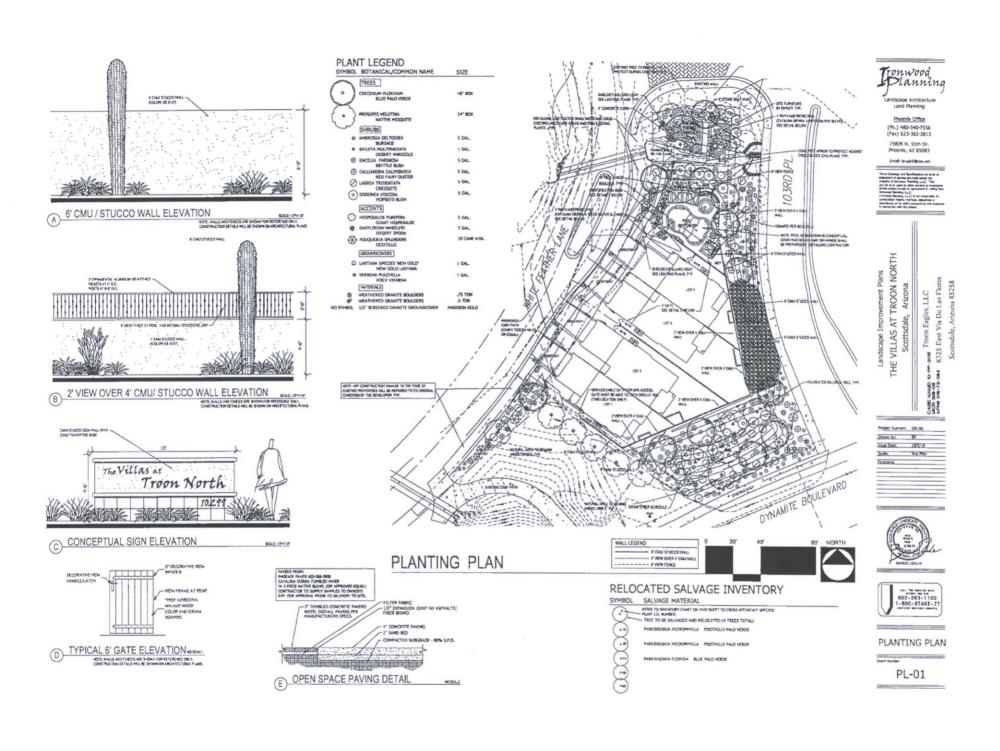
Project Number: 0R100 Drawn by: 83 Issue Date: 16/5/18 Scale: See Plan Profesors:





LEGENDS AND NOTES

LN-01



IRRIGATION SCHEDULE

SYMBOL	ITEM	DESCRIPTION	REMARKS
M		1" WATER METER	FIELD VERIFY LOCATION
X	WILKINS 375	1" BACKFLOW PREVENTER (IN SECURITY CAGE)	FIELD VERIFY LOCATION
•	RAINBIRD	#100 PEB SERIES ELECTRONIC REMOTE CONTROL DRIP VALVE WITH AN RBY-100-200 MX SERIES WATT WYE STRAINER	SIZE: 1" THROUGHOUT
•	RAINEIRD	PSI-HOCIO PRESET PRESSURE REGULATOR DR EQUAL	SEE DETAIL
		PAC HAINLINE, SCH. 40	1 L/2" THROUGHOUT
	-	1" PVC DRIP LATERAL, CLASS 200 OR BETTER (SHRUB LATERAL)	
	_	1" PVC DRIP LATERAL, CLASS 200 DR BETTER (TREE LATERAL)	
	-	PVC SLEEVING, SCH. 40	1" SOH. 40
₽—	SPEARS	MALE ADAPTOR, M-66-P HALE RUSH CAP	SEE DETAIL
	JORTINOL	MC-Plut 8 Series AUTOMATIC WALL MOUNTED CONTROLLER 12 STATION	WALL MOUNT PER MANUF, SPECIFICATIONS
M	NIBCD	BRASS GATE VALVE	LINE SIZE

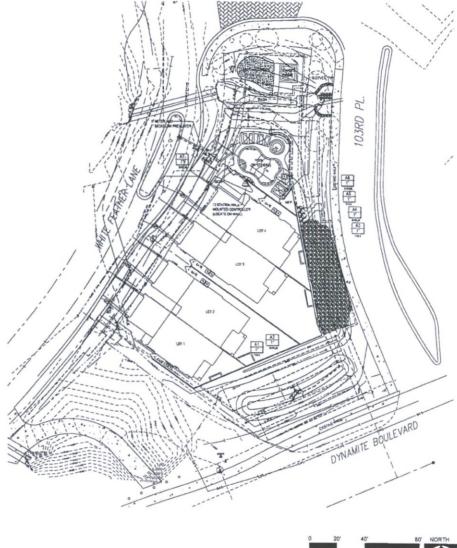
BOWSMITH EMITTER NOTES

- 1. INSTALL ONE SHOW (UZ CPH) STRELE CUTLET ENETTER MER EMBLE OR GROUND COMER AS RE SEE LANGECHME KC-KERLE FOR APPROPRIATE EMPLIES APPLICATION. (SEE DETAIL)

- 1. INSTALL ALL CHITTERS UP GRADE FROM PLANT MATERIAL
- S. USE REGID PAC AS EMITTER LATERALS THROUGHOUT
- B. INSTALL FLUSH END CAPS AT ALL ENDS OF LATERALS AS SHOWN.
- 7, INSTALL ALL COLONIDAT AS MER HANDFACTURERS DISTRUCTIONS AND SPECIFICATIONS

PIPE SIZING SCHEDULE

PIDE SUF	GALJ HIS.	PWF SITF	SAL J
1/3-	0-5	1 1/4"	15-2
104"	b-12	1 1/7	26-1





Land Planning

Phoenix Office (Ph.) 480-540-7556 (Fax) 623-362-2813

25809 N. 55th Dr. Phoenix, AZ 85083

Landscape Improvement Plans THE VILLAS AT TROON NORTH

Project Number: DR100 Organ by: 85 Issue Date: 10/5/18 See Plan

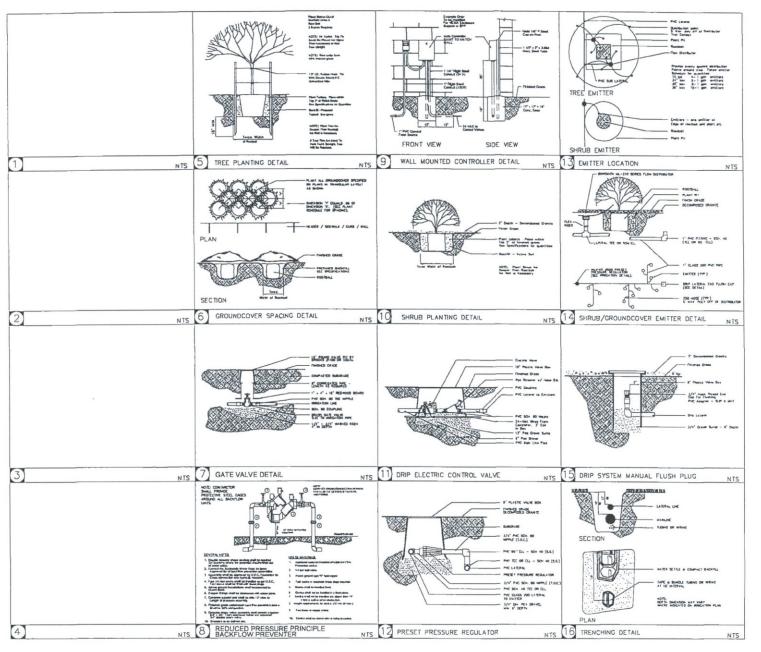




IRRIGATION PLAN

IR-01

IRRIGATION PLAN





Landscape Architecture Land Planning

Phoenix Office (Ph 1 480-540-7556 (Fax) 623-362-2813

25809 N. 55th Dr. Phoenix, AZ 85083

VILLAS AT TROON NORTH Arizona ZOIS Troon Eagles, LLC 8325 East Via De Las Flores NAME-05 398-05 216-72-

MON Drawn by: BI Issue Date: 10/5/18 Scale: See Plan Revisions:





LANDSCAPE **DETAILS**

D-01

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION:

All construction in the public rights—el—eay or in semements granted to public use must conform to the lottest Moricopé Associalism of converments (MAG) Durbons Tollow or the conformation of the conformation of the City of Scattain Supplemental Standard Septiments of the City of Scattain Supplemental Standard Septiments Standard Details all these is a conformal to the City of Scattain these is a conformation of the City of Scattain of the City of Scattain International Standard Septimental Standard Details all proposed to the conformation of the City of Scattain of the City of Scattain

The city only approves the access not the detail, of engineering designat therefore, if construction quantities are shown on these plans, they are not writted by the city.

The approval of plans is valid for all (6) manths. If an encroachment permit for the construction has not been issued within all months, the plans must be resubmitted to the city for reapproval.

A Public Works inspector will inspect all works within the City of Scottadols rights—of—way and in eosements. Notify inspection Services 24 hours prior to beginning construction by calling 480—312—5750.

Whenever excovotion is necessary, cell the Blue Stake Center, 802-283-1100, two working days before excovotion begins. The Center will as that the location of the underground utility these is identified for the project. Cell "collect" if necessary.

Excreational permits are regulard for all each is positive (high-red-red essements provided for public proposes. An enconcentual permit still be issued by the city only offer the registront has positive been public entirely entirely entered to the provided entered and the public entered and extended on estate and be still result in investigate encountered entered entered

7. All secretion and grading that is not in the public rights-of-way or not in assements granted for public use must conform to Chapter 70. Excention and Crading, at the latest existing of the Inform Building Code prepared by the interactional Conference of Building Difficials. A permit for this grading must be assured from the city for or the established by the Uniform Building.

NO CONFLICT SIGNATURE BLOCK

UTILITY UTILITY COMPANY REPRESENTATIVE MUMBER SENT
ELECTRIC APS ROO TREBOU 602-493-4116 10/09/18

TELEPHONE CENTURY LINK DARRIN LACEY 602-630-3370 10/09/18

NATURAL SOUTHWEST CAS ZACH STEVENSON 480-730-3855 10/09/18 CAS SOUTHWEST CAS ZACH STEVENSON 4602-730-3833 10/09/18

CABLE TV COX COMM. KENNY MONSMAN 602-694-2254 10/09/18

Dote

I SPONO RZIMA as the Engineer of Record for this development, hereby certify that all of the utility componies listed above have been provided froit incrovement plans for review, and at conflicts identified by the utilities have been resolved in addition, "No Conflict" forms have been obtained from social utility company and are included in this submittal.

GS&E NOTES:

IF A DISCREPANCY IS FOUND BETWEEN ENGINEDY'S PLAN ON SURVEYOR'S STAKING AND THE AMORTICETURAL PLAN, DISCRED SHALL BE NOTIFIED HANDIATELY, FARLINE TO NOTIFY ENGINEER SHALL MEGATE ENGINEER'S HANDIATELY FARLINE TO NOTIFY ENGINEER SHALL MEGATE ENGINEER'S

THIS SITE PLAN IS NOT A BOUNDARY SURVEY.

BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED. ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION, CALL BLUE STAKE AT 502-263-1100.

ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSSON WITH NATIVE STONE.

THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL SITEP, ETC., LOCATIONS AND ELEVATIONS.

ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER OR HOA.

TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE DRLT. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MUNICIPION OF SEX BECKES BELOW EDSTING NATURAL GRADE OR FINESHED DRADE MICHEVER IS LOWER (TYPICAL).

ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR ANY OTHER MEASURES DESIGNED TO PROTECTE SUICIDINGS OR OTHER PROFESTIONS STOWN RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURES BEING BUILT.

ALL STORM DRAINACE FACILITIES, INCLUDING WASHES, THAT EXIST PRIOR TO CONSTRUCTION MUST ROMAIN OPEN AND FUNCTIONAL WITHOUT DIMENSHED CAPACITY FOR THE DURATION OF CONSTRUCTION AND UNTIL FINAL DRAINAGE FEATURES ARE COMPLETED.

HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY. ANY PROPOSED PIPES ON THIS PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

LOT DATA:

AREA TABLE					
NAME	SQUARE FEET	ACRES			
LOT 1	3,497	0.08 ACRES			
LOT 2	4,402	0.1D ACRES			
LOT 3	4,586	0.11 ACRES			
LOT 4	3,702	O.OB ACRES			
TRACT A	12,192	0.28 ACRES			
TRACT B	1,539	0.03 ACRES			
TOTAL	30,018	0.69 ACRES			

LEGAL DESCRIPTION:

TRACT Y, ON THE CRIEN AT TROON NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE CILINTY RECORDOR OF MARICONA COUNTY, ARIZONA, RECORDED IN BOOK 380 OF MAPS, PAGE 48 AND CATRIFICATE OF CORRECTION RECORDED AS 58-009573 OF OFFICIAL RECORDS AND REPLATED IN BOOK 380 OF MAPS, PAGE 5 AND AFFEMANT OF CORRECTION RECORDED AS 58-204748 OF OFFICIAL RECORDS.

SURVEY NOTE:

SURVEY AND TOPOGRAPHY PROMOED BY CUIDYT, THIS SURVEY WAS PRIFORMED BY GLOBAL LAND SURVEYING, LLC. P.O. BOX 213Z, PEORIA, AZ 85380, SICHED BY BRYAN O'CONNEX, R.L.S. 59124 MAY 22, 2018.

UTILITIES NOTE:

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTLITIES SHOWN IN THE PLAN ARE APPROXIMATE DRLY AND WILL BE PELD VERRIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE 8 (802) 283-1100.

NAOS NOTE:

NO DISTE NADS IS REDUIRED FOR THIS PROJECT PER 10-PP-2015#2

LEGEND:

(Dast)

(DIST)

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CWAT

BUILDING SETBACK LINE

CABLE TELEVISION OPHOTES CALCULATED OPHOTES MEASURED DEHOTES RECORDED ORRECTION OF DRAINAGE DRAINAGE EASEMENT

EXISTING CONTOUR EXISTING ELEVATION

TELEPHONE RISER

WATER METER BOX

WATER SURFACE ELEVTION WATER VALVE

EXISTING FIRE HYDRANT

PROPOSED CONTOUR
PROPOSED ELEVATION
PUBLIC UTILITIES EASEMENT
RECORD MONUMENT

FOUND REBAR W/TAG RLS 37495 UNLESS DIMERWISE HOTED

O FOTOR

WALL INFO:

CUT & FILL: CUT 17 C.Y. FILL 1650 C.Y. NET FILL 1633 C.Y.

Note: Quentities shown are approximate only. Engineer makes no quorantee as to the accuracy of the quantities shown herein. Contractor shall verify quantities independently prior to beforing. Quantities do not include compactation, ground soorthicoton, which or well foctors.

RETAINING WALLS-

BENCHMARK:

ENGINEER'S CERTIFICATION

THE BINGHARM UIDD FOR THE SURVEY IS A 2.5° BRASS CAP(C.0) ON 2° PRE, HANNE AN LEVATION OF 2414 757 (ANDISE DATE) PRE TRANSPORT OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE SOUTHWAST CORNER OF THE

BRASS CAP FOUND NEAR THE SOUTHEASTERLY CORNER OF THE PROPERTY, NAVING AN ELEVATION OF: 2557.33 (NAVOB DATUM/CTHE WICST OF THREE BRASS CAPS)

CIVIL GRADING & DRAINAGE PLAN

THE VILLAS AT TROON NORTH

A RE-PLAT OF TRACT V, "ON THE CREEN AT TROON NORTH" BOOK 388 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 NORTH, RANCE 5 EAST, OF THE CILA & SALT RIVER BASE & MERIDIAN, MARICOPA COLINY, ARIZONA

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION-

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
045012	1330	L	11/04/15	x	NA

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VICINITY MAP

OWNER:
TROON EAGLES, LLC
8325 EAST VIA DE LAS FLORES
SCOTTSOALE, AZ 85258

ASSESSORS PCL. NO .:

C.O.S. QUARTER SECTION NO .:

ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



9-WM-201 5228-18-

CITY OF SCOTTSDALE

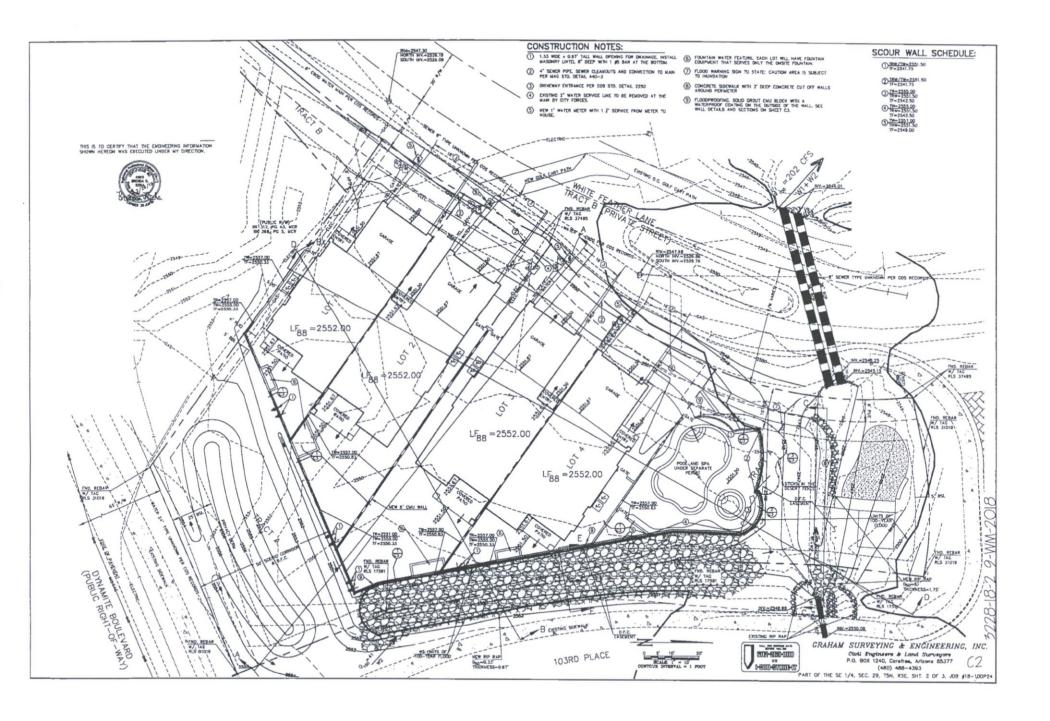
PAVING	KEVIEW & KEU	TRAFFIC	APPROVAL BY:	
CRADING & DRAINAGE		PLANNING		
WATER & SEWOR		FIRE DEPT.		
WALLS				

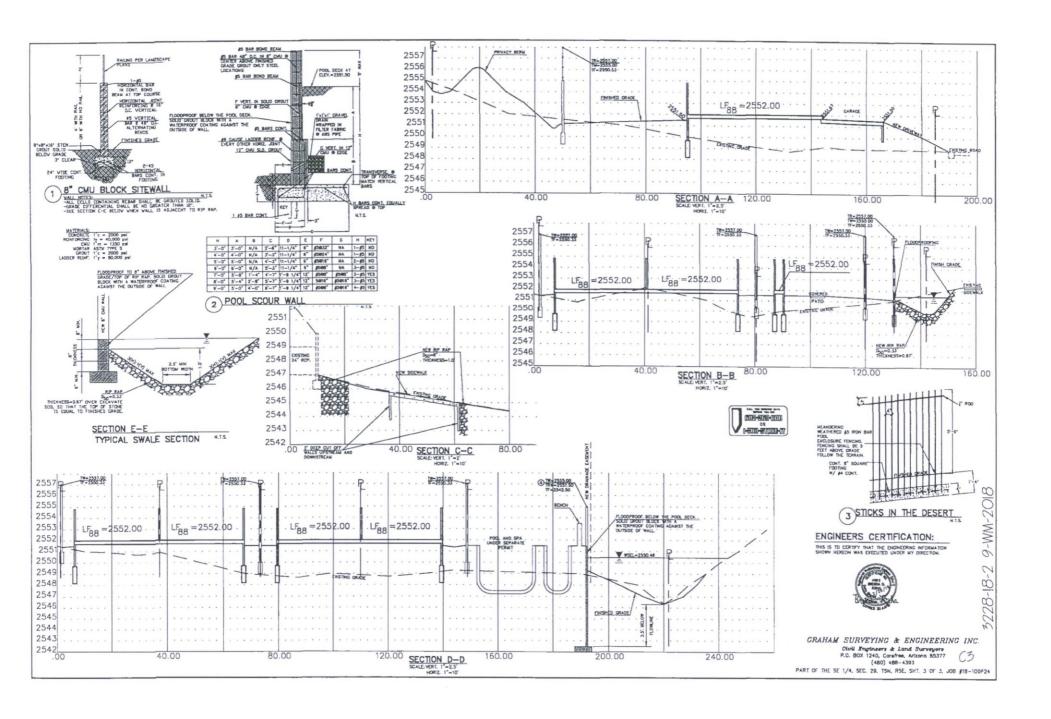
ENGINEERING COORDINATION MANAGER (OR DESIGNEE)

CALL THE HOMENS SHITE. HE75ME YOU SEE (31)23-(2)380-(1)1111 CRAHAM SURVEYING & ENCINEERING INC. Civil Engineers & Land Surveyors

P.O. BOX 1240, Corefree, Arizona 85377 (480) 488-4393

PART OF THE SE 1/4. SEC. 29, TSN, RSE, SHT. 1 OF 3, JOB #18-100P24





From:

Murillo, Jesus

Sent:

Monday, January 28, 2019 6:24 PM

То:

'Jessica J. Maceyko'

Subject:

RE: request for site plan

Attachments:

3228-18-2_2-LandscapePlan.pdf; 3228-18-2_2-Civil.pdf

Hello Jessica,

Forgive the late response, its been hectic. Here are the latest civil plans for the Tract V/On the Green at Troon North.

Sincerely,

Jesus

From: Jessica J. Maceyko <JJM@vf-law.com>
Sent: Monday, January 21, 2019 2:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Subject: request for site plan

Hi Jesus,

I hope this finds you doing well.

Can you please forward me the site plan for Tract V/On the Green at Troon North. My client, On the Green at Troon North HOA, is in discussions with the Tract V owner and having a copy of the site plan would be beneficial.

Many thanks, Jessica



VIALFOTHERINGHAMUP

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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THE VILLAS AT TROON NORTH

10299 E. WHITE FEATHER LANE SCOTTSDALE, AZ 85262

OCTOBER 5, 2018

BOOK 388 OF MAYS, PACE S, OTHOM RECORDS OF MARCOPA COUNTY A PORTION OF THE SOUTH HAIT OF SECTION S DINGSOF S MORRY, MARCOLANT, MARCO



LEGAL DESCRIPTION

CONSULTANTS

Landscape Architect:

Ironwood Planning



Civil Engineer: Graham Surveying & Engin

SHEET INDEX

Legends and Notes PL-01

Planting Plan PL-01

Irrigation Plan IR-01

Landscape Details D-01 LN-01 PL-01 IR-01

LANDS	CAPE PLAN APPRO	VAL	
CASE	APPROVED BY:	DATE:	
	N AND INSTALLATION SHALL BE IN.		

CITY OF SCOTTSDALE NOTES:

OWNER

Troon Eagles, LLC 8325 East Via De Las Flores Scottsdale, Arizona 85258 602-486-5338

IRRIGATION NOTES

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GENERAL NOTES

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(7%) 480-540-7556 (74x) 523-362-2813 25809 N. 55th Dr. Phowth, AZ 85063

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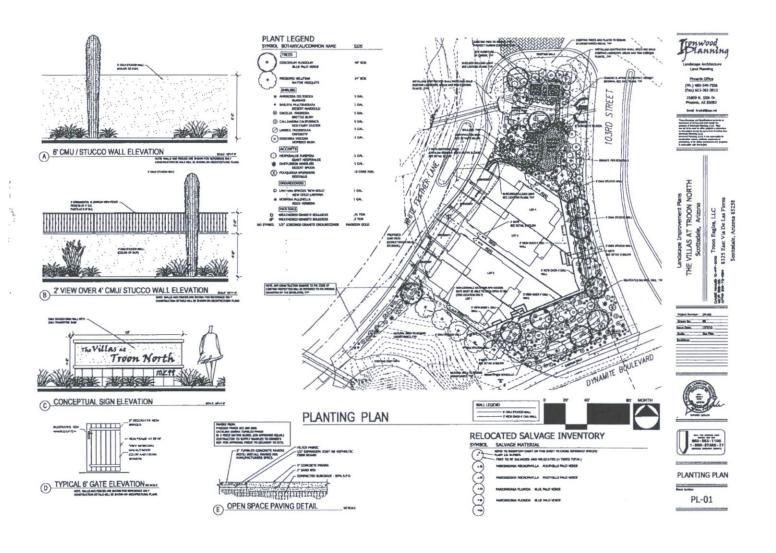
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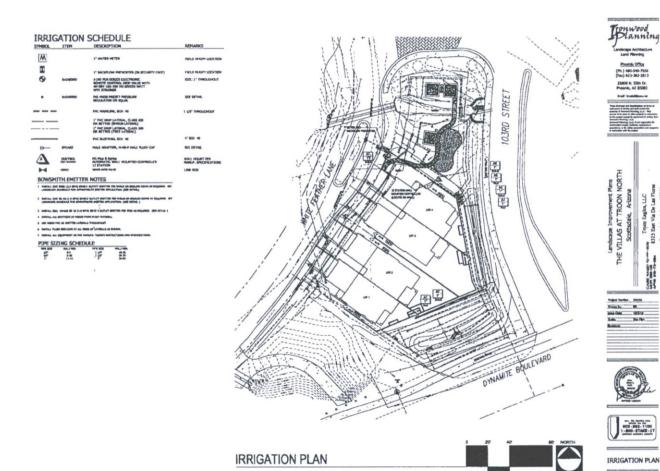




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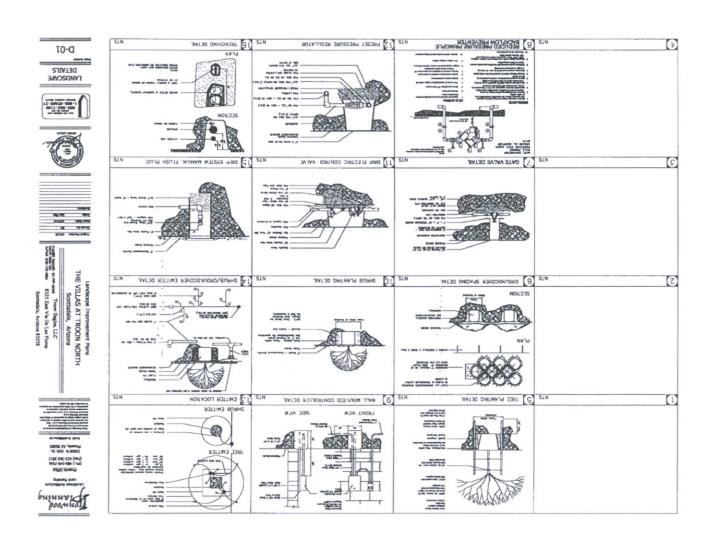
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IR-01





GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION:

5. Whenever accouption is recommency, and the the State Carter, 803-763-1100, the mething days before assumether begins the Center of our but the breakers and the underground utility these to ben't the fore preject Cell 'andqu' if recommency.

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LEGAL DESCRIPTION:
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UTILITIES NOTE:

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WALL INFO:

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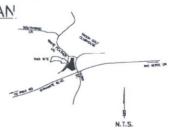
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CIVIL GRADING & DRAINAGE PLAN

THE VILLAS AT TROON NORTH
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FLOOD INSURANCE RATE MAP					(FIRM) INFORMATION:		
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VICINITY MAP

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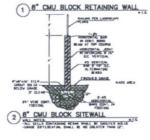
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ASSESSORS PCL. NO.:

C.O.S. QUARTER SECTION NO.;

ENGINEERS CERTIFICATION: SHOWN HEREON MAY EXECUTED THOSE BY OMECTION THIS IS TO CENTER HAY THE ENGINEERING INCOMPATION



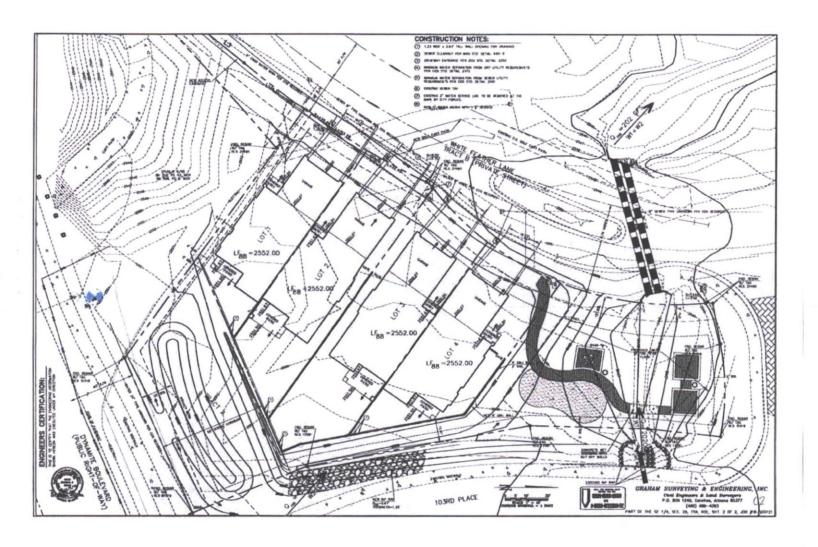


CRAHAM SURVEYING & ENGINEERING INC.

Chell Brighners & Land Burveyers
P.O. 80x 1240, Carbne, Artena 85377

(460) 480–493

ART OF DRI 3X 1/4, 3XC, 29, 154, RSI, 591, 1 0F 2, 458 p.8–160°21



From:

Jessica J. Maceyko <JJM@vf-law.com>

Sent:

Monday, January 21, 2019 2:30 PM

To:

Murillo, Jesus

Subject:

request for site plan

Hi Jesus,

I hope this finds you doing well.

Can you please forward me the site plan for Tract V/On the Green at Troon North. My client, On the Green at Troon North HOA, is in discussions with the Tract V owner and having a copy of the site plan would be beneficial.

Many thanks, 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:

Rudy <rudy@vippropertymanagement.com>

Sent:

Thursday, January 10, 2019 1:33 PM

To:

Murillo, Jesus

Subject:

RE: Troon North Tract V - On The Green

Thank you

Rudy Frame

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

From: Murillo, Jesus [mailto:JMurillo@ScottsdaleAz.Gov]

Sent: Thursday, January 10, 2019 1:29 PM

To: Rudy

Subject: RE: Troon North Tract V - On The Green

Hello Mr. Frame,

I wanted to confirm receipt of your letter.

Sincerely,

Jesus

From: Rudy <<u>rudy@vippropertymanagement.com</u>>
Sent: Wednesday, January 09, 2019 2:01 PM
To: Murillo, Jesus <<u>JMurillo@ScottsdaleAz.Gov</u>>
Subject: Troon North Tract V - On The Green

Mr. Murillo,

Attached is a letter from the On The Green Board of Directors regarding Tract V at Troon North. This as been sent by regular mail and we were instructed to get it out to you by e-mail as well.

Thank you,

Rudy Frame

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

From:

Rudy <rudy@vippropertymanagement.com>

Sent:

Wednesday, January 09, 2019 2:01 PM

To:

Murillo, Jesus

Subject:

Troon North Tract V - On The Green

Attachments:

2019 1.4 Dear Mr Murillo letter 1 4 2019.pdf

Mr. Murillo,

Attached is a letter from the On The Green Board of Directors regarding Tract V at Troon North. This as been sent by regular mail and we were instructed to get it out to you by e-mail as well.

Thank you,

Rudy Framo

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

On The Green at Troon North HOA

c/o VIP Property Management 10051 E Dynamite Blvd, Suite 150 Scottsdale, AZ 85262

Mr. Jesus Murillo, Senior Planner City of Scottsdale One Stop Shop 7447 E Indian School Road Scottsdale, AZ 85251

Re: Tract V

Dear Mr. Murillo

The Board of Directors of On The Green at Troon North HOA and its Property Manager Rudy Frame of VIP Property Management, is in receipt of your email letter of December 11, 2018, addressed to Dick Rossmiller, referencing Tract V:

DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION

Case Reference No: 10-PP-2015#2 Tract V, Troon North, Scottsdale, AZ 85262

Having reviewed the document, we feel that there are a number of issues that need to be addressed. They are contained within the DRB <u>required</u> Stipulations for the Case:

With regard to Stipulation 3:

East White Feather Lane is a private road within the confines of On The Green at Troon North HOA (OTG). You should be aware that OTG owns <u>all</u> of the streets and <u>all</u> of the medians, islands, curbs, and pavement. Tract V, and therefore Mr. Rossmiller and his partner Mr. Bob Garland, have <u>no ownership of this property</u>. Therefore, they may <u>not modify anything they do not own</u>. Their property <u>does not extend</u> to East White Feather Lane but sits roughly between 4'0" and 15'-0 away from or south of the OTG property line.

Tract V has no right of ownership of the land where they intend to cut four (4) driveways from East White Feather Lane. We have submitted several alternative site plans to them for access to Tract V, including where they have easement entitlement rights from 103rd Street, and they have been ignored or dismissed.

With regard to Stipulation 10.

The above having been cited, it is our opinion that the required DRB Stipulation for the owners of Tract V to perform work along the curb line, can't be fulfilled nor met; satisfaction of the Stipulations are required for them to move forward with construction and any building permits

Lastly:

If the project follows your letter stating that they are allowed to employ the R4R zoning for commercial use as a daily rental function, the will in fact require a sign. The land adjacent to Tract V is owed by other entities, especially along its northern edge of East White Feather Lane. So unless TNRCA HOA or OTG HOA has an agreement, they won't have a location to place one.

Commercial aspects of the IBC would be required not merely the IRC, the ADA 2010 Standards apply, and adequate fire separation would be required. The project would also require the stamp and participation of a Registered Architect, not a house designer/drafter. More than 3001SF are of construction are included in Tract V. Arizona Revised Statues 32-144 requires a licensed individual to seal and stamp drawings for construction of projects exceeding 3000 SF and that they participates in their creation. Exemption to 32-144 should not apply to daily rental projects where there will be a continuous use by more than 20 persons.

The construction drawings for Tract V are being prepared by a residential house designer.

Please respond to the receipt of this email letter.

Thank you.

ON THE GREEN at TROON NORTH HOA

By It's Board of Directors

From:

Czarnick, Anneliese < Anneliese. Czarnick@fnf.com >

Sent:

Monday, December 10, 2018 3:20 PM

To:

Murillo, Jesus

Cc:

Dick Rossmiller

Subject:

RE: Our Claim No. 643988/Troon Eagles LLC

Jesus,

I'm following up with my email below. When might you have time to discuss the below matter?

Thanks!

Anneliese M. Czarnick Senior Claims Counsel Southwest Region 2533 North 117th Avenue Omaha, NE 68164 FIDELITY NATIONAL TITLE GROUP

Ph: (402) 498-7520

Email: anneliese.czarnick@fnf.com

From: Czarnick, Anneliese

Sent: Friday, November 30, 2018 4:21 PM

To: 'jmurillo@scottsdaleaz.gov' <jmurillo@scottsdaleaz.gov>

Cc: 'Dick Rossmiller' <drossmiller2@cox.net>
Subject: Our Claim No. 643988/Troon Eagles LLC

Jesus,

Dick Rossmiller submitted a title insurance claim pertaining to legal access to the real property described on the attached deed. He informed me that you would be able to answer questions related to access in this matter. I just left you a voicemail. When might you have time to discuss this matter?

Thanks,

Anneliese M. Czarnick Senior Claims Counsel Southwest Region 2533 North 117th Avenue Omaha, NE 68164 FIDELITY NATIONAL TITLE GROUP

Ph: (402) 498-7520

Email: anneliese.czarnick@fnf.com

NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

From:

TNRCA Board <tnrca.board@gmail.com>

Sent:

Thursday, December 06, 2018 10:54 AM

To:

Murillo, Jesus; Venker, Steve

Cc:

Rossmiller Dick; Speas Juliet

Subject:

NAOS Designation - Tract V, Troon North Resort Community Association

Attachments:

2018-12-06 TNRCA Letter to SDL Development Review Board re NAOS Tract V.pdf

Dear Sirs,

Please see the attached letter to support the requested change in NAOS designation for Tract V, Troon North Resort Community Association and feel free to contact me for any questions.

Thank you for your consideration,

Peter C Dandalides President, TNRCA Board 623-252-5362

TROON NORTH RESORT COMMUNYIY ASSOCIATION SCOTTSDALE, ARIZONA 85262

TO: Development Review Board

City of Scottsdale Scottsdale, Arizona

FROM: Troon North Resort Community Association ("TNRCA")

RE: NAOS Designation

Tract V, Troon North

10299 East White Feather Lane

DATE: December 6, 2018

Dear Sir or Madam,

The undersigned represents the Troon North Resort Community Association ("TNRCA"), located within the development boundaries of Troon North, generally at the corner of 103rd Place and Dynamite Blvd. The TNRCA maintains the majority of N. White Feather Lane, which comprises the common portion of roadway that provides access to our current four residential communities, and to the two currently undeveloped resort parcels, of which Tract V is one.

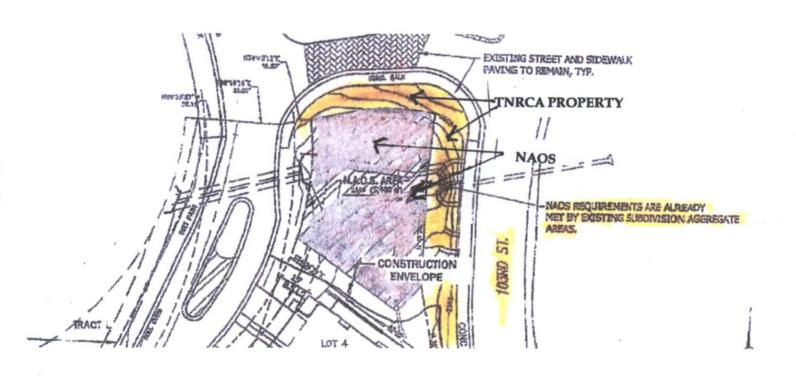
TNRCA also owns a parcel of property adjacent to 104th Street, 103rd Place, and Dynamite Blvd. This parcel is highlighted in yellow on the attached map. It borders Tract V, which has the following address: 10299 East White Feather Lane. In turn, Tract V borders the On the Green subdivision, but it is not a member of the On the Green HOA.

A small piece of the Tract V land is designated as NAOS in a City approved Preliminary Plat. This piece of land is vacant, has a water transfer ditch running through it, has no substantial vegetation except some creosote and brittle bush, and has been totally disturbed on some basis in the past.

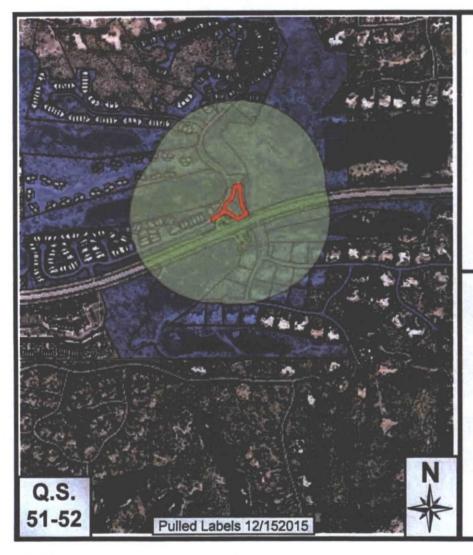
We are aware that the owner of Tract V has requested that the City remove the NAOS designation of the piece and has committed to revegetate the land and provide some basic amenities for use by the entire community. TNRCA supports the removal of this NAOS designation, along with the revegetation and small improvements to the parcel. As an unfenced parcel adjacent to the main entrance to our community, we believe the proposed enhancements will both improve the aesthetics of our entrance and be an asset to our entire Troon North Community.

Thank you for your consideration and service to our community. Please feel free to contact me for any questions or clarification.

Peter C Dandalides
President, TNRCA Board of Directors
623-252-5362 tnrca.board@gmail.com



City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary

Properties within 750-feet

122 HUP of Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- City Website-Projects in the hearing process

Villas at Troon North (Lot V on the Green)

10-PP-2015



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

Thursday AUGUST 18, 2016

SUMMARIZED MEETING MINUTES

PRESENT:

Virginia Korte, Councilmember/Chair David Brantner, Planning Commissioner Joe Young, Vice Chair Kevin Bollinger, Design Member Matthew Mason, Development Member Prescott Smith, Development Member Kelsey Young, Design Member

ABSENT:

All Present

STAFF:

Steve Venker Joe Padilla Brad Carr Meredith Tessier Jesus Murillo Steve Perone

CALL TO ORDER

Councilmember Korte called the meeting of the Scottsdale Development Review Board to order at 1:01 p.m.

* 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

ROLL CALL

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

ADMINISTRATIVE REPORT

Identify supplemental information, if any, related to August 18, 2016
 Development Review Board agenda items, and other correspondence.

MINUTES

 Approval of the July 21, 2016 Development Review Board Meeting Minutes

BOARD MEMBER MASON MOVED TO APPROVE THE JULY 21, 2016
DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY
BOARD MEMBER K. YOUNG THE MOTION CARRIED UNANIMOUSLY WITH
A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 10-PP-2015 Lot V On the Green

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.

VICE CHAIR J. YOUNG MOVED TO APPROVE 10-PP-2015 SECONDED BY BOARD MEMBER MASON THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

4. 12-DR-2016 <u>Scottsdale Promenade, Southwest Corner</u>

Request approval of the site plan, landscape plan, lighting plan, and building elevations for three (3) new commercial buildings, with approximately 22,150 square feet of building area, outdoor dining areas, and courtyard areas, all on approximately 3.5-acre site.

VICE CHAIR J. YOUNG MOVED TO APPROVE 12-DR-2016 SECONDED BY BOARD MEMBER MASON THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

5. 25-DR-2016 Primrose at Windgate Crossing

Request approval of the site plan, landscape plan, and building elevations for a new commercial building for child day care, with approximately 11,600 square feet of building area on an approximately 0.83-acre pad site within the 7.8-acre Windgate Crossing shopping center.

VICE CHAIR J. YOUNG MOVED TO APPROVE 25-DR-2016 SECONDED BY BOARD MEMBER MASON THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

6. 5-DR-2016

Seneca Luxury Townhomes

Request approval of the site plan, landscape plan, and building elevations for a new residential townhome development comprised of four, three-story buildings, containing 24 dwelling units in approximately 66,000 square feet of building area, all on an approximately 1.2-acre site.

BOARD MEMBER MASON MOVED TO APPROVE 5-DR-2016 SECONDED BY BOARD MEMBER SMITH THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

7. 12-ZN-2016 Alta Osborn

Pursuant to the Planned Block Development Overlay District (PBD) requirements of the Downtown (D) zoning district, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the proposed Development Plan and Proposed Property Development Standards that are being requested as part of the zoning district map amendment application from Highway Commercial (C-3) to Downtown/ Downtown Multiple Use - Type 2, Planned Block Development Overlay, Downtown Overlay (D/DMU-2 PBD DO) for a 4.2-acre site.

BOARD MEMBER MASON MOVED TO RECOMMEND 12-ZN-2016 TO THE PLANNING COMMISSION AND CITY COUNCIL SECONDED BY BOARD MEMBER K. YOUNG THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH BOARD MEMBER SMITH RECUSING HIMSELF.

8. 5-ZN-2016

Scottsdale Entrada

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission regarding the proposed Development Plan, including Amended Development Standards, that is being requested as part of the proposed zoning district map amendment application from General Commercial (C-4) and Open Space (OS) to Planned Unit Development (PUD) for the 23-acre site.

COUNCIL MEMBER KORTE MOVED TO RECOMMEND 5-ZN-2016 TO THE PLANNING COMMISSION AND CITY COUNCIL SECONDED BY VICE CHAIR J. YOUNG THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

Troy Booher and Gail Sikes spoke in opposition of the project.

Rosemary Ghirardi and Wendy Anderton spoke in favor of the project.

Brian Krob provided written comments in favor of the project.

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 2:28 P.M.



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

Thursday, December 6, 2018

SUMMARIZED MEETING MINUTES

PRESENT:

Virginia Korte, Councilmember/Chair Joe Young, Vice Chair Kevin Bollinger Planning Commissioner Tammy Caputi, Development Member Doug Craig, Design Member Shakir Gushgari, Design Member

ABSENT:

William Scarbrough, Development Member

STAFF:

Steve Venker Joe Padilla Katie Posler Greg Bloemberg Jesus Murillo Steve Perone

CALL TO ORDER

Councilmember Korte called the meeting of the Scottsdale Development Review Board to order at 1:01 P.M.

* 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

ROLL CALL

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

ADMINISTRATIVE REPORT

 Identify supplemental information, if any, related to December 6, 2018 Development Review Board agenda items, and other correspondence.

MINUTES

2. Reapproval of the November 1, 2018 Development Review Board Meeting Minutes:

VICE CHAIR YOUNG MOVED TO APPROVE THE NOVEMBER 1, 2018 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER BOLLINGER, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, AND GUSHGARI WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

Approval of the November 15, 2018 Development Review Board Meeting Minutes:

VICE CHAIR YOUNG MOVED TO APPROVE THE NOVEMBER 15, 2018 **DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN** FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER BOLLINGER, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, AND GUSHGARI WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 22-DR-2018 Canopy by Hilton-Oldtown

Request approval of the site plan, landscape plan, and building elevations for a new hotel development with 176 guest rooms in approximately 128,000 square feet of building area, and approximately 67,300 square feet of below grade parking, all on a 1.23-acre site.

BOARD MEMBER CAPUTI MOVED TO APPROVE 22-DR-2018 SECONDED BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER BOLLINGER, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, GUSHGARI WITH AN AYE VOTE OF FIVE (5) TO ZERO (0) WITH BOARD MEMBER CRAIG RECUSING HIMSELF.

4. 26-DR-2018 **Christian Brothers Automotive**

Request approval of the site plan, landscape plan, and building elevations for a new auto repair facility, with approximately 9,750 square feet of building area, on a 7-acre site.

MOVED TO REGULAR. VICE CHAIR YOUNG MOVED TO CONTINUE 26-DR-2018 SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER BOLLINGER, VICE CHAIR YOUNG, AND BOARD MEMBERS CAPUTI, CRAIG WITH AN AYE VOTE OF FIVE (5) TO ONE (1) WITH BOARD MEMBER GUSHGARI DISSENTING.

5. 37-DR-2018 Pima Crossing Pad

Request approval of the site plan, landscape plan, and building elevations for a new multi-tenant commercial building with approximately 6.720 square feet of building area, approximately 1,000 square feet of outdoor dining areas, and drive-through service, all on a 1.7-acre site.

BOARD MEMBER CRAIG MOVED TO APPROVE 37-DR-2018 SECONDED BY VICE CHAIR YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER BOLLINGER, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, AND GUSHGARI WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

6. 10-PP-2015#2 Tract V. Troon North

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

BOARD MEMBER CAPUTI MOVED TO APPROVE 10-PP-2015#2 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED **UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER** BOLLINGER, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, AND GUSHGARI WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

7. 12-ZN-2018 JLB Partners-The McDowell

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003.C, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission regarding the proposed Development Plan, including amended development standards, requested as part of a request for a zoning district map amendment from Highway Commercial, Conditional (C-3 C) zoning to Planned Unit Development (PUD) zoning for a 12.3-acre site.

VICE CHAIR YOUNG MOVED TO RECOMMNED APPROVAL OF 12-ZN-2018 SECONDED BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KORTE, COMMISSIONER BOLLINGER, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, AND GUSHGARI WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:55 P.M.

SCOTTSDALE

CITY COUNCIL MEETING

SECOND AMENDEDMEETING NOTICE AND AGENDA

LADDED ITEM NOS. AT AND 10A: REMOVED ITEM NO. 121

W.J. "Jim" Lane, Mayor Suzanne Klapp Virginia L. Korte

Linda Milhaven **Guy Phillips** Kathleen S. Littlefield Solange Whitehead Tuesday, April 2, 2019

Unless an exception is made, or unless otherwise noted, the Council will not begin discussion on any new items after 10:00 p.m. Items that are not heard will be continued to the next scheduled Council meeting (April 16, 2019).

5:00 P.M.

MARKED AGENDA

CITY COUNCIL MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 5:01 P.M.

Roll Call - All present

One or more members of the Council may be unable to attend the Council meeting in person and may participate telephonically, pursuant to A.R.S. §38-431(4).

Pledge of Allegiance - Troop 1612, Troop Leader Lucy Rohani

Invocation - Azra Hussain, Islamic Speakers Bureau of Arizona

Mayor's Report - Mayor Lane presented proclamations honoring Volunteer Appreciation Week and Scottsdale Bike Month.

Presentations/Information Updates - Environmental Quality Advisory Board Members Tammy Bosse and Natalie Chrisman Lazarr presentation.

 Environmental Quality Advisory Board Environmental Achievement Recognition Award Presenter(s): Tammy Bosse, Vice Chair; Natalie Chrisman Lazarr, Board Member

Public Comment - Alex McLaren commented on the Reata Wash flood control and Granite Reef capital improvement projects. Mike Nealy thanked the Council, city staff, and citizens for their contributions to the success of the Fiesta Bowl.

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Council's jurisdiction. No official Council action can be taken on these items. Public Comment time is also the designated time for presenting a citizen petition. There is no limit on the number of petitions a citizen may present; however, each citizen is limited to a total time of three minutes to present and speak to the petition(s). A Request to Speak card must be submitted together with the petition(s) before the Mayor announces the second Public Comment period. Speakers may address the Council once under Public Comment at the beginning or the end of the meeting, but not both. Public Comment is limited to a total of 15 minutes at the beginning and 15 minutes at the end of the meeting. Speakers are limited to three minutes to address the Council during "Public Comment."

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING THE CITY CLERK'S OFFICE AT (480-312-2412). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT THE CITY CLERK'S OFFICE (480-312-2412).

ADDED ITEMS

Added Items: Resolution No. 8223 requires that, with limited exceptions, the agenda language, the Council report, and any supporting material described as being attached to the Council report shall be made available to the public at least ten days prior to a scheduled Council meeting. Material that is not timely made requires a separate vote to consider whether the item will remain on the agenda or be continued to a future date.

 Councilmember Korte made a motion to accept the agenda as presented. Councilwoman Littlefield seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Milhaven; and Councilmembers Klapp, Korte, Littlefield, Phillips, and Whitehead voting in the affirmative.

***A1. Added Items

Consent Item No. 10A was added to the agenda on April 1, 2019.

Request: Vote to accept the agenda as presented or continue the added item(s) to the next scheduled Council meeting, which is April 16, 2019.

MINUTES

Request: Approve the <u>Special Meeting Minutes of March 5, 2019</u>; <u>Regular Meeting Minutes of March 5, 2019</u>; and Executive Session Minutes of March 5, 2019.

- Councilmember Korte made a motion to approve the Special Meeting Minutes of March 5, 2019; Regular Meeting Minutes of March 5, 2019; and Executive Session Minutes of March 5, 2019. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Milhaven; and Councilmembers Klapp, Korte, Littlefield, Phillips, and Whitehead voting in the affirmative.

CONSENT AGENDA ITEMS 1-10A

How the Consent Agenda Works: The Council may take one vote to act on all of the items on the Consent Agenda, or may remove items for further discussion. If you wish to speak on an item on the Consent Agenda, please complete a Request to Speak card for each topic you wish to address. You will be given one opportunity to speak on any or all Consent items listed on the agenda. After all of the speakers have finished, the Council will decide which items to remove for additional discussion and/or presentation from staff. Items not removed from the Consent Agenda will be considered in one motion. Items removed for clarification or discussion by the Council will be acted on as appropriate.

- Councilman Phillips made a motion to approve Consent Agenda Items 1 through 10A, absent Items 2 and 3, which were moved to the Regular Agenda. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Milhaven; and Councilmembers Klapp, Korte, Littlefield, Phillips, and Whitehead voting in the affirmative.

M & M Ranch Conditional Use Permit (12-UP-2016) – Approved on the Consent Agenda.

Request: Find that the conditional use permit criteria have been met and adopt Resolution No. 11413 approving a Conditional Use Permit for a ranch use on a 5.0±-acre site with Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) zoning.

Location: 8144 E. Via Dona Road

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664,

rgrant@scottsdaleaz.gov

2. Lot V on the Green Final Plat (10-PP-2015)

Request: Approve the final 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, on a 0.70±-acre site with Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL) zoning.

Location: 10299 E. White Feather Lane

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

- Senior Planner Jesus Murillo presentation.

Councilwoman Littlefield made a motion to continue Item 2 to April 16, 2019.
 Councilmember Korte seconded the motion, which carried 4/3, with Councilmembers Klapp,
 Korte, Littlefield, and Whitehead voting in the affirmative and Mayor Lane, Vice Mayor
 Milhaven, and Councilman Phillips dissenting.

3. 118th & Ranch Gate Rezoning (15-ZN-2018)

Request: Adopt Ordinance No. 4385 approving a zoning district map amendment from Single-Family Residential, Environmentally Sensitive Lands (R1-130 ESL) zoning to Single-Family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning on 64.4± acres and Open Space, Environmentally Sensitive Lands (O-S ESL) zoning on 4.2± acres of a 68.6±-acre site.

Location: Northeast corner of N. 118th Street and E. Ranch Gate Road

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664,

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664 rgrant@scottsdaleaz.gov

- Presentations from Senior Planner Jeff Barnes and Applicant Representative John Berry.
 Vice Mayor Milhaven made a motion to adopt Ordinance No. 4385 approving a zoning district map amendment. Councilmember Korte seconded the motion, which carried 5/2, with Mayor Lane, Vice Mayor Milhaven, and Councilmembers Klapp and Korte voting in the affirmative and Councilmembers Littlefield and Whitehead dissenting.
- 4. Water Resources Underground Infrastructure Construction Services Job Order Contracts Approved on Consent Agenda.

Request: Adopt **Resolution No. 11392** authorizing the following contract modifications for the third option year in an amount not to exceed \$5,000,000 per contract for Citywide water resources underground infrastructure construction services:

- 1. Contract No. 2015-099-COS-A3 with Achen Gardner Construction, LLC
- Contract No. 2015-100-COS-A3 with B&F Contracting, Inc.

Staff Contact(s): Daniel Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

- 5. <u>Civil/Site Work Construction Services Job Order Contracts</u> <u>Approved on Consent Agenda</u>. Request: Adopt Resolution No. 11393 authorizing the following contract modifications for the second option year in an amount not to exceed \$5,000,000 per contract for Citywide civil/site work construction services:
 - 1. Contract No. 2016-037-COS-A2 with DBA Construction, Inc.
 - Contract No. 2016-038-COS-A2 with Nesbitt Contracting Co., Inc.

Staff Contact(s): Daniel Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

- Hayden Road and Thomas Road Intersection Improvements Approved on Consent Agenda.
 Request: Adopt Resolution No. 11406 to authorize:
 - Construction Bid Award No. 18PB027 with AJP Electric, Inc., the lowest responsive bidder, in the amount of \$2,433,648.75 for the construction of Hayden Road and Thomas Road intersection improvements.
 - A FY 2018/19 CIP Budget Appropriation transfer in the amount of \$1,600,000 from the Miller Road Underpass at SR 101 Capital Project (SC03) to the Hayden/Thomas Safety Improvements Capital Project (TB57) to be funded by the Transportation 0.20% Sales Tax.

Staff Contact(s): Daniel Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

7. Scottsdale Housing Annual Agency Plan - Approved on Consent Agenda.

Request: Adopt Resolution No. 11399 to authorize:

- The FY 2019/20 Annual Agency Plan for the operation of, and to serve as the funding application for, the Housing Choice Voucher (HCV) Program, and authorize its submission to the U.S. Department of Housing and Urban Development (HUD).
- 2. The revised Administrative Plan and its submission to HUD.
- 3. The acceptance of HCV vouchers.

Staff Contact(s): Bill Murphy, Community Services Director, 480-312-7954, bmurphy@scottsdaleaz.gov

8. WestWorld Event Agreement - Approved on Consent Agenda.

Request: Adopt Resolution No. 11353 authorizing Agreement No. 2019-010-COS with Jam On It Basketball Academy, Inc., to produce the Jam On It Basketball tournament at the WestWorld facility. Staff Contact(s): Brian Dygert, WestWorld General Manager, 480-312-6825, bdygert@scottsdaleaz.gov

WestWorld Event Agreement – Approved on Consent Agenda.

Request: Adopt Resolution No. 11356 authorizing Agreement No. 2019-015-COS with Alaska Events, Inc., dba Maricopa County Home Show, to hold two Maricopa County Home Shows each year, through October 2021, at the WestWorld facility.

Staff Contact(s): Brian Dygert, WestWorld General Manager, 480-312-6825, bdygert@scottsdaleaz.gov

10. Master Equity Lease Agreement - Approved on Consent Agenda.

Request: Adopt Resolution No. 11419 authorizing Agreement No. 2019-048-COS with Enterprise FM Trust for the lease of vehicles for use by the Police Department.

Staff Contact(s): Alan Rodbell, Chief of Police, 480-312-1900, arodbell@scottsdale.gov

***10A. Bond Counsel Professional Services Contract - Approved on Consent Agenda.

Request: Adopt Resolution No. 11432 authorizing Contract No. 2019-051-COS with Ballard Spahr LLP for bond counsel services associated with the City's issuance of bonds and other capital financing.

Staff Contact(s): Bruce Washburn, City Attorney, 480-312-2405, bwashburn@scottsdaleaz.gov

REGULAR AGENDA ITEMS 11-12

How the Regular Agenda Works: The Council takes a separate action on each item on the Regular Agenda. If you wish to address the Council regarding any or all of the items on the Regular Agenda, please complete a Request to Speak card for each topic you wish to address and submit it to the City Clerk. Speakers will be given at least three minutes to speak per item. Additional time <u>may</u> be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together. Comment cards must be submitted before public testimony has begun on that item.

11. Public Hearing on the Biennial Certified Audit of Land Use Assumptions, Infrastructure Improvements Plan and Development Impact Fees

Request: Hold a public hearing as required by Arizona Revised Statutes §9-463.05(G)(2) to solicit and receive public comment on Report 1903, City of Scottsdale Biennial Certified Audit of Land Use Assumptions, Infrastructure Improvements Plan and Development Impact Fees (July 1, 2016 – June 30, 2018) for the City's water and wastewater utilities.

Presenter(s): Sharron Walker, City Auditor

Staff Contact(s): Sharron Walker, City Auditor, 480-312-7867, swalker@scottsdaleaz.gov
- City Auditor Sharron Walker and Raftelis Senior Consultant Joe Williams presentations.

- City Attorney Bruce Washburn noted for the record that there were no requests to speak for the public hearing.

***12. Telecommunications Code Amendment

(Removed at the request of staff.)

Public Comment - None

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Council's jurisdiction. No official Council action can be taken on these items.

Public Comment time is also the designated time for presenting a citizen petition. There is no limit on the number of petitions a citizen may present; however, each citizen is limited to a total time of three minutes to present and speak to the petition(s). A Request to Speak card must be submitted together with the petition(s) before the Mayor announces the second Public Comment period.

Speakers may address the Council once under Public Comment at the beginning or the end of the meeting, but not both. Public Comment is limited to a total of 15 minutes at the beginning and 15 minutes at the end of the meeting. Speakers are limited to three minutes to address the Council during "Public Comment."

CITIZEN PETITIONS ITEM 13

Citizen Petitions: This portion of the agenda is reserved for the submission and/or consideration of citizen petitions. There is no limit on the number of petitions a citizen may submit; however, each citizen is limited to a total time of three minutes to speak to his/her petition(s). A Request to Speak card must be submitted, together with the petition(s), before the second Public Comment period begins.

13. Receipt of Citizen Petitions - None

Request: Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.

Staff Contact(s): Carolyn Jagger, City Clerk, 480-312-2411, cjagger@scottsdaleaz.gov

Mayor and Council Items - None

Adjournment - 6:15 P.M.