

Case Research

of the sum of One Dollar, receipt of which is hereby acknowledged, a municipality created and existing under the laws of the State of Arizona, easement and right of way, for the following purposes, now and hereafter, to be used and maintained, fill, drain, pave, build, maintain, and use together with such bridges, culverts, ramps, and such as may be necessary, and to construct, operate and maintain any public utility lines, pipes or poles, on, over, under, and across the ground embraced within the right of way situated in the City of Scottsdale, State of Arizona, and described as follows:

That certain parcel described on the attached sheet, marked Exhibit A, and made a part hereof for all purposes.

HIGHWAY PURPOSES

To have and to hold the said easement and right of way unto the City of Scottsdale, a municipality created and existing under the laws of the State of Arizona and unto its successors and assigns forever, together with the right of ingress and egress to permit the economical operation and maintenance of said public highway and public utilities and all incidents thereto.

And the Grantors hereby covenant that they are lawfully seized and possessed on this aforementioned tract or parcel of land, that they have a good and lawful right to sell and convey it, that it is free from all encumbrances, and that they will warrant the title and quiet possession thereto against the lawful claim of all persons.

The said easement to include the right to cut back and trim such portion of the branches and tops of the trees now growing or that may hereafter grow upon the above described premises, as may extend over said right of way, so as to prevent the same from interfering with the efficient maintenance and operation of said public highway and public utilities.

Wherever in the foregoing instrument the plural is used it will be read as singular, and when necessary, and wherever words indicating gender are employed, they will apply to either masculine, feminine or neuter as the context requires.

Dated this 11 day of May, 1944
Wesley L. Roberts (Seal) _____ (Seal)
 _____ (Seal) _____ (Seal)
 _____ (Seal) _____ (Seal)

STATE OF ARIZONA } ss.
 COUNTY OF Maricopa

This instrument was acknowledged before me this 11th day of May, 1944, by

Wesley L. Roberts, formerly known as Wesley L. Beevers

in witness whereof I hereunto set my hand and official seal.



Douglas L. Roberts
 Notary Public

My commission expires: My Commission Expires Feb. 6, 1952

EXHIBIT A

The South Ten (10.00) feet of that part of the North half of the North half of the Southeast quarter of the Northeast quarter of Section 34, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, more particularly described as beginning at a point on the South line of said North half of the North half of the Southeast quarter of the Northeast quarter of Section 34, from which point the Southeast corner of said North half of the North half of the Southeast quarter of the Northeast quarter bears North 89 degrees 16 minutes East (assumed bearing) Four hundred (400.00) feet; thence South 89 degrees 16 minutes West along said South line One Hundred Eighty-Three and Eighty-Eight Hundredths (183.88) feet; thence North 0 degrees 01 minutes West One Hundred Sixty-five (165.00) feet; thence North 89 degrees 16 minutes East to a point on the West line of the East Four Hundred (400.00) feet of the North half of the North half of the Southeast quarter of the Northeast quarter of said Section 34; thence South 0 degrees 01 minutes East along said West line One Hundred Sixty-five (165.00) feet to the point of beginning. EXCEPT any part thereof lying within the East Four Hundred Forty (440.00) feet of the Southeast quarter of the Northeast Quarter of Section 34, Township 2 North, Range 4 East.

Unrecorded Document

94604 01-DEED

STATE OF ARIZONA
County of Maricopa

I hereby certify that the instrument was recorded at 2 p.m.

CITY OF SCOTTSDALE

MAY 14 1964-145

5050

56-57

Witness my hand and seal the 14th day of May 1964.

CLIFFORD H. H.

Recorder

by *Wm. D. Dendish*

Deputy Recorder

152

STATE OF ARIZONA

County of Maricopa

I hereby certify that the within instrument wa

1958 AUG 7 11 59

IN DOCKET

DKT 2561 PAGE 578

DKT 2561 PAGE 578

and indexed in 4

Planning & Zoning

When recorded, return to:
 Maricopa County Planning and Zoning I
 Maricopa County Board of Supervisors ☐
 Maricopa County Engineer ☐
 2-196
 DD 1029

Witness my hand and official seal.

N. C. 'Kelly' Moore

By *Edmund D. Ciddle*
Deputy Recorder

1958.3

DEED

Compared
Photostated
Fee:*m/c*

Quit-Claim Deed

For the consideration of One Dollar, and other valuable considerations, I or we, Harriette A. OlsonHarriette Olson Jacobus

also known as _____ grantor

hereby quit-claim to MARICOPA COUNTY, a political subdivision of the State of Arizona, grantee, all right, title, or interest in the following real property situated in Maricopa County, Arizona:

That part of the North One-half of the North One-half of the Southeast One-quarter of the Northeast One-quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Thirty-four (34), Township Two (2) North, Range Four (4) East, of the Gila and Salt River Base and Meridian, described as follows: Beginning at a point North 995.60 feet and North 89° 16' East 911.0 feet from the Southwest Corner of the Southeast One-quarter of the Northeast One-quarter of Section 34; Said beginning point being the South east Corner of a 1.45 acre tract; Thence North 0° 01' West 140.0 feet to a point; Thence South 8° 07' West 141.60 feet to a point on the South line of said 1.45 acre tract; Thence North 89° 16' East 20.24 feet to the place of beginning.

TO HAVE AND TO HOLD the same together with all the appurtenances thereunto belonging, to the grantee, its successors and assigns forever, for the use and benefit to the public as a right of way, for highway purposes.

Dated this 6th day of Aug, 1958*Harriette A. Olson*

STATE OF ARIZONA

County of MARICOPA

}

This instrument was acknowledged before me this 1st day of*Aug*1958, by _____

Harriette A. Olson

My commission expires 11-2-61

Notary Public

STATE OF ARIZONA

County of MARICOPA

}

This instrument was acknowledged before me this _____ day of

195____, by _____

228273

01102736 38

CITY OF SCOTTSDALE

EASEMENT

When recorded return to:
City of Scottsdale
City Hall - Civic Center ⁸⁹⁸ ~~PLAZA~~
Scottsdale, Arizona 85251

PARCEL 129-5-2B
PROJECT P-7013

INEZ L. PAETZ, wife of REINHART S. PAETZ, as her sole and separate

property, and ~~VERN C. HARMON and ROBB E. HARMON, his wife~~, Grantor(s),

for a valuable consideration, hereby grant(s) to the CITY OF SCOTTSDALE, ARIZONA, a municipal corporation, its successors and assigns, a perpetual easement and right of way for the following purposes, namely: The right to enter upon the hereinafter described land and grade, level, fill, drain, pave, construct, operate, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, ramps, sidewalks, curbs, gutters, and cuts as may be necessary and to construct, operate and maintain any public utility lines, pipes or poles, on, over, under, and across the ground embraced within the right-of-way situated in the City of Scottsdale, State of Arizona and described as follows:

PARCEL 1

The West 14 feet of the East 414 feet of the S 140 feet of the N $\frac{1}{2}$, N $\frac{1}{2}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$, Sec. 34, T2N, R4E, G&SRB&M, Maricopa County, Arizona.

PARCEL 2

The South 10 ft. of the South 140 ft. of the West 183.88 ft. of the East 583.88 ft. of the said N $\frac{1}{2}$, N $\frac{1}{2}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$, except therefrom that portion conveyed in Docket 5050, pgs. 56 and 57 and except therefrom, that portion included in Parcel 1 of this instrument.

PARCEL 3

That area lying southeasterly of a curve, concave to the NW, having a radius of 15' and a central angle of 91°43'00" whose tangents are common to the N line of Parcel 2 and the W line of Parcel 1 of the above described parcels. The said easement to include the right to cut back and trim such portion of the branches and tops of the trees now growing or that may hereafter grow or extend over said right-of-way, so as to prevent the same from interfering with the efficient maintenance and operation of said public highway and public utilities.

And the Grantors hereby covenant that they are lawfully seized and possessed on this aforementioned tract or parcel of land; that they have a good and lawful right to sell and convey it; and that they will warrant the title and quiet possession thereto against the lawful claim of all persons.

DATED this 19th day of MARCH 1973

Inez L. Paetz
INEZ L. PAETZ

VERN C. HARMON

ROBB E. HARMON

STATE OF ARIZONA
COUNTY OF MARICOPA }

This instrument was acknowledged before me this 19th day of MARCH 1973, by INEZ L. PAETZ

In witness whereof I hereunto set my hand and official seal.

Raymond [Signature]
NOTARY PUBLIC
My Commission Expires July 12, 1976

RECEIVED

889898

10102737 39

Unofficial Document

STATE OF ARIZONA } ss
County of Maricopa }

I hereby certify that the within
instrument is a true and correct
copy as the same is on file in the
CITY OF SCOTTSDALE

AUG 17 1973-142

In Booklet 10273

on page 38-39

Witness my hand and seal
this day and year aforesaid.

Paul W. Moore

By *Bridgette Houl*
Deputy Recorder
100

228274

01102731 40

CITY OF SCOTTSDALE

EASEMENT

When recorded return to:
City of Scottsdale
City Hall - Civic Center
Scottsdale, Arizona 85251

PARCEL 129-5-2B
PROJECT P-7013

VERN C. HARMON and ROSE I. HARMON, his wife, as to sellers interest

under agreement for sale

Grantor(s),
for a valuable consideration, hereby grant(s) to the CITY OF SCOTTSDALE, ARIZONA, a municipal corporation, its successors and assigns, a perpetual easement and right of way for the following purposes, namely: The right to enter upon the hereinafter described land and grade, level, fill, drain, pave, construct, operate, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, ramps, sidewalks, curbs, gutters, and cuts as may be necessary and to construct, operate and maintain any public utility lines, pipes or poles, on, over, under, and across the ground embraced within the right-of-way situated in the City of Scottsdale, State of Arizona and described as follows:

PARCEL 1

The West 14 feet of the East 414 feet of the South 140 feet of the North half, North half, SE quarter, NE quarter, Sec. 34, T2N, R4E, G&SRB6M, Maricopa County, Arizona.

PARCEL 2

The South 10 feet of the South 140 feet of the West 183.88 ft. of the East 583.88 ft. of the said N half, N half, SE quarter, NE quarter, except therefrom that portion conveyed in Docket 5050, pgs. 56 and 57 and except therefrom, that portion included in Parcel 1 of this instrument.

PARCEL 3

That area lying southeasterly of a curve, concave to the NW, having a radius of 15 ft. and a central angle of 91°43'00" whose tangents are common to the N line of Parcel 2 and the W line of Parcel 1 of the above described parcels.

The said easement to include the right to cut back and trim such portion of the branches and tops of the trees now growing or that may hereafter grow or extend over said right-of-way, so as to prevent the same from interfering with the efficient maintenance and operation of said public highway and public utilities.

And the Grantors hereby covenant that they are lawfully seized and possessed on this aforementioned tract or parcel of land; that they have a good and lawful right to sell and convey it; and that they will warrant the title and quiet possession thereto against the lawful claim of all persons.

DATED this 25th day of June 1973

Vern C. Harmon
VERN C. HARMON
Rose I. Harmon
ROSE I. HARMON

STATE OF ARIZONA }
COUNTY OF MARICOPA }

This instrument was acknowledged before me this 25th day of June 1973, by VERN C. HARMON & ROSE I. HARMON

In witness whereof I hereunto set my hand and official seal.

Reynold J. [Signature]
NOTARY PUBLIC

01 102730

102730

01102730 41

Unfiled Document

STATE OF ARIZONA } ss
County of Maricopa }

I hereby certify that the with
in instrument was filed and re-
corded at request of CITY OF SCOTTSDALE

AUG 17 1973-149

In Order 10273

on page 40-41

Witness my hand and official
seal the day and year aforesaid.

Paul H. Martin

By *[Signature]* County Recorder
100



Pre-Application Request

Purpose:

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

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

Submittal:

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

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

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

Scheduling

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

Project Name: <u>WILSHIRE PLACE</u>	
Property's Address: <u>7121 E. WILSHIRE DR, SCOTTSDALE</u> APN: <u>129-05-010D</u>	
Property's Zoning District Designation:	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input checked="" type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>JOSEPA BUA</u>	Applicant: <u>EDMIR DEUDEA</u>
Company:	Company: <u>E-PROJECT LLC</u>
Address: <u>SCOTTSDALE AZ 85260</u>	Address: <u>917 W. KATHLEEN RD PHOENIX AZ 85023</u>
Phone:	Phone: <u>602/410-9282</u>
Fax:	Fax: <u>480-359-9402</u>
E-mail:	E-mail: <u>e-project@cox.net</u>
Owner Signature	Applicant Signature
Official Use Only	Submittal Date: <u>5-6-16</u> Application No.: <u>391</u> -PA- <u>2016</u>
Project Coordinator:	

Planning and Development Services Department

7447 E Indian School Road Suite 105 Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7000



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Other

Submittal Requirements: (fees subject to change every July)

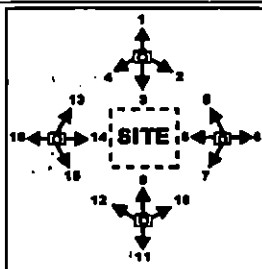
☒ Pre-Application Fee: \$ _____
(No fees are charged for Historic Preservation (HP) properties.)

☒ Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- ☐ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



☐ Other

- *The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.*
- *Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.*

Additional Submittal Information

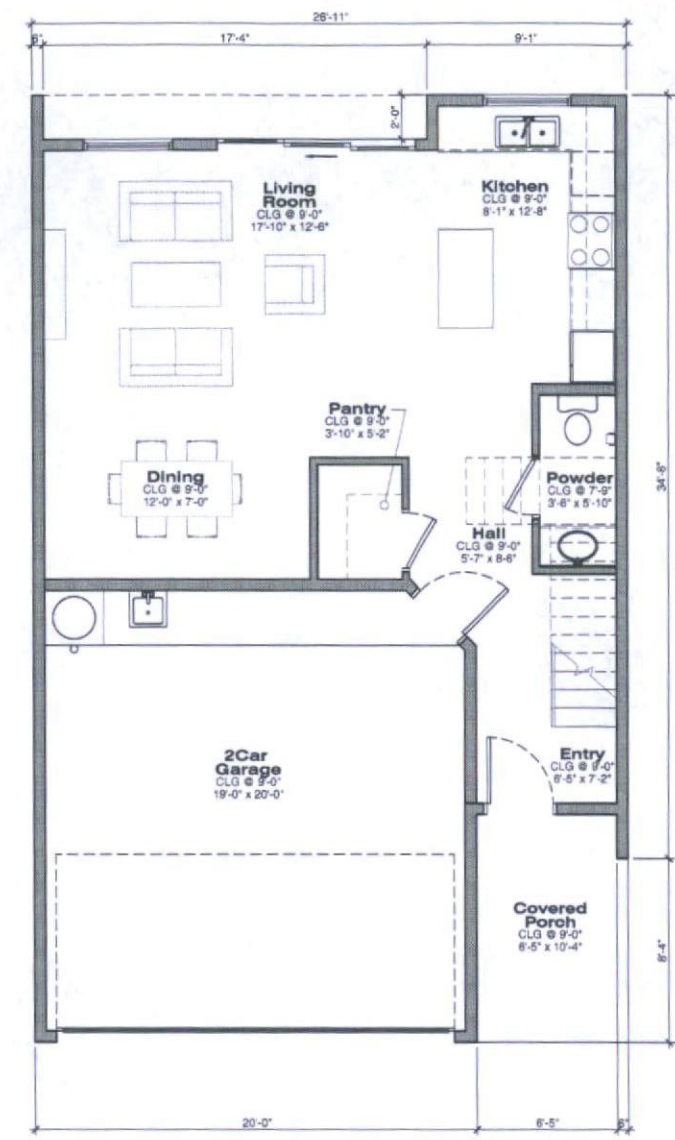
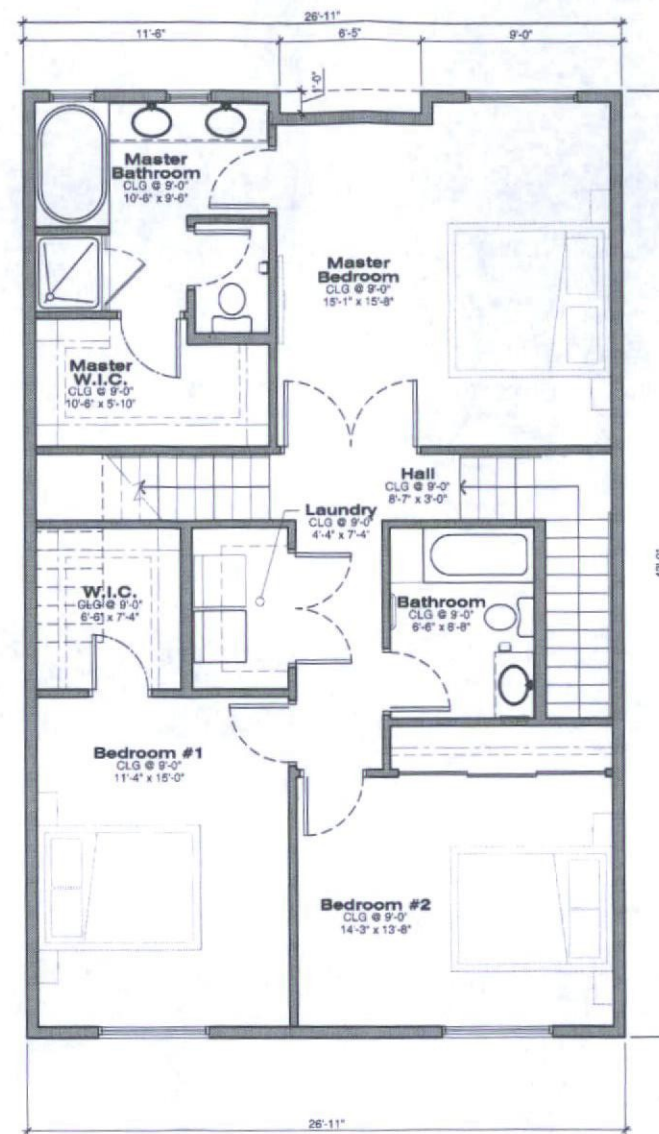
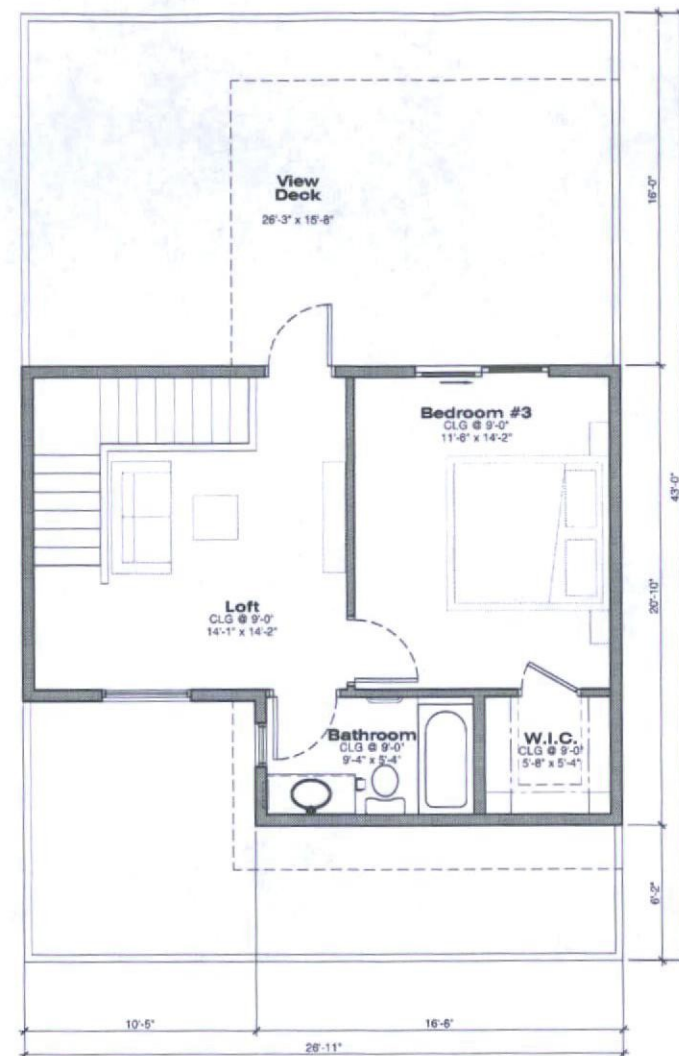
- ☐ Site Plan
- ☐ Subdivision plan
- ☐ Floor Plans
- ☐ Elevations
- ☐ Landscape plans
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Areal of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services Department

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

PROJECT NARRATIVE

NEW PROPOSED 5 (2) STOREY TOWNHOMES WITH ROOFDECK. EACH TOWNHOME WILL HAVE 2 CAR PRIVATE GARAGE, 4 BEDROOMS, 3.5 BATHROOMS AND ABOUT 2000 SF OF LIVABLE SPACE AND ABOUT 800 SF OF ROOF TERRACE.

[illegible]

EXPIRATION DATE: 09/30/2017
SIGNED AND SEALED
ELECTRONICALLY 05-02-2016

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s-project 2014-2015

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Wilshire Place
7121 E Wilshire Drive Scottsdale

Date:	05-02-2016
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED