# Official signed Ordinances/Resolutions and approved Minutes can found at:

https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch

DRB: 8/16/2018

City Council: 07/01/2019

Case History: 176-PA-2016

14-PP-2017

**Wolf Springs Ranch** 

# CITY COUNCIL REPORT



Meeting Date:

7/1/19

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**

Wolf Springs Ranch – Final Plat 14-PP-2017

### Request to consider the following:

 Approval of a final plat for a 40-lot residential subdivision with Single-family Residential, Planned Residential Development (R1-18 PRD) zoning on a 20-acre site located at the northwest corner of N. 94<sup>th</sup> Street and E. Cactus Road.

### Goal/Purpose of Request

The applicant's request is for approval of a final plat for a 40-lot single-family residential subdivision.

### **Key Items for Consideration**

- Rezoning and Amended Development Standards were approved with Case 28-ZN-2016 on September 19, 2017.
- Preliminary Plat approved by Development Review Board on August 16, 2018.
- New subdivision replaces a ranch and two private schools, which have already been demolished.
- Removes 4 existing driveways onto Cactus Road and 2 existing driveways on North 94<sup>th</sup> Street.
- Vehicular access onto North 94<sup>th</sup> Street. Only emergency access onto North 93<sup>rd</sup> Street.

### LOCATION

Northwest Corner of N. 94th St. and E. Cactus Rd.

### **OWNER**

Empire Residential Communities Fund II & III, LLC 480-951-2207

### APPLICANT CONTACT

Shelby Duplessis
Empire Residential Communities Fund II & III, LLC



Action Taken

480-951-2207

### **BACKGROUND**

### General Plan

The 2001 General Plan Land Use Element designates the property as Suburban Neighborhoods, which typically include medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. The proposal is for 40 homes at a density of 2 dwelling units per acre and is consistent with the density of surrounding neighborhoods.

### Zoning

This site is zoned Single-family Residential, Planned Residential Development (R1-18 PRD). This zoning district allows single-family homes and accessory uses. This property was rezoned from R1-35 to R1-18 PRD on September 19, 2017 with case 28-ZN-2016. The zoning case included amended development standards.

### Context

The 20-acre property is located at the northwest corner of North 94<sup>th</sup> Street and East Cactus Road. Please refer to context graphics attached.

### **Adjacent Uses and Zoning**

• North: Sweetwater Ranch Estates Unit II, single-family residential subdivision, zoned R1-18

South: (across Cactus Road) – Scottsdale Vista 5, single-family residential subdivision zoned
 R1-18 PCD

 East: (across 94<sup>th</sup> Street) – Larkspur Manor subdivision, El Paseo Estates subdivision, and single-family home/ranch with R1-10, R1-18 PRD and R1-35 zoning respectively.

West: Sandspur Commercial Ranch zoned R1-35 PRD.

### APPLICANT'S PROPOSAL

### **Development Information**

The development proposal is for a 40-lot single-family residential subdivision including landscaping, hardscaping, common amenities and walls on an approximate 20-acre site.

• Existing Use: Undeveloped, former site of a commercial ranch/stable, 2 houses,

and two private schools.

Proposed Use: 40-lot single-family residential subdivision

• Parcel Size: 20 gross acres

• Building Height Allowed: 30 feet, western and northern-most lots will be limited to one

story.



### City Council Report | Wolf Springs Ranch Final Plat

Building Height Proposed: Housing product not yet determined but will need to adhere to

height requirements.

Open Space Required: No minimum requirement

Open Space Provided: 3.9 acres

Density Allowed:
 2.0 dwelling units per acre (Case 28-ZN-2016)

Density Proposed:
 2.0 dwelling units per acre

Number of Lots Allowed: 40 lots, per Case 28-ZN-2016

Number of Lots Proposed: 40 lots

### **IMPACT ANALYSIS**

### **Final Plat**

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The proposed 40-lot single family residential subdivision will be gated and contain private streets. Most of the lots will have north/south exposure, except the lots which back to North 94<sup>th</sup> Street, and the two southern-most lots. The main vehicular ingress and egress will be via North 94<sup>th</sup> Street, and a median break will be constructed in North 94<sup>th</sup> Street to allow vehicles to turn into the subdivision from northbound 94<sup>th</sup> Street and allow vehicles to exit the subdivision and turn northbound onto 94<sup>th</sup> Street. The only access onto 93<sup>rd</sup> Street from the subdivision will be for emergency only.

During the zoning map amendment application process, there were concerns about existing cutthrough traffic along East Desert Trail. As a result, the developer offered to construct East Larkspur Drive, which will be public street, from it's current terminus west to North 93<sup>rd</sup> Street. This will allow vehicles to go from North 94<sup>th</sup> Street west to North 93<sup>rd</sup> Street without needing to access East Desert Trail. 6-foot-wide sidewalks are proposed to be constructed on both sides of the Larkspur Drive extension, both sides of the internal subdivision streets, on the east side of North 93<sup>rd</sup> Street, and the existing 10-foot-wide sidewalk will remain on the west side of North 94<sup>th</sup> Street.

### **Airport Vicinity**

The site is located approximately 2.5 miles southeast of the approach end of runway 3 at Scottsdale Airport. The site is located within the AC-1 Airport Influence Zone which allows for residential uses provided that a fair disclosure statement and Avigation Easement is obtained on the final plat, which has been satisfied. The Airport Advisory Commission reviewed the proposal at their June 19, 2017 hearing, and voted 7-0 in support of the request.

### **Trails**

The existing 6-foot wide trail along the north side of East Cactus Road will be remain. A new 8-foot-wide meandering concrete sidewalk will be constructed north of the trail and will be detached from the curb.



A seatwall planter and benches are proposed adjacent to the trail at the southeast corner of North 94<sup>th</sup> Street and East Cactus Road, and a horse sculpture/pedestal and benches will be provided adjacent to the trail at the southwest corner of North 93<sup>rd</sup> Street and East Cactus Road.

### Water/Sewer

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

### **Public Safety**

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community. The property is in Police District 2, which is served by the North 90<sup>th</sup> Street/Via Linda station. The nearest Fire Station is located at 9598 East Cactus Road, approximately one-quarter mile to the east.

### Open Space

3.9 acres of open space is provided throughout the proposed development. Landscaping within the median and along the north side of the new East Larkspur Drive will be installed and maintained by the Wolf Springs Ranch Homeowners Association. Much of the proposed landscaping along the north side of Larkspur Drive is located on privately-owned lots within the Sweetwater Ranch Estates Unit II subdivision. The developer has submitted authorization from all property owners to install the landscaping, except the eastern-most lot (9367 East Desert Tail), whom they were unable to successfully contact. A concrete channel currently exists, on the south side of all these lots, which will be removed on three of the four lots and replaced with landscaping.

Several private amenities are proposed throughout the subdivision, including a barbeque area, ramada, gas firepit and seating areas, horseshoe pits, a playground park, grass open spaces, benches, and overlooks. Landscaped storm water retention basins are provided along the southern and western portions of the subdivision.

### **Community Involvement**

The community involvement for this proposal began in April 2016, with the zoning district map amendment application process. There were two open house meetings held, one in April 2016 when the request was for 76 lots and one in November 2016, when the request was for 47 lots. As of a result of significant opposition to the proposal, the lot count was ultimately reduced to 40 lots prior to approval by the City Council in September 2017.

October 25, 2017: Applicant mailed notification letters and preliminary plat plans to property owners within 750 feet, letting the public know that this preliminary plat application is being submitted.

November 15, 2017: City staff mailed notification postcards to property owners within 750 feet, letting the public know that this preliminary plat application has been submitted to the City.

### City Council Report | Wolf Springs Ranch Final Plat

Since the Development Review Board approved the preliminary plat in August of 2018 and the applicant submitted improvement plans, staff has received calls asking when the project will move forward and begin construction and who the home builder will be.

### **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 will allow the final plat to be recorded, establishing lots and tracts.

### OTHER BOARDS & COMMISSIONS

### **Development Review Board**

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

### CITY COUNCIL STAFF RECOMMENDATION

### Recommended Approach:

Staff recommends that the City Council approve the Wolf Springs Ranch final plat.

### RESPONSIBLE DEPARTMENTS

Current Planning Services Transportation Department

### STAFF CONTACT

Katie Posler Planner 480 312 2703 kposler@scottsdaleaz.gov

## 

1. Context Aerial

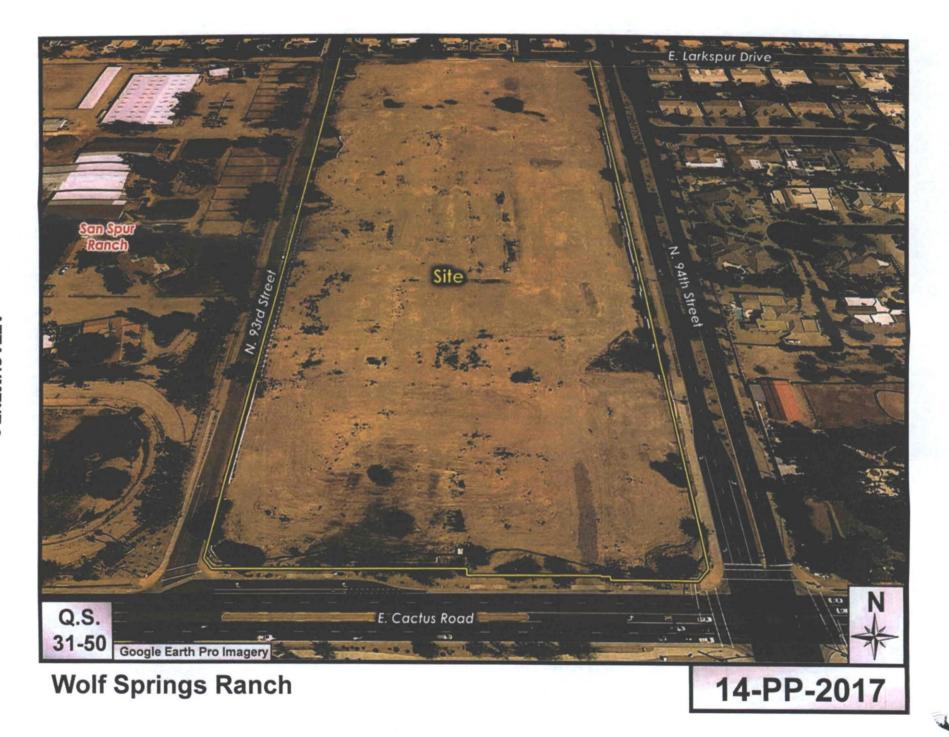
**ATTACHMENTS** 

- 2. Aerial Close-Up
- 3. Zoning Map
- 4. Preliminary Plat
- 5. Final Plat
- 6. 8/16/18 Development Review Board meeting minutes



**Wolf Springs Ranch** 

14-PP-2017





**Wolf Springs Ranch** 

14-PP-2017

### PRELIMINARY PLAT FOR WOLF SPRINGS RANCH

SCOTTSDALE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

restantiables for percent technics	rathein y deplate	CHARGE IAC	Parvenuet
Randomy Cascalusom	AC Bess	AC Suction :	(Mchm)
Ontion 1 - Money Callactor - Upd Street	3 9"	,	10
Change ? - Mount California - 9 7" Street	30	. 10**	3.0

E			

BRASS CAP FLUSH SEWER WANHOLE THE HYDRANT WATER VALVE EXISTING SEWER WANHOLE DUSTING WATER VALVE EXISTING SICH 0 EXISTING GAS VALVE EXISTING CABLE BOX EXISTING POWER POLE DISTING GUY WIRE EXISTING ELECTRIC CABNET 0-EXISTING LIGHT POLE DOSTING TRANSFORMER 0 SOUNDARY LINE LOT LINE CENTERUNE RIGHT OF WAY LINE EASEMENT LIKE. . - 2015 EXISTING CONTOUR EXISTING WATER LINE EXISTING SEWER LINE

DISTING OVERHEAD UTILITY LINES

EXISTING CAS UNE

EXISTING CABLE LINE

EXISTING TELEPHONE LINE

DISTING STORM DRAIN

PROPOSED SEVER LINE

PROPOSED WATER LINE

RETENTION BASE

EXISTING UNDERGROUND UTGITY LINES

BEARING) A DISTANCE OF BINALS FEET.

THENCE HORTH BY SY CE WEST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE
OF 139-LIF FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID. OF 134-UB FEET, TO THE SOUTHELAST CORNER OF THE SOUTHWEST CHARTER OF SAID SOUTHWEST CHARTER, ECTEMBLY ALONG THE EAST LINE OF BAD SOUTHWEST CHARTER, A DETAINED WILLIAM THE A DETAINED CHARTER A DETAINED CHARTER A DESCRIPTION OF STAID SOUTHWEST CHARTER A DESCRIPTION OF STAID SOUTHWEST CHARTER A DESCRIPTION OF STAID OF SAID SOUTH LINE A DESTAINED CHARTER A DESTAINED CHARTER AND FARALLEL TO SAID SOUTH LINES A DESTAINED CHARTER OF STAID FEET. THEIMOR MONTH OF SET OF WISST A DISTAINED OF 15.35 FEET; 

NONTH LINE; THENCE SOUTH BY SIF 16 EAST ALONG A LINE 23.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE, A DISTANCE OF 171L00 FEET TO APPOINT ON THE WEST RIGHT OF WAY

LIME OF PATH STREET; THENCE BOUTH DO 02'09 EAST ALONG SAID WEST RIGHT OF WAY LIME A DISTANCE OF

065,B4 FEET; THENCE SOUTH BY SIYOS EAST A DISTANCE OF 20,00 FEET TO A POINT ON SAID EAST LINE

OF SAID SOUTHWEST QUARTER: THENCE SOUTH OF 0Z 09 EAST ALONG SAID EAST LINE A DISTANCE OF 880,19 FEET TO THE

POINT OF BEGORING. SAID DESCRIBED PARCEL CONTAINS 730,542 BOUARE FEET OR 18,85 ACRES MORE OR LESS.

THIS OVERALL DESCRIPTION WAS DERIVED FROM THE COMMENCE PARCELS DESCRIBED IN COMMENTED FOR THE DISCRIPTION EYE SCHARLE BY SECURITY TITLE AGENCY, INC., FILE NO. 191700669-013-28. OATED SEPTEMBER 18. 2017.

LEGAL DESCRIPTION
THAT PORTION OF THE SOUTHEAST CHARTER OF THE SOUTHEAST COUNTER OF SECTION
THAT PORTION OF THE SOUTHEAST CHARTER OF THE CELL AND BATT RAFES BASE AND MERITARY
AUGUSTA, COUNTY, AUGUSTA, MERITARY, AUGUSTA, SOUTHEAST CONNER PARTICULARY, ORSCRIPTION AT THE SOUTHEAST CONNER OF BAD SECTION 18, PRION WHICH THE SOUTH
DUARTER CORDER OF SEAD SECTION 18, SEARS WORTH ME 97 30 G. WEST GARSE OF

BEARING A DISTANCE OF 2641.51 FEET

	non-gara		Person
1	9144,30 SF	21	9787.04 ST
2	9150.00 SF	22	9782.21 SF
3	9153.00 SF	23	9782.21 5
4	9152.00 SF	24	9782.21 SF
5	8775.66 SF	25	120,56.02 SF
8	15297.85 SF	25	8999.61 SF
7	12575.01 SF	27	9000.C0 SF
8	17000'00 &	23	9000.C0 SF
9	13000.00 SF	29	9000.00 SF
10	1.J204.25 SF	30	9000.CD ST
11	8999.97 55	31	9000.01 SF
12	8999.97 SF	32	9000.00 SF
1.5	8999.97 SF	33	9148.48 SF
14	8000003 St	34	9148.99 ST
15	9000.03 SF	35	9148.51 SF
16	8934.95 SF	.38	9148.01 SF
17	13703,47 SF	37	9C74.29 SF
18	11633.69 SF	.38	9286.49 5
19	9769.49 SF	39	10577.98 5
20	9787.04 SF	40	10852.43 SF

	TRACT AREA	
TRACT ID	TRACT USE	AREA
A	LANDSCAPE, OPEN SPACE, PUE, RETENTION/DRAINAGE	134978.19 55
9	LANDSCAPE, OPEN SPACE, PUE	8131.74 SF
0	LANDSCAPE, OPEN SPACE, PUE, RETENTION	16562.67 SF
D	LAYDSCAPE, OPEN SPACE, PUE	6931,75 55
3	LANDSCAPE, DPEN SPACE, PUE	2394.56 SF
r	STREETS (PRIVATE ACCESSWAY), PUBLIC WATER AND SEWER, DRAINAGE REFUSE COLLECTION, EMERGENCY AND SERVICE VEHICLES	137506.04 59

LOT AREA				LOT AREA
0T #	AREA		LOT #	AREA
1	9144,30 SF		21	9787.04 ST
2	9150.00 SF		22	9782.21 SF
3	9153.00 SF		23	9782.21 55
4	9153.00 SF		24	9782.21 SF
5	8775.66 SF		25	120,56.02 SF
8	15297.85 SF		25	8999.61 SF
7	12575.01 SF	ı	27	9000.00 SF
8	13000.00 SF		23	9000.00 SF
9	1,3000.00 SF		29	9000.00 SF
10	1.J204.25 SF		30	9000.CD St
11	8999.97 SF		31	9000.01 SF
12	8999.97 55		32	9000.00 SF
13	8999.97 57		33	9148.48 SF
14	8000.03 55		34	9148.99 SF
15	9000.03 SF		35	9148.51 SF
16	8984.95 SF	1	35	9148.01 SF
17	13703,47 SF	1	37	9C74.29 SF
18	11633.69 SF		.38	9290.49 5
19	9769.49 SF		39	10577.95 5
20	9787.04 SF	İ	40	10852.43 SF



CIVIL ENGINEER

13111 NORTH 94TH DRIVE PEORIA, ARIZONA 85381 PHONE: 802.878,4438
CONTACT: SHELBY DUPLESSIS

SURVEYOR WESTWOOD PROFESSIONAL SERVICES

ESCO EAST GREENWAY PARKWAY SCOTTSDALE, ARIZONA MS254 PHONE: 480,747,655

SETBACKS FRONT: 80' REAR: 15' SIDE: 5'710'

BENCHMARK ADOT ALUMINUM CAP LOCATED AT THE SW CORNER OF SECTION 18, TON, RUE, ELEVATION: 1390,326 NAVD 88 RECORDED IN BOOK 763, PAGE 38, MCR.

PROJECT DESCRIPTION

THE SITE AT THE NORTHWEST CORNER OF 94TH STREET AND CACTUS ROAD WILL ACCOMMODATE FORTY (40) SINGLE-FAMILY LOTS WITHIN A PLANNED RESIDENTIAL DEVELOPMENT LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18. TOWNSHIP 3 NORTH, RANGE 5 EAST

THE RECORD OF SURVEY, RECORDED IN BOOK 752, PAGE 31, MCR. UTILITY SERVICES

ZONING EXISTING/PROPOSED, R1-18 PRD

BASIS OF BEARING
MORTH BY DEGREES SY MENUTES ON
SECONDS WEST ALONG THE SOUTH LINE
OF THE GOUTHEAST CHARTER OF
SECTION IN THE REF. ACCORDING TO

CROSS AREA:

TOTAL LOTS: TYPICAL LOT SIZE: VARIES
MINIMUM LOT AREA: 8.778 SF
AVERAGE LOT AREA: 10.008 SF

WATER: CITY OF SCOTTEGALE SEWER: CITY OF SCOTTSGALE CITY OF SCOTTSGALE SOLID WASTE: CITY OF SCOTTSGALE ELECTRICAL SERVICE: ARZONA PURIL'S SERVICE (APS) ATURAL CAS: CENTURY LIBN CASLE: COX

15.25 AC

### NOTES

- AM P. F.LE. WILL BE PROVIDED ON BOTH SIDES OF FLAL STRETTS, LINLESS DETERMINED IT IS NOT MEDICAL DEPROVATE.

  ALL INTERIOR STREETS WILL BE PRIVATE.

  ALL STREETS AND TRACTS WILL BE MANTAMED BY THE HOME OWNERS ASSOCIATION ON ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS AND STIPULATIONS.

  GATES TO DECORPORATE "HERY EWITCH A SENSOR PRE-EMPTION.

### FLOOD INFORMATION

COMMUNITY ACMISER	PANEL KEMBER	EUFFEE	SATE OF FIRM	LIENT TOME	COOR SOLE
045012	1760	L	10/15/2013	X	N/A

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTT SDALE REVISED CODE CHAPTER 37 - FLOODPLAN AND STORMWATER REGULATIONS

### SHEET INDEX

PRELIMINARY PLAT COVER SHEET PP02 PRELIMINARY PLAT PLAN PPDJ PRELICHARY PLAT DETAILS

PPD4





DIVERSIFIED FUTURE LLC.

--- DHE---

---UE---

\_\_\_\_

--- CAT/--

--- UGT---

\_\_\_\_\_

-9'5-

----

(3)

Person (SEC) 6/3-4/35

Per: 1873 6234112

WOLF SPRINGS RANCH PRELIMINARY PLAT

SCOTTSDALE, ARIZONA

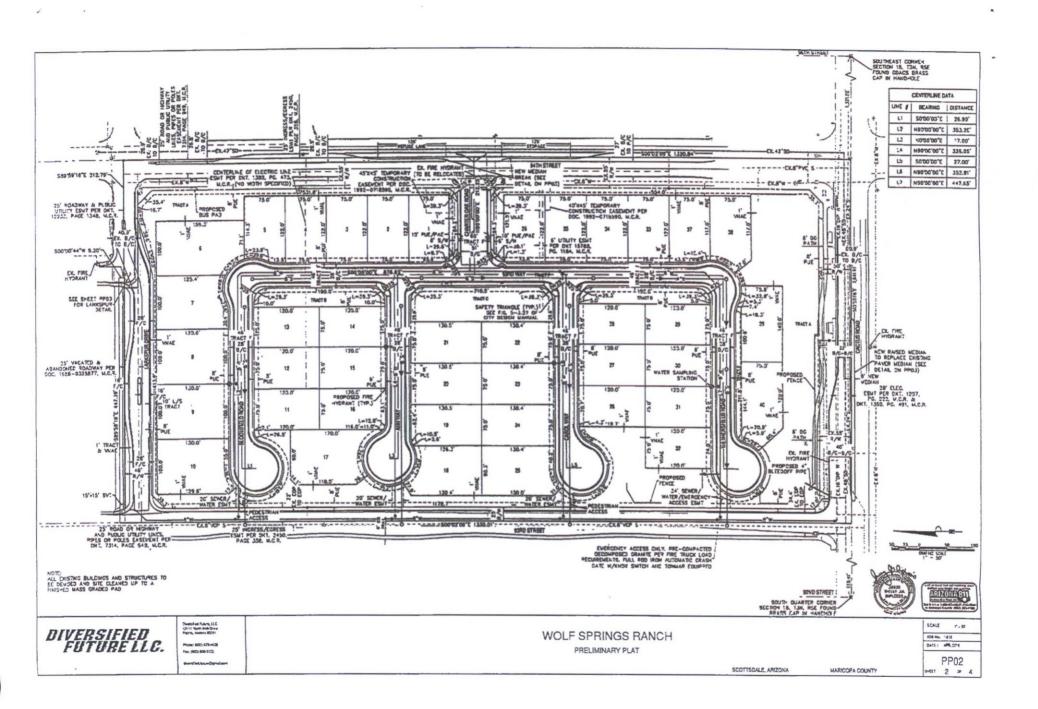
MARICOPA COUNTY

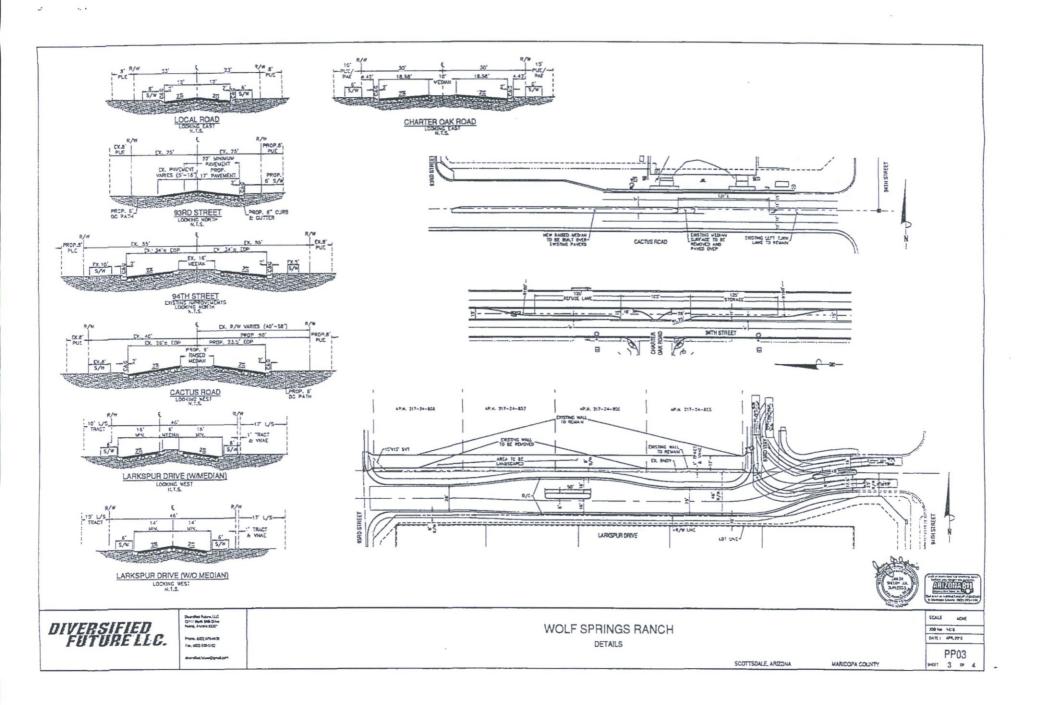
PP01

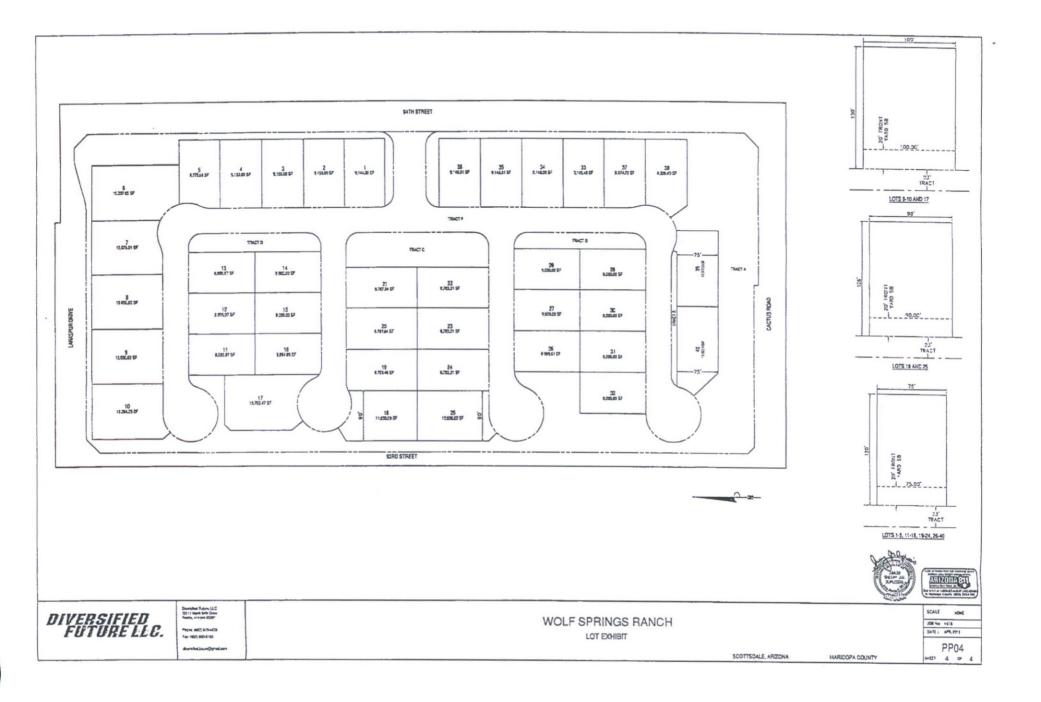
SCALE KONE

108 kg. 1-013

14-PP-2017 06/27/18







DEDICATION	
STATE OF ARIZONA COUNTY OF MARICOPA	}ss
ENOW ALL MEN BY THES	a mesents
COMPAIN AND EMPIRE I LIABILITY COMPANY, AS E SPRINGS RANCHY, LOCA SECTION 18. TOWNSHIP AND MERIDIAN, MARKOD THE PLATE STIS FORTH I TRACTS, STREETS AND EA TRACTS, STREETS, AND EAS DR DESCRIPTION GIVEN	AL COMMUNITY RUNG E, A DILAWARE LIMITED LARE. RESIDENTIAL COMMUNITY RUNG IS, A DELAWARE LIMITED COMMUNIS, RAVIE SUBDIMIDED UNDER THE RAME "WOLF THE DIN A PORTION OF THE SCULP AND THE AREA "WOLF THE DIN A PORTION OF THE GEAL AND SALE RAWER AND COUNTY, AREA COMMUNISTED COMMUNISTED AND THE COMMUNISM COMMUNISM AND THE COMMUNISM COMMUNISM AND THE COMMUNISM COMMUNI

DEDICA

2. [MER THE P REFUS AND I REPLA

CRAINTOR WARRANTS AND COVENANTS TO GRANTER AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SIZED AND ROSSESSED OF THE ROCKETY. THAT GRANTOR HAS A GOOD AND LAWFUL ROCKET TO MAKET THE CONVEYANCE OF SCHIED HERDIN. AND THAT GRANTEE SHALL HAVE TITLE AND CURET POSSESSON AGAINST 11-CLAIMS OF AUR (PRESENCE).

PUBLIC STREETS

FLIPPIE SENDENTIAL COMMUNITY FUND II., A DELAWARE LIMITED LIABILITY DISTRICT COMMAND THROUGH THE ADDRESS TO MENT UNITED MARRIES TO COMMAN AND ADDRESS ESSENCE ADDRESS TO THE MENT SHOULD THREE SECTION OF THE MENT SHOULD SHOUL

PHYAIT STRITTS

LOWAL EXPERTMENT COMMAND FLUE B. A DELAYMAN LIMITED LIABULY

LOWAL EXPERIMENT COMMAND FLUE B. A DELAYMAN LIMITED LIABULY

LOWAL STRIP COMMAND CAMARIO, CAMARIO FLUE B. A DELAYMAN LIMITED

LOWAL STRIP COMMAND CAMARIO, CAMARIO FLUE B. A DELAYMAN LIMITED

LOWAL STRIP COMMAND CAMARIO FLUE B. A DELAYMAN LIMITED

LOWAL STRIP CAMARIO FLUE B. A DELAYMAN LIMITED LIMITED

LOWAL STRIP CAMARIO FLUE B. A DELAYMAN LIMITED

LOWAL STRIP CAMARIO FLUE B. A DELA

EMPRE RESIDENTIAL COMMUNITY PUND IF, A DELAWARE LIMITED LIABILITY COMPANY AND EMPRE RESIDENTIAL COMMUNITY FUND SE A DELAWARE LIMITED LUBRILITY COMPANY, OWNERS GRANTOR DOES HEREITY GRANT TO THE COMMUNITY ASSOCIATION.

- TRACTS A. B. C. D. E AND G. INCLUSIVE, ARE DECLARED AS COMMON AREAS AND SHALL BE DWINED LANDSCAPED AND MAINTAINED BY COMMUNITY
- THE PRIVATE STRETTS SHOWN HERION AS TRACT THE DECLARED AS PRIVATE ACCESS WAYS, NOT DEDICATED TO THE MURIC FOR ITS USE DECIFY AS TOPPESTS STRETTO HERION THE CRANTOR AND ITS SOCCESSORS SHALL MAINTAIN REPAR AND REPACT THE PRIVATE STRETTS THE CITY HAS AN OBLIGATION TO MAINTAIN REPARA BY REPACT THE PROVINCE STRETTS OBLIGATION TO MAINTAIN REPARA BY REPACT THE PROVINCE STRETS AROUND

BURBE RESIDENTIAL COMMUNITY FUND II, A DELAWARE LIMITED LIABUTY COMMANY AND EMMER RESONATIAL COMMUNITY FUND III, A DELAWARE UNITED LIBELUTY COMMANY, OWNIES, GRANTED, DEDCARTS ED THE CITY OF SCOTTSMAL. AM ARZONA MUNICIPAL COMPORTION GRANTEL THE EASEMENTS AS SHOWN HEREON SAUGHT OF THE COMPONIONS STATED.

- AVICATION: A PERFITUAL, NON-DICLUSIVE EASEMENT SHOWN HEREON, UPON OVER AND ACROSS THE PROPERTY ON THIS PLAT, FOR THE RIGHT OF FLUCH FOR ANCIACT IN THE ALISPACE ABOVE THE PROPERTY.

  1. "ARECASE" MAINS ANY MANNED OR HUMANHIZED DIVICE HIT FULS.
- 2 WITHOUT LIMITATION THE RIGHT OF PLIGHT INCLUDES THE RIGHT TO OPERATE ANCHART OWER AND WHAT THE PROPERTY, AND CALEST ANY MOSE, VIRBATION FLIAND, LIGHT, LIGHT, LIGHT, TOTAL VAPOR PARTICLES, LICETROMIC INTERSECTION, ANNOYANCES INDIANCES LIGHTSONS AND ANY OTHER FIFTCH RELATION TO OPERATING ANCHART (COLLICITMLY VARICANT FURTHER).
- ALL AIRCRAFT EFFECTS ARE INCLUDED WITHIN THE SCOPE OF THE LASEMENT, INCLUDING WITHOUT LIMITATION THOSE THAT BEACH OR A EFFECT HE PROPERTY OR MAPPOULTAINTS TO THE PROPERTY. WITESTEE WITH OTHER USES OF THE PROPERTY, AND OFF CAUSED OR MADE WORKE BY ANY CHANGES IN TO THE PROPERTY, AND ARE CAUSED OR MADE WORKE BY ANY CHANGES IN.
- ID THE PROPRIET, AND ARE CAUSED OR WADE WORSE IT WAS CHANGES AN PICKLEDWAY.

  PROFILEDWAY.

  DESCRIPTION OF THE OR OTHER CHARGET RESPECT TO MORNING. THE OR OTHER CHARGET RESPECT OF MERCHANT. AND IN ANY MERCHANT PRACTICE LUNG, MERCHANT CHARGET, CHARGET PRACTICE LUNG, MERCHANT CHARGET, CHARGET PRACTICE LUNG, MERCHANT CHARGET, CHARGET PRACTICE LUNG, MERCHANT LINE, MERCHANT LINE, MERCHANTER LUNG, SERVICE CHARGET, CAMBON ANY MERCH TRACTICES LUNG, RULET, FORCES CRICLINGTANCES, LUSTONA, PROTOCOS OR PROCEDURED.
- CUSTOMS, PROTOCOS DO PROCEDURES.

  C. HE FIGHT PRECIDENT SCHONTON, FLORIT TRANSE, ARPORT
  OPERATIONS, CLIMBRIC AND DESCINORIOS, ALTIDOTS, LAKEOPF AND
  ANDROISE, AND REAL COMMINION, AND HAVE PLANTED PRECIDENT AND
  ARROPT PRACTICES, LAWAS, RULES, POLICES, CHECUMPERANCES, COSTOMS
  PROTOCOS, DO REPOCRUMES.

  D. GRANTON'S OR OTHER? PRESONAL PRECIPTIONS OF ARECAPT
  (PRICES OS MUSICALITY) TO ARECAPT ITRICES.
- GRANTOR'S SHALL NOT CAUSE OR ALLOW THE PROPERTY TO BE USED TO 4. GRANTOR'S SHATL NOT CAUSE OR ALLOW THE PROPERTY TO BE USED TO DESCHARGE FUNDS. SHOCKE DUST, OR ELECTRONIC USED, LAST, SOR OTHER DESCHARGE FUND OF STRUCK THE STRUCT OR ADMINISTRATIVE AND CONTROL DESCRIPTION OF THE OTHER DOTS ARE CAST OR ADMINISTRATION. IN PROPERTY OF THE OTHER DESCRIPTION OF THE PROPERTY OF THE PROPERTY OF THE STRUCTURE.
- AREA

  B. AIRCRAFT EFFECT MIGHT BE ANNOYING TO USERS OF THE PROPERTY AND
  MIGHT INTERFERE WITH THE UNRESTRICTED USE AND ENEXYMENT OF THE
- PROPERTY,
  C. AIRCRAFT EFFECTS WILL LIKELY INCREASE OVER TIME.
- 6 GRANTOR WAIVES ALL RIGHTS AND CLAIMS THAT GRANTOR MAY EVER CRANTOR WANTS ALL RIGHTS AND CLAIMS THAT GOANTOR MAY FOUR MAYE AGAINST, AND AGRIES NOT 10 SUL GRANTER RIGARDING ARCKAT! CFFCTS. GRANTOR MAYES ITS WANTERS AND AGREDMENTS FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, IN FANDR OF GRANTER, AND ALL GRANTERS OFFICIALS, EMPLOYES, AGNINS, LESSEES.

### FINAL PLAT

### **WOLF SPRINGS RANCH**

REING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18. TOWNSHIP 3 NORTH RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA CHARLED ENDINE DESIDENTIAL COMMUNITIES FUND IL LLC. AND EMPIRE RESIDENTIAL COMMUNITIES FUND III. LLC.

IS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN INDARDS AND POLICY MANUAL SPECIFICATIONS

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF IMP CITY OF SCOTESDALES DEVELOPMENT REVIEW BOARD (DRB) CASE NO 14 PP 2017 AND ALL CASE RELATED STRUATORS

DATE

CHIEF DEVELOPMENT DETICE

DEVELOPMENT ENGINEERING MANAGER

DE	DICATION (CONTINUE)	DEDICATION
2. DIALNET AND RUDGO CONTROL DOSS A PERPETUAL, MON-ROLLING LESSUART SECREM HEISON, UNICO. DVS. LONGER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINLESS AND FLOOD CONFIDENCE AND ALL SELATED PARPORES INCLUDIONS WITHOUT LIMBATION, CONSTRUCTION MANIFERMANE, OPERATION REPLACEMENT, AND REPARED SILVES DIVES, DAKE STORMWARTS STORAGE MASING, STORM DRAINE, GIANNESS, SWOPPLYMENTS.		THE PERSON DECUTING THIS DOCUMENT ON BONAL OF A CORPORATION. LEAST OR OTHER DREAMED TON WARRANTS HIS OR HER AUTHORIET TO GO SO AND THAT ALL DOCUMENT RUNS WITH THE LAND IN FAVOR OF THE GRANTIETS RUCCESSORS AND ASSIGNS.
FACILITY	WASHES, WATERCOURSES AND OTHER DRAINAGE ON FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING	DATED THES DAY OF, 20
	A GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACULTIES ON THE	GRANTOR: EMPRE RESIDENTIAL COMMUNITIES FUND IL LLC, A DELAWARE LIMITED SIABILITY COMPANY
	B GRANTOR SHALL NOT CONSTRUCT, DESTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN	ěv.
	CONSENT.  C DRAINAGE FACILITIES ON THE PROPERTY MEENT NOT BE DEVIOUS LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT DICLOSE FAILURE TO	rts
	PERFORM THE REQUIREMENTS OF THIS DOCUMENT.  D. AT GRAIN IDE'S TIPPINSE, GRAINTON SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION REPLACE AND REPAIR DRAININGE FACILITIES AS	ACKNOWLEDGMENT
	NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY, PREVENT EROSION: AND PREVENT ANY REPUSE, DEBRIS, SEDIMENT,	STATE OF ARIZONA } SS
	VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES, GRANTEE IS NOT OBLIGATED TO PERFORM MY SUCH WORK	COUNTY OF WARCOPA
	E. IF, IN GRANTE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE, IN ADDITION TO GRANTEES OTHER SHAMEDES, THE COST OF THE WORK SHALL SE SECURED	THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY DI FOR AND ON BEHALF OF EMPIRE
	BY A LIEN THAT CARANTOR HEREN GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PRECENT (BN)  GRANTOR SHALL INDOMN'P, DEFAND AND HOLD GRANTEL HARMLESS AGAINST GRANTOR'S FAILURE TO PREFORM UNDER THIS DOCUMENT.	RESIDENTIAL COMMENITIES FUND IL LLC.
L	IMPROFINCY AND STRVICT ACCESS (ISA) A PERPETUAL, NON-DECLUSIVE (ASSUMAT SHOWN HERION AS FRACT I, UPON, DVLR, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES.	HOTARY PUBLIC DATE
	AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO ACCESS	MY COMMISSION EXPRES
	PUBLIC MOTORIZED ACESS PAY A PERPETUAL, NON-LIXCLISME LASEASENT STOWN HERION OVER FORTIONS OF TRACT I, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAY, FOR MOTORIZED	DEDICATION
	TRANSPORTATION WHICH WICLIGHS STRINGS VEHICLES, AND PRISODERS; AND ERRACTMENT OF IMPROVEMENTS RELATED TO THE EASEMENT, SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.	THE PRESON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTH-GRITY TO DO SO AND THAT ALL PRESONS RECESSARY TO BRUNG GRANICH HANT OWNED IN THE DOCUMENT. HIS DOCUMENT BUNS WITH THE LAND IN FAVOR OF THE GRANTEL'S SUCCESSORS AND ASSIGNS.
	PUBLIC NON-MOTORIZED ACCESS FRAMAY A PERPETUAL NON-EXCLUSIVE FASTMENT SANDAN HERFON, UPPER, DUTE, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF HON-MOTORIZED FRAMSPORTATION	DATED THIS DAY OF, 20
	ON THIS MAIL, THE REST PROBLED THE GREAT WAS ARROWDED THE STREET THE SERVICE VOICES, AND FOR CONSTRUCTION, OPEN DON USE, MAINTENANCE, REPAIR MODIFICATION AND BETWEENERS IT FROM THIS TO THIS OF MARROYMENING RELATED THE REST THE OTHER OF MARROYMENING RELATED THE REST THE OTHER OF MARROYMENING ON MAINTENANCE ON MARROYMENING THE STREET THE OTHER OF MARROYMENING THE STREET THE OTHER OF MARROYMENING THE OTHER	GRANTOR: EMPRE RESIDENTIAL COMMUNITIES FUND IN LLC. A DELAWARE LIMITED LABBUTY COMPANY.
	OBLIGATIONS SIGHT DISTANCE SODY A PERPETUAL NON-DECLUSIVE EASEMENT SHOWN HEREON DUTE PORTONS OF TRACES A. B. C. AND D. AND LOT 1, UPON OVER	
	HEREON OWER PORTONS OF TRACTS A. B. C AND D. AND LOT 1, UPON OVER. UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO INMANCE TRAFFIC SAFETY VISIBILITY, BY THE EAST-MENT.	its
	GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCRIENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 HOCHS HIGH ABOVE THE CLEVATION OF THE ADJACENT STREET, HOWEVER, THE GRANTEE	ACKNOWLEDGMENT
	ABOVE THE ELEVATION OF THE ADJACENT STREET, HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFFY VISHBLIFY.	STATE OF ARIZONIA COUNTY OF MARICOPA  SS
	WATER AND STWER FACULTIES (WSD) A PERPETUAL, NON-DECLISSIVE EASEMENT STOWN HERECON DOTE PORTIONS OF TRACE A AND S, UPON, OVER UNDER AND ACROSS THE PROPERTY ON THIS PLANT FOR WAITER AND SEWER PAPES AND OTHER PELATED FACULTIES, AND FOR CONSTRUCTION, OPPRATION USS, MAINTENANCE REPAIR, MODIFICATION AND EXPLACEMENT OF PRES.	THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
	MANHOLES, PUMPS, VALVES, ACCESS VAULES AND OTHER RELATED FACILITIES.	NOTARY PUBLIC DATE
2. VINCULAR MOM ACCESS ONLY A PERFUTAL MON-DOCUMENT EXAMENT SEGMENT REFORM, UPPER OVER LUNG ACCESS THE PREPART ON THE PLAY, 10 PROBENT ALL USE ON AUTOR VINCULS (MON THE LAS MITH, GRANTOR SHALL NOT THE ALL DEPROMATED ON DITHE MARKS OF VINCULAR ACCESS UPON THE SESSION, GRANTOR SHALL MANIFEST THE EXECUTION, COLUMN AND INDIVIDUATE VINCULTURE OF THE SESSION, CRANTED HEAD FORTER THE LESS OF THE PROBLEMS OF THE SESSION OF THE PROBLEMS OF THE SESSION OF T		MY COMANISSON EXPRES
	PROPERTY TO ENFORCE THIS EASEMENT, HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY HASHIOWING REMEDES IN THIS EASEMENT DOES NOT LIMIT GRANTEES RIGHT TO OTHER REMEDES	APPROVALS
	PUBLIC UTILITY EASEMENTS (PUT A PERPETUAL, NON-DICLUSARE LASSMENT SHOWN HERION, UPON, OVIR, UNDER AND ACROSS THE PROPERTY ON SMS PLAT, FOR ELECTRICITY, ELECOMMUNICATIONS DATA TRANSMISSION AND ALL	APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS DAY OF, YO
	OHIGE UTILITIES, AND FOR CONSTRUCTION OPERATION USE, MARRIENANCE, REPAIR, AND REPLACIMENT OF IMPROVIMENTS REALTED TO INTERES AS THE FASHWITT, GRANTOR SHALL NOT PLACE OR ALLOW ARM TO TRETE, HEDDS, SHALES ON OTHER PLANTS WHICH CAN GROW LARGER THAN IR WOULS TALL, OR OT HARDSCAPE, SWIMMING PROUS, SHOS OF OTHER VERTICAL OR UNDERTONAL STREETIES.	
		MAYOR ATTEST CITY CURE

- THIS DOWLDANGER IS ON THE CITY OF SCOTTIONAL WATER DISTING, WHICH HIS A CERTIFICHION OF ASSURED WATER SUPPLY CONTINUED BY THE PROPERTY OF A STATE OF A STA

- GUIDDIAMS.

  LECTRIC UNIST ARE TO SE CONSTRUCTED UNDERGROUND AS REQUEED BY ARIZONA CORPORATE COMMISSION GUIDRA, ORIGIN UHB UHB SCOKE STOURT SEARCH ARIZONA SECRET SE

- COSTS ON THE SUMMAN, OF OSTRUCTORS AMONG A REPREMENTS TO THE WATERCOMENS SHALL BE AND THE THE ASSOCIATION OF HOMEOMETIC AMONG WATERCOMENS SHALL BE AND THE HEAD ASSOCIATION OF HOMEOMETIC AMONG WATERCOMENS SHALL BE AND THE ASSOCIATION OF HOMEOMETIC AND SHALL BOT HEAD ASSOCIATION OF HOMEOMETIC AND SHALL BOT HEAD ASSOCIATION OF HOMEOMETIC AND SHALL BOT HAS COMMENTED AS A COMMENT OF HEAD ASSOCIATION OF HOMEOMETIC AND SHALL BOT HAS COMMENT OF HOMEOMETIC ASSOCIATION OF HOMEOMETIC AND ASSOCIATION OF HOMEOMETIC AND DAMANGE THE HEAD ASSOCIATION OF HOMEOMETIC AND DAMANGE TO HAVE ASSOCIATION OF HOMEOMETIC AND DAMANGE TO HAVE ASSOCIATION OF HOMEOMETIC AND THE APPROVED DAMANGE DAMA

- ACCIDENTACE WITH THE CITY OF SCRITTERALE DEBUGS STANDARDS AND POLICY MANAGEM.

  APPLICATION OF SCRITTERAL DEBUGS STANDARDS AND POLICY MANAGEM.

  APPLICATION OF SCRITTERAL DEBUGS STANDARDS.

  APPLICATION OF SCRITTERAL DEBUGS STANDARDS.

  APPLICATION OF SCRITTERAL DEBUGS STANDARDS.

  PLE MANITEMENCE OF LANDARDS AND WITHOUT DE MILES EXPLICATION OF SCRITTERAL DEBUGS STANDARDS.

  THE REPORTED MICE STANDARDS AND SCRITTERAL DEBUGS STANDARDS AND THE SCRITTERAL DEBUGS STANDARDS.

  THIS REPORTED MICE STANDARDS AND SCRITTERAL DEBUGS STANDARDS AND THE SCRITTERAL DEBUGS STANDARDS AND THE SCRITTERAL DEBUGS STANDARDS.

  THE STANDARDS AND ON THE WIST, THE ARROWS SE ACHIEVED MICE STANDARD AND THE SCRITTERAL STANDARDS.

  MICHAEL STANDARDS AND THE STANDARDS SE ACHIEVED MICHAEL STANDARDS AND THE STANDARDS.

  MICHAEL STANDARDS AND THE STANDARDS SEARCH STANDARDS AND THE STANDAR

### EASEMENT RELEASE LIST

- ELECTRIC EASEMENT, PER DOCKET 1382, PAGE 473, M.C.R.
  COMMUNICATION EASEMENT, PER INSTRUMENT 90-50946
  ELECTRIC EASEMENT, PER DOCKET 15788, PAGE 1184, N.C.R.



### PROJECT OWNER

EMPRE RESIDENTIAL COMMUNITIES FUND IL, LLC AND EMPRE RESIDENTIAL COMMUNITIES FUND IR, LLC 6617 NORTH SCOTTSOALE ROAD, SUITE 101 PROTING, ARCDMA 82520 CONTACT: SHELBY DUPLESSIS

### LAND SURVEYOR

WESTWOOD PROFESSIONAL SERVICES 6909 EAST GREENWAY PARKWAY, SUITE 250 SCOTTSDALE, AZ 85254
TELE: 480-147-6558

### SHEET INDEX

COVER SHEET, DEDICATION & NOTICE
PRAFFET PRACEL ESSAN TO SECURITION AND FESTIVATION
PRACEL PRACEL ESSAN TO SELECTIVE AND FESTIVATION
PROBLEM PRACEL
LASSINGTO TOTALS PRIVAL DEL VIEW AND SHEETINGTON'S
ROUNDAM'S SURVEY BE HAND, DEL VIEW AND SHEETINGTON'S
ROUNDAM'S SURVEY BE HAND ASSENT AND ASSENT YES.

### BASIS OF BEARING

THE SOUTH TIME OF THE SOUTHWEST QUARTER OF THE SOUTHAST QUARTER OF SECTION IS THE RES, CASE AN WHICE HEARS SOUTH ARE YE OF WEST, MASURED BITHWEN THE SOUTH GUIDNESS COUNTS OF SECTION IS, THE SOUTH GUIDNESS COUNTRY OF THE SOUTHAST COUNTRY OF DURING THE SOUTHAST QUARTER OF THE SOUTHAST QUARTER SECTION IS, THE RES, ASSO, AS SHOWN ON THE SECTION OF SERVING THE COURT OF SECTION IS. THE SECTION OF TH

### AREA SUMMARY

LOT AREA 401,998 SQ FT, OR 9.23 AC, MORE OR LESS NET AREA /08 56 SQ 11, OR 16 27 AC, WORE OR 115 PUBLIC RIGHT OF WAY: 100,214 SO FT, OR 2,10 AC, WORE OR LESS

### SITE DATA

GROSS AREA 809 743 SQ FT, OR 18 57 AC. MORE OR LESS. 8776 SQ. FT. TOTAL LOTS GROSS DENSITY 49 2 DWAC 1066/1 SQ FT, OR 7 OH AC, R1-16 PMD 217-24-006 -017A -0178, -018, -019N, -019N, -019Q

### UTILITIES

CITY OF SCOTISDALE CITY OF SCOTTSOALE CENTURY LINK ARIZONA PUBLIC SERVICES COX COMMUNICATIONS SOUTHWEST GAS CORPORATION

- 1.1 AM A LAND SLAVYOR REGISTERD TO PRACTICE IN THE STATE OF AREZDIA
  2. THER FALL WAS LAND LINES AN EXECUTED OF RECOVER ARE ON A PROPERTY OF A

MICHAEL A BANTA, RLS 06-06-2019





RANCH SHEET COVER SPRIN

 $\infty$ 

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF AGRICOPA, STATE OF ARTICINA AND IS DISCRIBED AS FOLLOWS.

PARCEL NO. 1: (217-24-006)
THE NORTH HALF OF THE NORTHHAST QUARTER OF THE SOUTHWIST QUARTER OF THE SOUTHWIST QUARTER OF SECTION 18. TOWNISHIP 3 MORTH, RANGE 5 EAST OF THE GUIL AND SALE RIVER BASE AND MERIDIAN, MARICIPAL QUARTY, RANGES AND MERIDIAN, MARICIPAL QUARTY, RANGES AND MERIDIAN, MARICIPAL QUARTY RANGES AND MERIDIAN.

DICEPT THE WEST 25 FEET, AND

DICIPIT THE WEST 10 FEET OF THE EASY SS FEET OF THE NORTH HALF OF THE NORTHHALF OWNERED FROM SOUTHWAST DUNAFTER OF THIS SOUTHWAST DUNAFTER OF THE SOUTHWAST OWNER SHOWS THE STATE OF THE NORTHHALF OWNER SHOWS THE NORTHHALF OWNER STATE OWNER STATE OF THE NORTHHALF OWNER SHOWS THE NORTHHALF OWNER SHOWS THE SOUTHWAST OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER.

PARCH FIG. 2: (21.1.74-018)
THE NORTH HALE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
THE SOUTHMAST QUARTER OF SECTION 18; TOWNSHIP 3 NORTH, RANGE 5 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, AREZONA,

EXCEPT THE EAST SS FEET, AND

PARCEL NO. 1, 217-24-017A AND 017B)
THE SOUTH HALF OF THE MORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE GILD AND SALT ROTTE BASE AND MERIDIAN, MARICOPA COUNTY, ARZONA,

DICIP! THE EAST SS FEET AND

EXCEPT THE WEST 25 FEET

PARCE US 0 6121-26-0199 THE WEST 13-26-11TO THE SOUTHANT DURING OT HE SOUTHEST QUARTE OF HEST OF HEST OF THE SOUTHEST DURING TO SECTION IN CHARGES IN JOINTH BANGE STATE OF THE SOUTHEST DURING THE BASE AND MERGAN MARCOPA COUNTY, AREDON

EXCEPT THE SOUTH 40 FEET THEREOF; AND

EXCEPT THE NORTH 10 FEET OF THE SOUTH 50 FEET THEREOF, AS DEEDED TO THE CITY OF SCOTTSDALE RECORDED IN RECORDING NO. 2006 0676706, AND

EXCEPT ANY PORTION LYING WITHIN THE WEST 330 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16

PARCLL NO SA (211-24-019N)
THE LAST 132-SO FIET OF THE WEST 130 BD FIET OF THE SOUTH HALF OF THE
SOUTHANTS OWNERED OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 18 TOWNSHIP 3 MORTH RANGES EAST OF THE GILL AND SALT RIVER. AND MERIDIAN COPA COUNTY, ARIZONA

EXCEPT THE SOUTH 40 00 FEET, AND EXCEPT THE SOUTH SO 00 FEET AS GRANTED TO THE CITY OF SCOTTSOLAR PECONOID IN RECORDING NO. 94 0838112, AND

EXCEPT THE NORTH 8 00 FEET OF THE SOUTH 58:00 FEET AS CONVEYED TO THE CITY OF SCOTTSDALE RECORDED IN RECORDING NO. 2016-0482968

PARCEL NO. 58
AN LASEMENT FOR INCRESS, EGRESS AND PUBLIC UTILITIES OVER THE LAST 25 00 FRET
OF THE MOST HALF OF THE SOUTHWAST QUARTER OF THE SOUTHWAST QUARTER
AND DATE HIS WISE? 25 00 TELT OF THE LAST HALF OF THE SOUTHWAST QUARTER.

AND DYES THE WILES TO DEST DE THE SAST HALL DE THE SOUTHWAST QUARTER OF THE SOUTHWAST OF SECTION THE TOWNSHIPS HOTHER, RANGE STAST, OF THE GLA AND SALT RAYER BASE AND MERIDIAN, MARKEDRA COUNTY, AREDINA, AS CRIATIO IN INSTRUMENT RECORDED IN DOCKET 2450, PAGE TSR, RECORDS OF MARICIDA COUNTY, AREDINA

PARCEL NO. BA (217 24-0194)
THE LAST 152.50 FEET OF THE WIST 177.50 FEET OF THE MORTH 280 13 FEET OF THE
SOUTH HALF OF THE SOUTH-HAST QUARTER OF THE
SOUTHHAST QUARTER OF SECTION 18, TOWNSHIP 3 MORTH, RANGE 5 LAST OF THE

GILA AND SALT RIVER BASE AND MERIDIAN, MARKOPA COUNTY, ARIZONA,

PECIPI THE SOUTH 40 00 SEET: AND

EXCEPT THE NORTH 10.00 FEET OF THE SOUTH 50 DD FEET AS GRANTED TO THE CITY OF SCOTTSDALE RECORDED IN RECORDING NO 94-0658212, AND

EXCEPT THE NORTH 8 00 FEET OF THE SOUTH 56 00 FEET AS CONVEYED TO THE CITY OF SCOTTSDALE RECORDED IN RECORDING NO 2006 DESPISE.

PARCEL NO. 68
AN EXEMENT FOR INGRESS. EGRESS AND PUBLIC UTILITIES OVER THE EAST 25 OD FLET
OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND OWER THE WEST 25.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF

THE SOUTHHAST

PARTIES OF SECTION 18 TOWNSHIP I NORTH RANGE 5 EAST, OF THE GILA AND SALT

RAFER ASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, AS CREATED IN

INSTRUMENT RECORDS IN DOCK 17 2450, PAGE 358, RECORDS OF MARICOPA

COUNTY, ARIZONA

PARCEL NO. 7, (217-34-6190).
THE LAST 1973 FIET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 (AST OF THE GUA AND SALT BIVE BASE AND NERDMAN MAPCOPA COUNTY, AREQUED.

EXCEPT THE SOUTH 40 FELT, AND ALSO

EYCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE IN DOCUMENT RECORDED IN RECORDING NO 1993-518964 RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING DESCRIBED AS FOLLOWS

THAT PORTION OF THE EAST 177.5 THET DE THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18. TOWNSHIP IN NORTH, RANGE S EAST OF THE GILA AND SALT RIVER BASE AND MERCOWN. MARKOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18.

THENCE NORTH (ASSUMED BEARING) ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 4000 PET.

THERECE NORTH 89 DEGREES SE MINUTES STREET ON STREET TO THE POINT OF BEGINNING

IMENCE MORTH 45 DEGRES OF MINUTES 34 SECONDS EAST, 14 14 FEET FO THE WEST UNE OF THE EAST \$5.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18.

THENCE SOUTH DO DIGREES OF MINUTES 27 SECONDS EAST 189 FEET TO THE NORTHEAST CORNER OF SAID REAL PROPERTY AS DESCRISED IN RECORDING NO 1992-518904 MARKOPA COUNTY RECORDS.

THENCE SOUTH OD DEGREES OF MINUTES 25 SECONDS EAST 5,00 FEET TO THE SOUTHWEST CORNER OF SAID REAL PROPERTY AND THE POINT OF MIGHANING.

PROPERTY LINE PIGHT OF WAY UND STETTON LINE

1

TO BE SIT 1/2" REBAR RLS 48460

cos

THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 58 SECONDS WEST, 18 00 FEET. THENCE MORTH 5 00 FEET.

THENCE SOUTH 15.00 FIET TO THE POINT OF BEGINNING AND ALSO

EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE IN DOCUMENT RECORDED IN RECORDING IND 2007-1132285, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING DESCRIBED AS FOLLOWS.

THE PORTION OF THE LAST 177.50 FIET OF THE SOUTH HALF OF THE SOUTHEAST DURRITE OF THE SOUTHWAST QUARTER OF THE SOUTHWAST QUARTER OF SECTION TE OF THE GRAND SALT RIVER BASE AND MERDIANE MARKOPA COUNTY, AREDINA DESCRIED

THENCE ALONG THE EAST LINE DT SAID SOUTHWEST QUARTER OF THE SOUTHEAST DUARTER NORTH OD DEGREES OF MINUTES 25 SECONDS WEST 40 00 FEET.

THENCE DEPARTING SAID EAST LINE PARALLER, WITH AND 40.00 FEST NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEST QUARTER NORTH 39 EXCELSES AND SAID SAID SOUTHWEST SAID SCHOOL TO THE SOUTHWEST COMER OF THAT EAR, PROPERTY AS DESCRIBED IN ACCORDING ON 1992-5 1990H MARICOPA COUNTY RECORDS AND THE FORM OF SEGMENTICS.

THENCE PARALLEL WITH AND 40 DD FEET NORTH OF SAID SOUTH LARE NORTH BY DEGREES SY MINUTES 13 SECONDS WEST 112.76 FEET TO THE WIST UNE OF SAID EAST 117.730 FEET OF THE SOUTH-MAJE OF THE SOUTH-FAST QUARTER OF THE SOUTH-FAST QUARTER OF THE SOUTH-FAST QUARTER OF THE SOUTH-FAST QUARTER.

THENCE ALDING SAID WEST LINE NORTH OR DEGREES OD MINUTES 11 SECONDS EAST 8 SM FEFT.

THENCE DEPARTING SAID WEST LINE PARALLEL WITH AN 48 94 FEET NORTH OF SAID SOUTH LINE, SOUTH 89 DEGRELS 59 MINUTES 13 SECONDS LAST 10.00 FEET;

THENCE SOUTH DO DEGREES DO MINUTES 11 SECONDS WEST 4 17 FEET TO A POINT 44 77 FEET MORTH OF SAID SOUTH UNIT.

THENCE PARALLEL WITH SAID SOUTH LINE SOUTH 89 DEGREES 59 MINUTES 13 SECONOS LAST 98 64 FEET:

THERECE NORTH 44 DEGREES 59 MINUTES 11 SECONDS EAST 1995 FEET TO A POINT 55.00 FFTT WIST OF SAID FAST UNIT OF THE SOUTHWIST QUARTER OF THE SOUTHEAST QUARTER OF SAID MCTION 18.

THENCE SOUTH 44 DEGREES 59 MINUTES 11 SECONDS WEST 14 14 FEET TO THE NORTHWEST CORNER OF SAID REAL PROPERTY.



------CENTER UNE

SURVEY MONUMENT FLUSH FOUND SURVEY MONUMENT AS NOTED

CITY OF SCOTTSCALE

BOOK DOCTES

DOCUMENT RECORD

MEASURED 10 CALCUIATED ROW RIGHT OF WAY

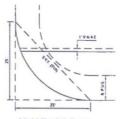
MCR MARICOPA COUNTY RECORDER OFFICE APN ASSESSOR PARCEL NUMBER PUBLIC UTALITY EASEMENT

ESM1 EASEMENT VEHICULAR NON-ACCESS EASEMENT WATER AND SEWER FACILITIES DEALWAGE AND BLOOD CONTROL

EMERGENCY AND SERVICE ACCESS PUBLIC MOTORIZED ACCESS

SIGHT DISTANCE

PUBLIC NON-MOTORIZED ACCESS



SIGHT DISTANCE EASEMENT

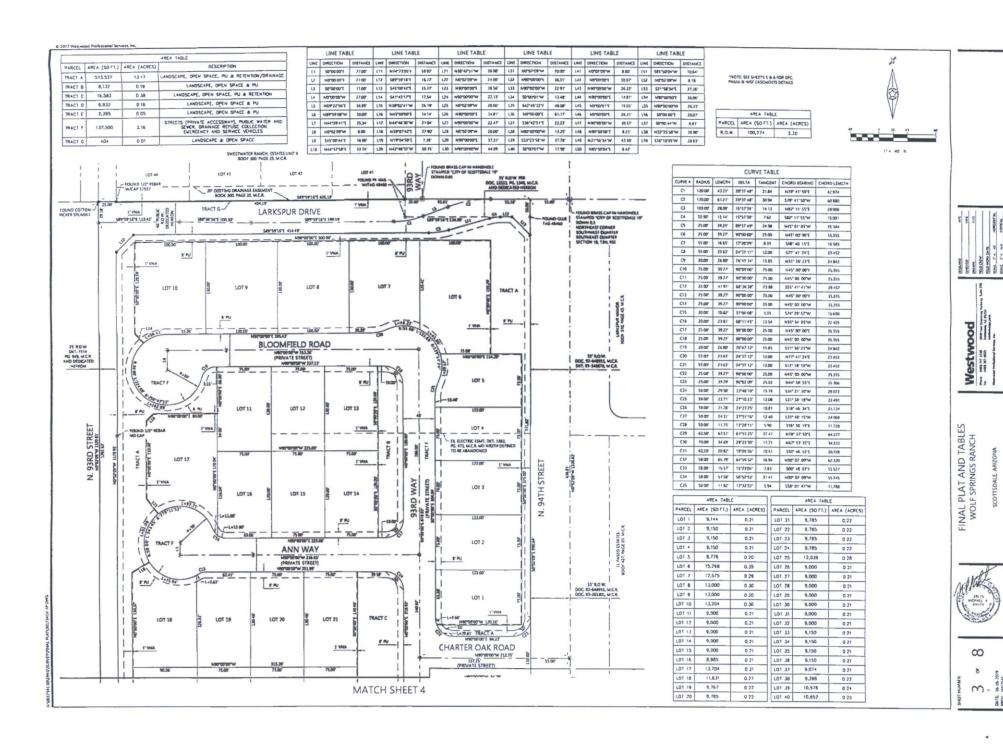
NIS

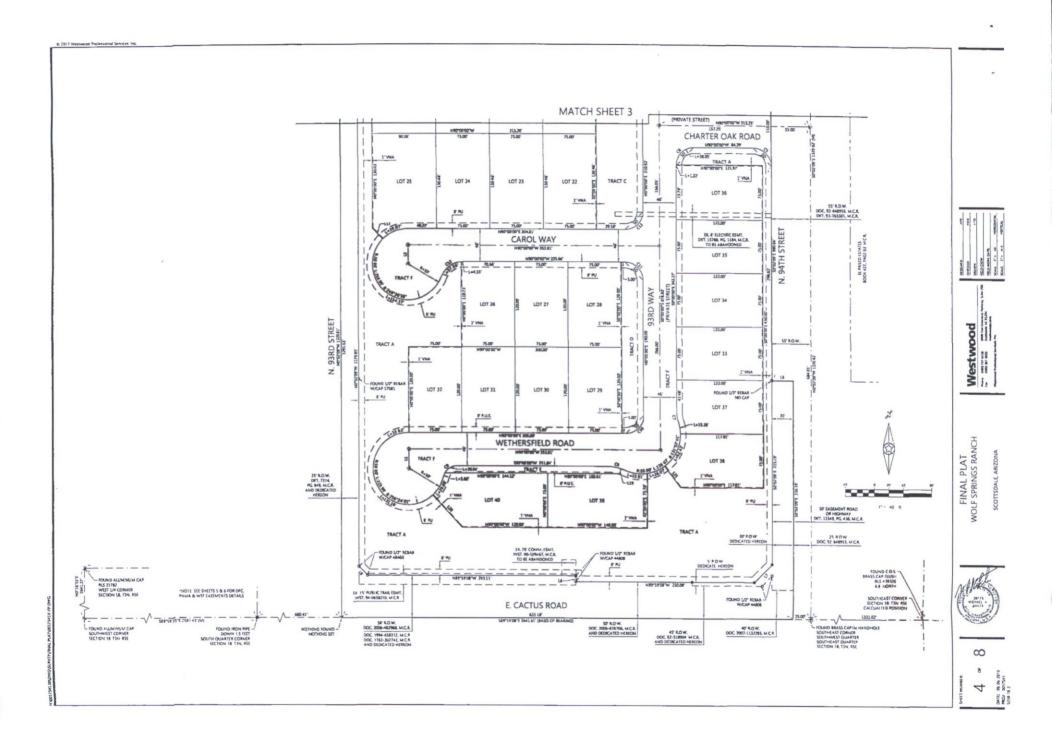
2

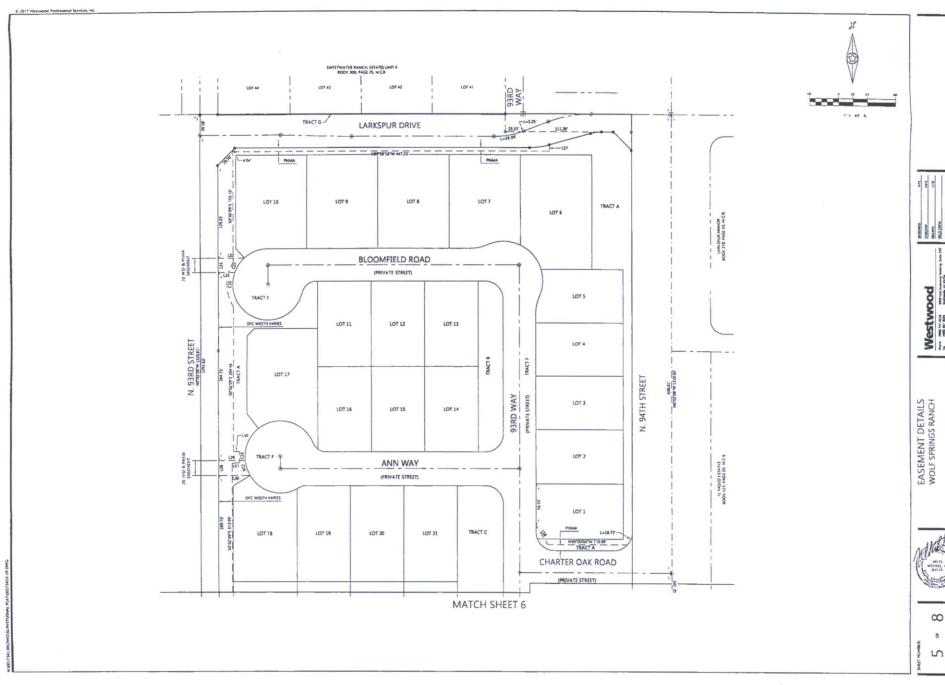
Westwood

PARCEL LEGAL DESCRIPTION WOLF SPRINGS RANCH

PARENT

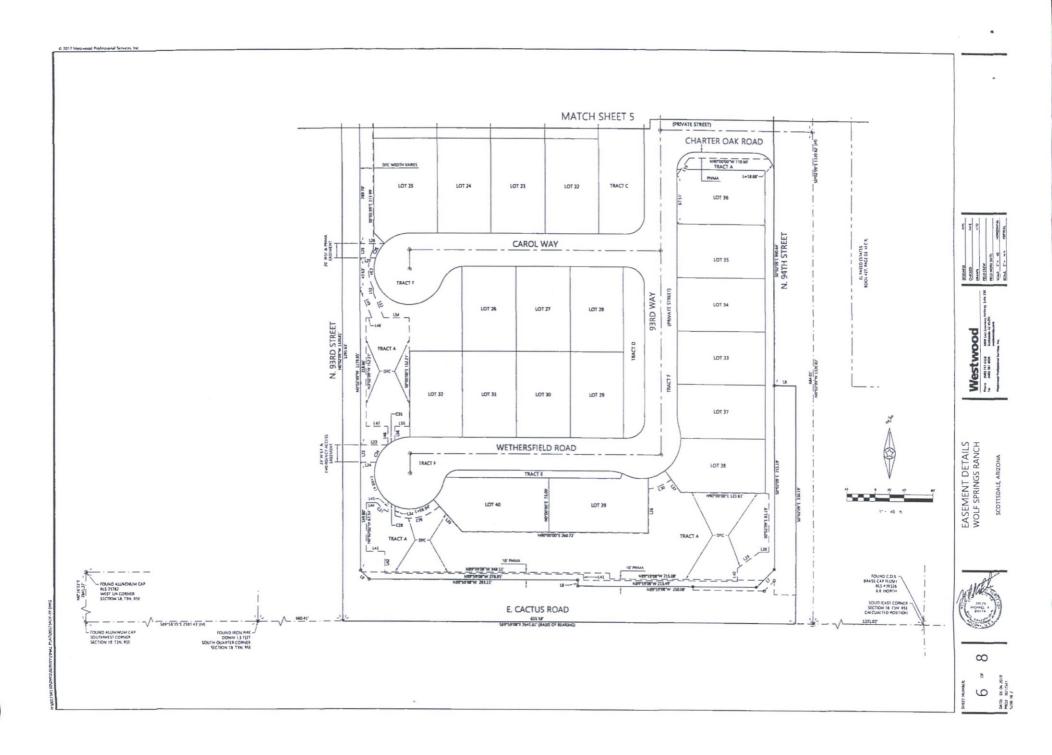


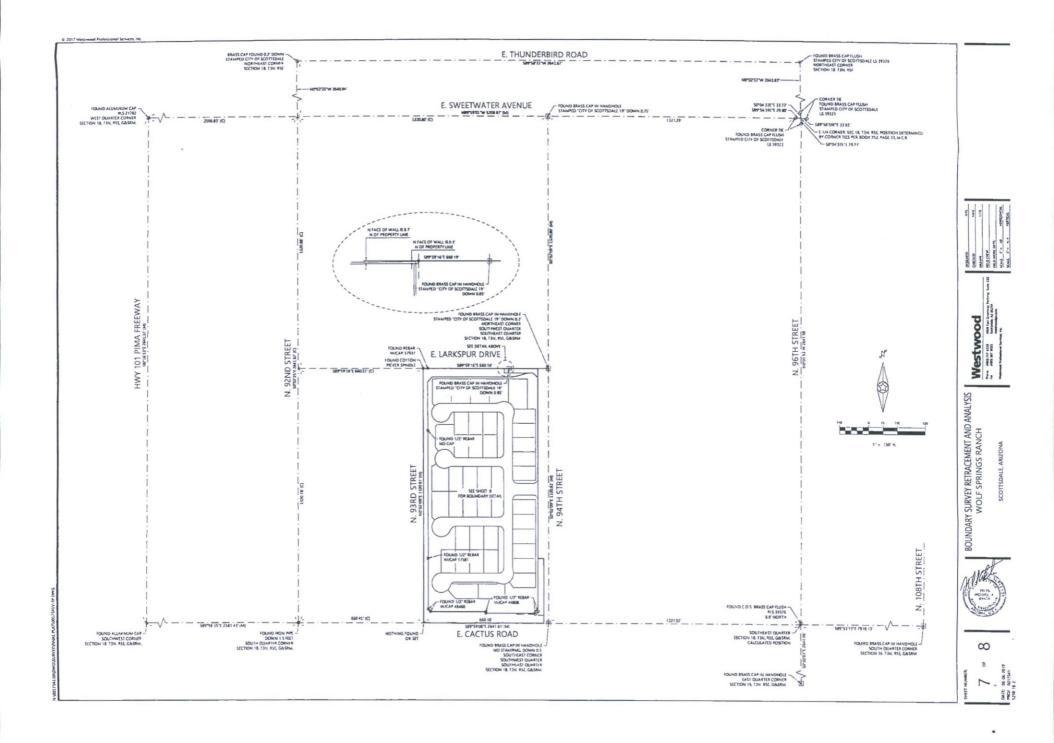


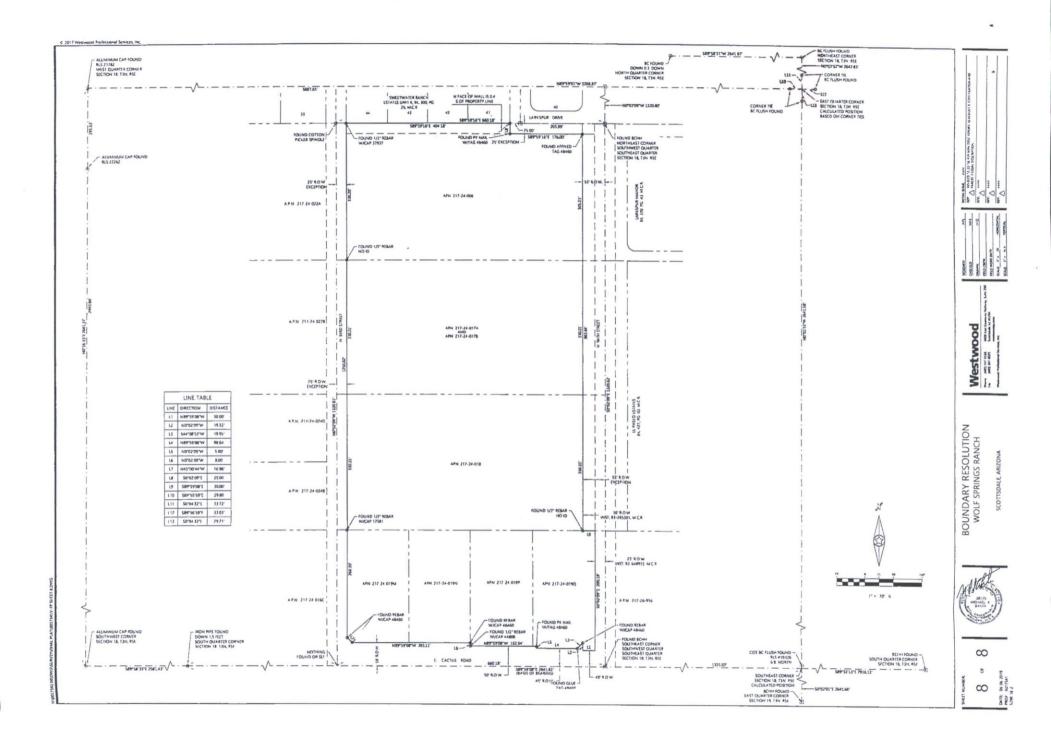




U 883







### **APPROVED 9/6/18 (SP)**



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

Thursday, August 16, 2018

### **\*SUMMARIZED MEETING MINUTES\***

### PRESENT:

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

### ABSENT:

All Present

### STAFF:

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

<sup>\*</sup> 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

### **CALL TO ORDER**

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

### **ROLL CALL**

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

### ADMINISTRATIVE REPORT

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

### **MINUTES**

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

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

### **CONSENT AGENDA**

3. 14-PP-2017

Wolf Springs Ranch

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

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

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

### 4. 49-DR-2017 Stamper Hangar

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

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

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

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

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

### 6. 4-PP-2018 Paseo at Pinnacle Peak

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

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

Joseph Levine spoke regarding concerns of lighting.

### **REGULAR AGENDA**

### 7. 40-DR-2018

St. Patrick's Catholic Church

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

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

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

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

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

### **ADJOURNMENT**

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