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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:

1. 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

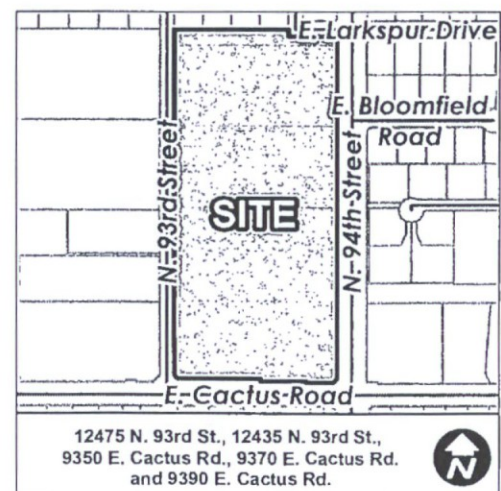
Northwest Corner of N. 94<sup>th</sup> St. and E. Cactus Rd.

## OWNER

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

## APPLICANT CONTACT

Shelby Duplessis  
 Empire Residential Communities Fund II & III, LLC



480-951-2207

## BACKGROUND

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### 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 PRD.
- 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

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### 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.



- 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**

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### **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 cut-through 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 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.

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**

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**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**

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**Recommended Approach:**

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

**RESPONSIBLE DEPARTMENTS**

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Current Planning Services  
Transportation Department

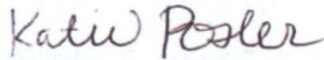
**STAFF CONTACT**

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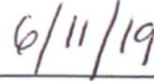
Katie Posler  
Planner  
480 312 2703  
kposler@scottsdaleaz.gov



**APPROVED BY**



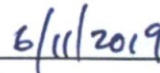
Katie Posler, Report Author



Date



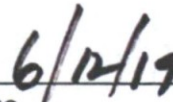
Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov



Date



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



Date

**ATTACHMENTS**

1. Context Aerial
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





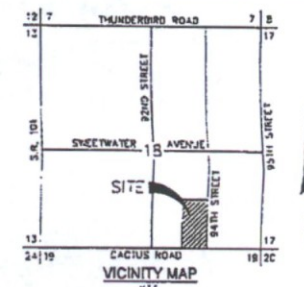
Wolf Springs Ranch

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



## CIVIL ENGINEER

DIVERSIFIED FUTURE  
13111 NORTH 94TH DRIVE  
PEORIA, ARIZONA 85541  
PHONE: 602.879.4038  
CONTACT: SHELBY DUPLESSIS

## SURVEYOR

WESTWOOD PROFESSIONAL SERVICES  
5900 EAST GREENWAY PARKWAY  
SUITE 250  
SCOTTSDALE, ARIZONA 85254  
PHONE: 480.947.2558  
CONTACT: BEN BLUNT

## SETBACKS

FRONT: 10'  
REAR: 15'  
SIDE: 5'x10'

## BENCHMARK

ADOT ALUMINUM CAP LOCATED AT THE  
N.W. CORNER OF SECTION 18, T3N, R5E.  
ELEVATION: 1260.59 NAVD 83  
ACCORDING TO THE RECORD OF SURVEY,  
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

## NOTES

1. AN "P" U.L. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED.
2. ALL INTERIOR STREETS WILL BE PRIVATE.
3. ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS AND STIPULATIONS.
4. GATES TO INCORPORATE "HEY SWITCH & SENSOR PRE-EMPTION"

## FLOOD INFORMATION

COMBINED FLOODING	PANEL NUMBER	DATE OF FIRM	FIRM TYPE	BASE FLOOD ELEVATION
045012	1760	10/16/2012	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 SCOTTSDALE REVISED CODE  
CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

## SHEET INDEX

- PP01 PRELIMINARY PLAT COVER SHEET  
PP02 PRELIMINARY PLAT PLAN  
PP03 PRELIMINARY PLAT DETAILS  
PP04 LOT EXHIBIT

## OWNER

EMPIRE RESIDENTIAL COMMUNITIES FUND & LLC  
6817 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85250  
PHONE: 480.951.2207  
CONTACT: RICH ZACHER

## SITE DATA

GROSS AREA: 26.11 AC  
NET AREA: 16.35 AC  
TOTAL LOTS: 40  
TYPICAL LOT SIZE: VARIES  
MINIMUM LOT AREA: 4,775 SF  
AVERAGE LOT AREA: 10,588 SF  
DENSITY: 3.00 DU/AC

## ZONING

EXISTING/PROPOSED R1-18 PRD

## BASIS OF BEARING

NORTH 89 DEGREES 58 MINUTES 08  
SECONDS WEST ALONG THE SOUTH LINE  
OF THE SOUTHEAST QUARTER OF  
SECTION 18, T3N, R5E, ACCORDING TO  
THE RECORD OF SURVEY, RECORDED IN  
BOOK 752, PAGE 33, MCR.

## UTILITY SERVICES

WATER: CITY OF SCOTTSDALE  
SEWER: CITY OF SCOTTSDALE  
SOLID WASTE: CITY OF SCOTTSDALE  
ELECTRICAL SERVICE: ARIZONA PUBLIC SERVICE (APS)  
NATURAL GAS: SOUTHWEST GAS  
TELEPHONE: CENTURY LINK  
CABLE: COMCAST

## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 18, BEARS NORTH 89° 58' 08" WEST (BASE OF BEARING) A DISTANCE OF 8641.81 FEET; THENCE NORTH 89° 58' 08" WEST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 131.03 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, SECTION 18; THENCE NORTH 89° 58' 08" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 45.00 FEET; THENCE NORTH 89° 58' 08" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 58' 08" WEST ALONG A LINE 40 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 30.00 FEET; THENCE NORTH 89° 58' 08" WEST A DISTANCE OF 19.32 FEET; THENCE SOUTH 44° 58' 53" WEST A DISTANCE OF 10.85 FEET TO A POINT LYING 45.00 FEET NORTH OF SAID SOUTH LINE; THENCE NORTH 89° 58' 08" WEST ALONG A LINE 45.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 88.84 FEET; THENCE NORTH 89° 58' 08" WEST A DISTANCE OF 5.00 FEET TO A POINT LYING 50.00 FEET NORTH OF SAID SOUTH LINE; THENCE NORTH 89° 58' 08" WEST ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 182.54 FEET; THENCE NORTH 89° 58' 08" WEST A DISTANCE OF 8.00 FEET TO A POINT LYING 58.00 FEET NORTH OF SAID SOUTH LINE; THENCE NORTH 89° 58' 08" WEST ALONG A LINE 58.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 301.1 FEET; THENCE NORTH 89° 58' 08" WEST A DISTANCE OF 18.86 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 94TH STREET; THENCE NORTH 89° 58' 08" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1250.82 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 89° 52' 16" EAST ALONG SAID NORTH LINE A DISTANCE OF 404.18 FEET; THENCE SOUTH 89° 52' 16" EAST A DISTANCE OF 25.00 FEET TO A POINT SOUTH OF SAID NORTH LINE; THENCE SOUTH 89° 58' 08" EAST ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE, A DISTANCE OF 175.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 94TH STREET; THENCE SOUTH 89° 58' 08" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 86.54 FEET; THENCE SOUTH 89° 58' 08" EAST A DISTANCE OF 30.00 FEET TO A POINT ON SAID EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89° 58' 08" EAST ALONG SAID EAST LINE A DISTANCE OF 86.19 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 790,582 SQUARE FEET OR 18.88 ACRES MORE OR LESS. THIS OVERALL DESCRIPTION WAS DERIVED FROM THE COMBINED PARCELS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE, BY SECURITY TITLE AGENCY, INC. FILE NO. 15170643-015-USA, DATED SEPTEMBER 18, 2017.

TRACT ID	TRACT USE	AREA
A	LANDSCAPE, OPEN SPACE, PUE, RETENTION/DRAINAGE	1,349,76.19 SF
B	LANDSCAPE, OPEN SPACE, PUE	81,31.74 SF
C	LANDSCAPE, OPEN SPACE, PUE, RETENTION	1,556,2.67 SF
D	LANDSCAPE, OPEN SPACE, PUE	6,931.75 SF
E	LANDSCAPE, OPEN SPACE, PUE	2,394.66 SF
F	STREETS (PRIVATE ACCESSWAYS), PUBLIC WATER AND SEWER, DRAINAGE REFUSE COLLECTION, EMERGENCY AND SERVICE VEHICLES	1,375,06.24 SF

LOT #	AREA	LOT #	AREA
1	9144.30 SF	21	9787.04 SF
2	9192.26 SF	22	9782.21 SF
3	9153.00 SF	23	9782.21 SF
4	9153.00 SF	24	9782.21 SF
5	8775.66 SF	25	120,36.02 SF
6	10,297.83 SF	26	8999.61 SF
7	12,375.01 SF	27	9000.00 SF
8	11,000.00 SF	28	9000.00 SF
9	11,000.00 SF	29	9000.00 SF
10	11,329.42 SF	30	9000.00 SF
11	8999.97 SF	31	9000.01 SF
12	8999.97 SF	32	9000.00 SF
13	8999.97 SF	33	9148.48 SF
14	9000.03 SF	34	9148.99 SF
15	9000.03 SF	35	9148.51 SF
16	8994.95 SF	36	9148.01 SF
17	13,703.47 SF	37	8074.29 SF
18	11,633.59 SF	38	9298.49 SF
19	9769.49 SF	39	10,577.99 SF
20	9787.04 SF	40	10,852.43 SF

Random Classification	AC Base (Section)	AC Base (Lot)	AC Section (Section)	AC Section (Lot)
Option 1 - Minor Collector - 8" PP Street	2"	2"	2"	2"
Option 2 - Minor Collector - 8" PP Street	2"	2"	2"	2"

\*Use of boundary agreement 10' 10" Street Right of Way 10' 10" Street Right of Way 10' 10" Street Right of Way 10' 10" Street Right of Way

## LEGEND

- BRASS CAP FLUSH
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING GAS VALVE
- EXISTING CABLE BOX
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING ELECTRIC CABLE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- BOUNDARY LINE
- LOT LINE
- CONTRIBUTOR
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND UTILITY LINES
- EXISTING GAS LINE
- EXISTING CABLE LINE
- EXISTING TELEPHONE LINE
- EXISTING STORM DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- RETENTION BASIN

**DIVERSIFIED  
FUTURE LLC.**

13111 North 94th Drive  
Peoria, Arizona 85541  
Phone: (602) 879-4038  
Fax: (602) 879-4038

www.DiversifiedFuture.com

## WOLF SPRINGS RANCH PRELIMINARY PLAT

SCOTTSDALE, ARIZONA

MARICOPA COUNTY

SCALE NONE

JOB No. 1402

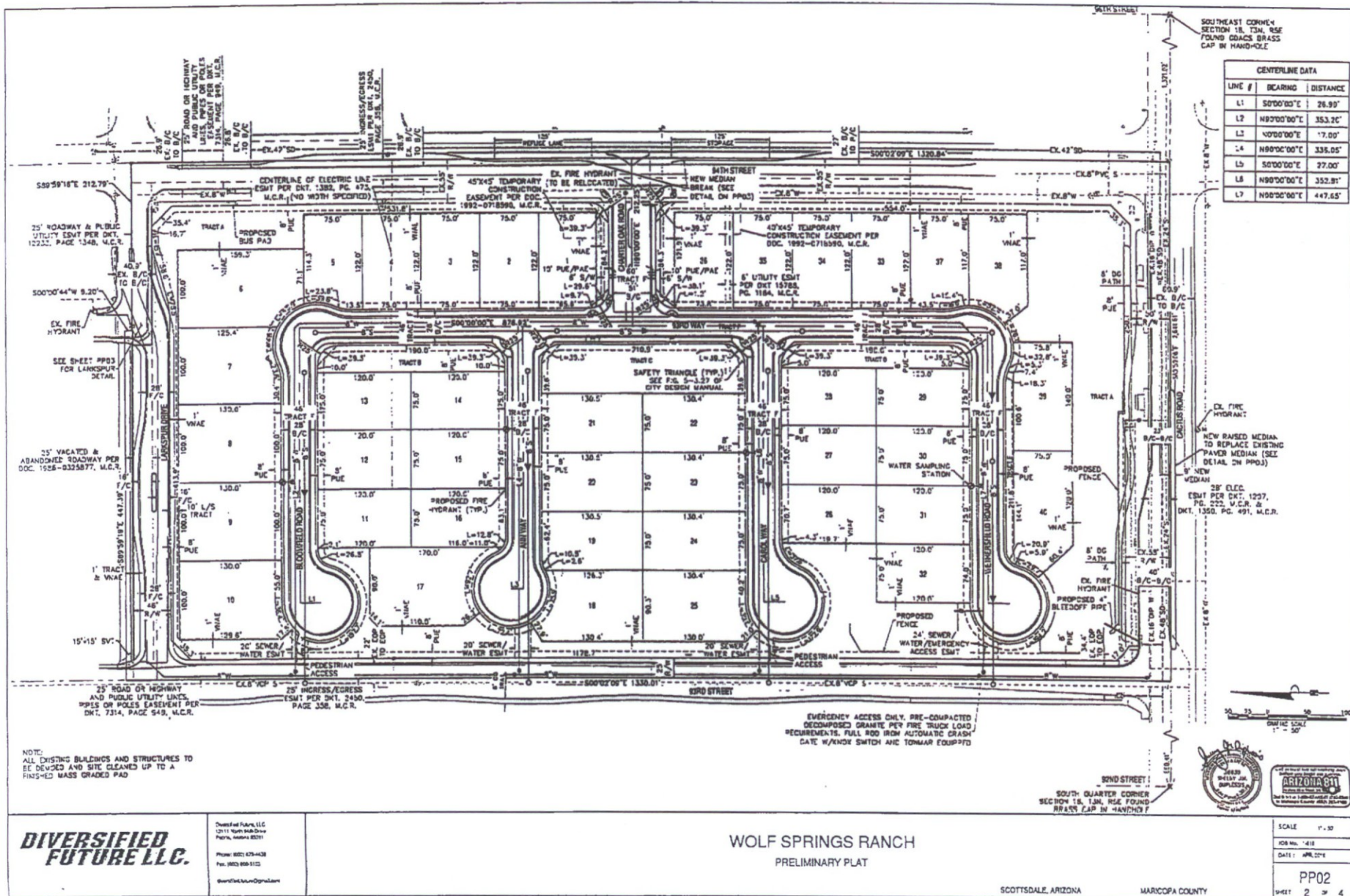
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PP01

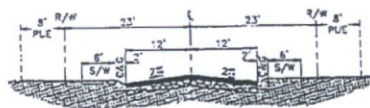
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14-PP-2017  
06/27/18

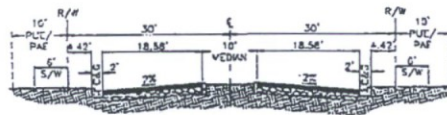




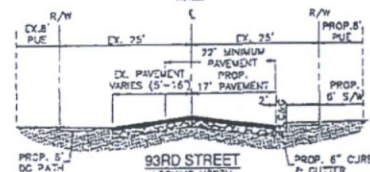




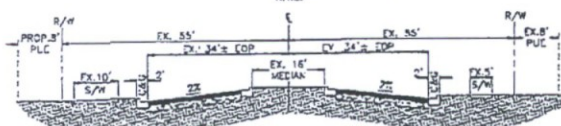
LOCAL ROAD  
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N.T.S.



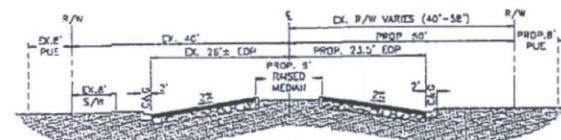
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N.T.S.



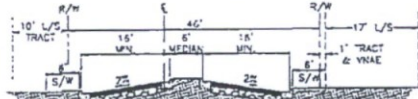
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LOOKING NORTH  
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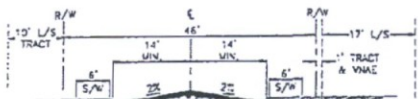
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LOOKING NORTH  
N.T.S.



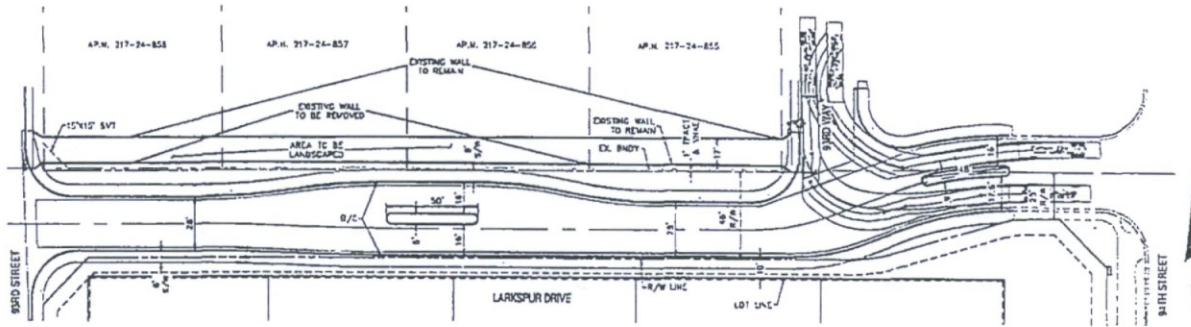
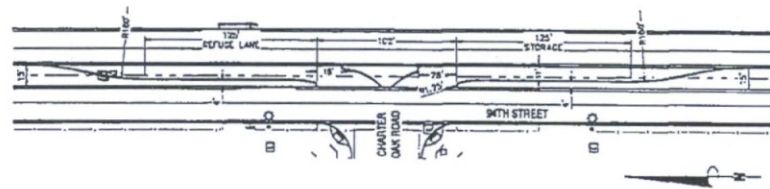
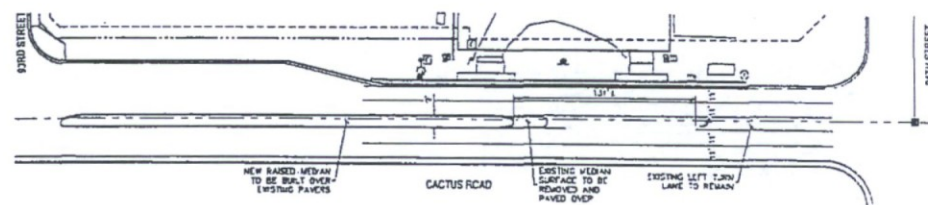
CACTUS ROAD  
LOOKING WEST  
N.T.S.



LARKSPUR DRIVE (W/MEDIAN)  
LOOKING WEST  
N.T.S.



LARKSPUR DRIVE (W/O MEDIAN)  
LOOKING WEST  
N.T.S.



**DIVERSIFIED  
FUTURE LLC.**

Diversified Future, LLC  
10111 Main Street, Suite 100  
Phoenix, Arizona 85027  
Phone: 602.474.1111  
Fax: 602.474.1112  
www.diversifiedfuture.com

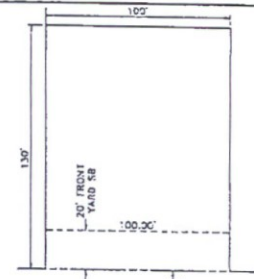
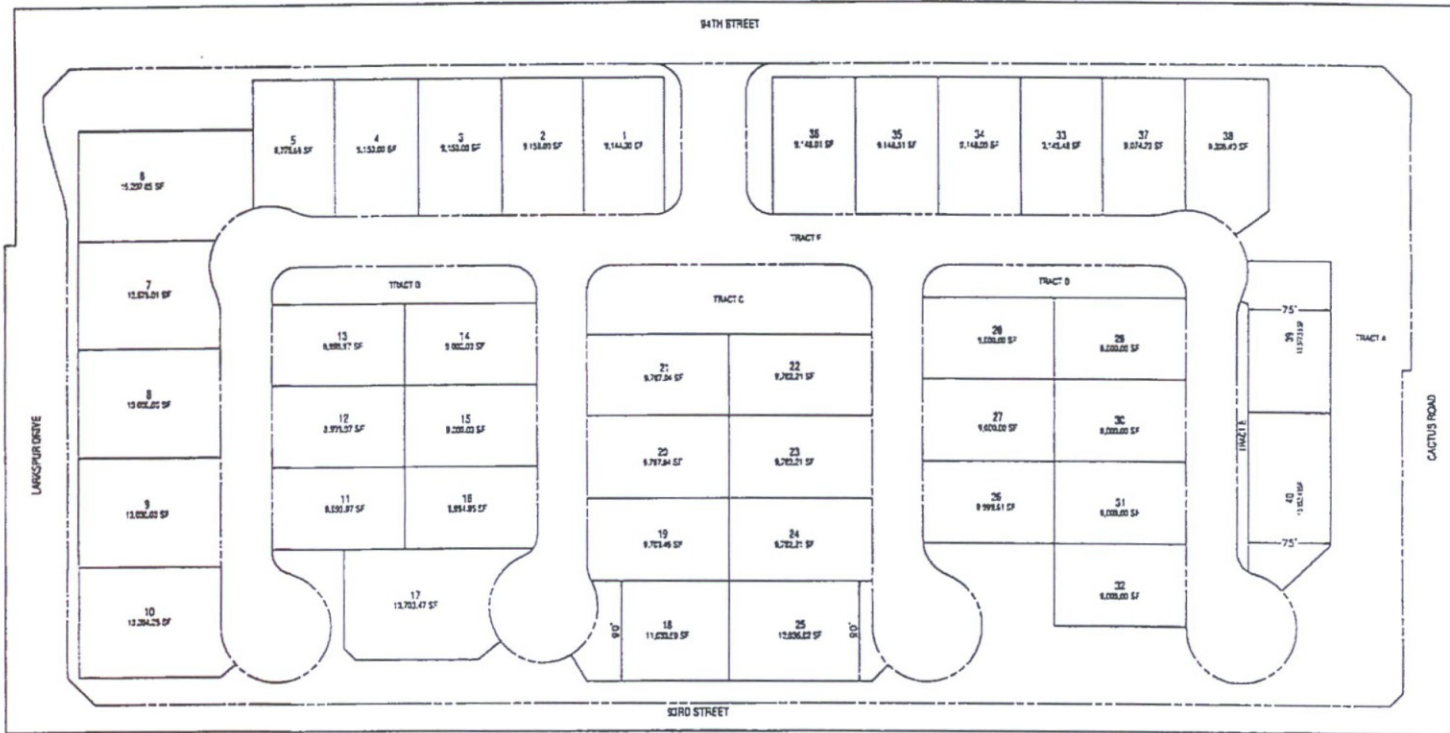
**WOLF SPRINGS RANCH**  
DETAILS

SCOTTSDALE, ARIZONA

MARICOPA COUNTY



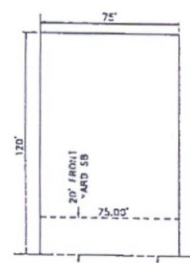
SCALE: NONE  
JOB No: 1418  
DATE: APR, 2018  
PP03  
SHEET 3 OF 4



LOTS 39 AND 40



LOTS 30 AND 31



LOTS 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40



**DIVERSIFIED FUTURE LLC.**

Diversified Future, LLC  
20111 North 94th Street  
Phoenix, Arizona 85028  
Phone: (602) 675-4428  
Fax: (602) 605-4183  
diversifiedfuture@gmail.com

**WOLF SPRINGS RANCH  
LOT EXHIBIT**

SCOTTSDALE, ARIZONA

MARICOPA COUNTY

SCALE	NONE
JOB No.	1418
DATE	APR 2011
PP04	
SHEET	4 OF 4







## PARENT PARCEL LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (217-24-006)  
THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 25 FEET; AND

EXCEPT THE WEST 25 FEET; AND

EXCEPT THE WEST 30 FEET OF THE EAST 55 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

PARCEL NO. 2: (217-24-018)  
THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55 FEET; AND

EXCEPT THE WEST 25 FEET;

PARCEL NO. 3: (217-24-017A AND 017B)  
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55 FEET; AND

EXCEPT THE WEST 25 FEET;

PARCEL NO. 4: (217-24-019)  
THE WEST 152.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

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. 2006-061606, AND

EXCEPT ANY PORTION LYING WITHIN THE WEST 330 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 40 FEET THEREOF; AND

PARCEL NO. 5A: (217-24-019A)  
THE EAST 152.50 FEET OF THE WEST 330 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 40 FEET; AND  
EXCEPT THE NORTH 10 FEET OF THE SOUTH 50 FEET AS GRANTED TO THE CITY OF SCOTTSDALE, RECORDED IN RECORDING NO. 94-083812, AND

EXCEPT THE NORTH 8.00 FEET OF THE SOUTH 18.00 FEET AS CONVEYED TO THE CITY OF SCOTTSDALE, RECORDED IN RECORDING NO. 2006-048766;

PARCEL NO. 5B  
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE EAST 25.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CREATED IN INSTRUMENT RECORDED IN DOCKET 2450, PAGE 158, RECORDS OF MARICOPA COUNTY, ARIZONA;

PARCEL NO. 6A: (217-24-019G)  
THE EAST 152.50 FEET OF THE WEST 330 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 40 FEET; AND  
EXCEPT THE NORTH 10 FEET OF THE SOUTH 50 FEET AS GRANTED TO THE CITY OF SCOTTSDALE, RECORDED IN RECORDING NO. 94-083812, AND

EXCEPT THE NORTH 8.00 FEET OF THE SOUTH 18.00 FEET AS CONVEYED TO THE CITY OF SCOTTSDALE, RECORDED IN RECORDING NO. 2006-048766;

PARCEL NO. 6B  
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE EAST 25.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CREATED IN INSTRUMENT RECORDED IN DOCKET 2450, PAGE 158, RECORDS OF MARICOPA COUNTY, ARIZONA;

PARCEL NO. 7: (217-24-019D)  
THE EAST 177.5 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 40 FEET; AND ALSO

EXCEPT THE EAST 25 FEET; AND ALSO

EXCEPT ANY PORTION LYING WITHIN THE WEST 152.5 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND ALSO

EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE IN DOCUMENT RECORDED IN RECORDING NO. 1992-518994, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 177.5 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA 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 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 53 SECONDS WEST, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 53 SECONDS WEST, 10.00 FEET;

THENCE NORTH 5 DEGREES 01 MINUTES 34 SECONDS EAST, 14.14 FEET TO THE WEST LINE OF THE EAST 55.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 15.00 FEET TO THE POINT OF BEGINNING; AND ALSO

EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE IN DOCUMENT RECORDED IN RECORDING NO. 2001-115286, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING DESCRIBED AS FOLLOWS:

THE PORTION OF THE EAST 177.50 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER NORTH 100 DEGREES 50 MINUTES 25 SECONDS WEST 40.00 FEET;

THENCE DEPARTING SAID EAST LINE PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST 63.90 FEET TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY AS DESCRIBED IN RECORDING NO. 1992-518994, MARICOPA COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE PARALLEL WITH AND 40.00 FEET NORTH OF SAID SOUTH LINE NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST 112.76 FEET TO THE WEST LINE OF SAID EAST 177.50 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18;

THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST 8.94 FEET;

THENCE DEPARTING SAID WEST LINE PARALLEL WITH AND 48.94 FEET NORTH OF SAID SOUTH LINE, SOUTH 88 DEGREES 59 MINUTES 13 SECONDS EAST 10.00 FEET;

THENCE SOUTH 30 DEGREES 00 MINUTES 11 SECONDS WEST 4.17 FEET TO A POINT 48.77 FEET NORTH OF SAID SOUTH LINE;

THENCE PARALLEL WITH SAID SOUTH LINE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST 98.84 FEET;

THENCE NORTH 44 DEGREES 59 MINUTES 11 SECONDS EAST 19.95 FEET TO A POINT 53.00 FEET WEST OF SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

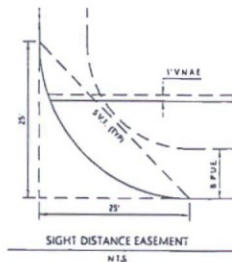
THENCE SOUTH 80 DEGREES 03 MINUTES 27 SECONDS EAST 1.89 FEET TO THE NORTHEAST CORNER OF SAID REAL PROPERTY AS DESCRIBED IN RECORDING NO. 1992-518994, MARICOPA COUNTY RECORDS;

THENCE SOUTH 44 DEGREES 59 MINUTES 11 SECONDS WEST 14.14 FEET TO THE NORTHWEST CORNER OF SAID REAL PROPERTY;

THENCE SOUTH 80 DEGREES 03 MINUTES 27 SECONDS EAST 5.00 FEET TO THE SOUTHWEST CORNER OF SAID REAL PROPERTY AND THE POINT OF BEGINNING;

## LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	SECTION LINE
---	CENTER LINE
---	EASEMENT LINE
---	EXISTING EASEMENT LINE
(S)	SURVEY MONUMENT IN HANDHOLE
+	SURVEY MONUMENT FLUSH
o	FOUND SURVEY MONUMENT AS NOTED
●	TO BE SET 1/2" REBAR RLS 48486
C.O.S.	CITY OF SCOTTSDALE
86	BOOK
PG	PAGE
DKT.	DOCKET
DOC.	DOCUMENT
(R)	RECORD
(M)	MEASURED
(C)	CALCULATED
R.O.W.	RIGHT OF WAY
M.C.R.	MARICOPA COUNTY RECORDER OFFICE
A.P.N.	ASSESSOR PARCEL NUMBER
P.U.	PUBLIC UTILITY EASEMENT
ESMT.	EASEMENT
VNA	VEHICULAR NON-ACCESS EASEMENT
WSF	WATER AND SEWER FACILITIES
DFC	DRAINAGE AND FLOOD CONTROL
ESA	EMERGENCY AND SERVICE ACCESS
PA	PUBLIC MOTORIZED ACCESS
SD	SIGHT DISTANCE
PNMA	PUBLIC NON-MOTORIZED ACCESS



DATE:	DATE:	DATE:	DATE:
DATE:	DATE:	DATE:	DATE:
DATE:	DATE:	DATE:	DATE:
DATE:	DATE:	DATE:	DATE:

**Westwood**  
Professional Services, Inc.  
10000 N. 10th Avenue, Suite 200  
Scottsdale, AZ 85260  
Phone: (480) 344-1111  
Fax: (480) 344-1112  
www.westwoodpro.com

PARENT PARCEL LEGAL DESCRIPTION  
WOLF SPRINGS RANCH  
SCOTTSDALE, ARIZONA



SHEET NUMBER  
2 of 8  
DATE: 06.06.2019  
PROJECT: 20170451  
SHEET: 18.7

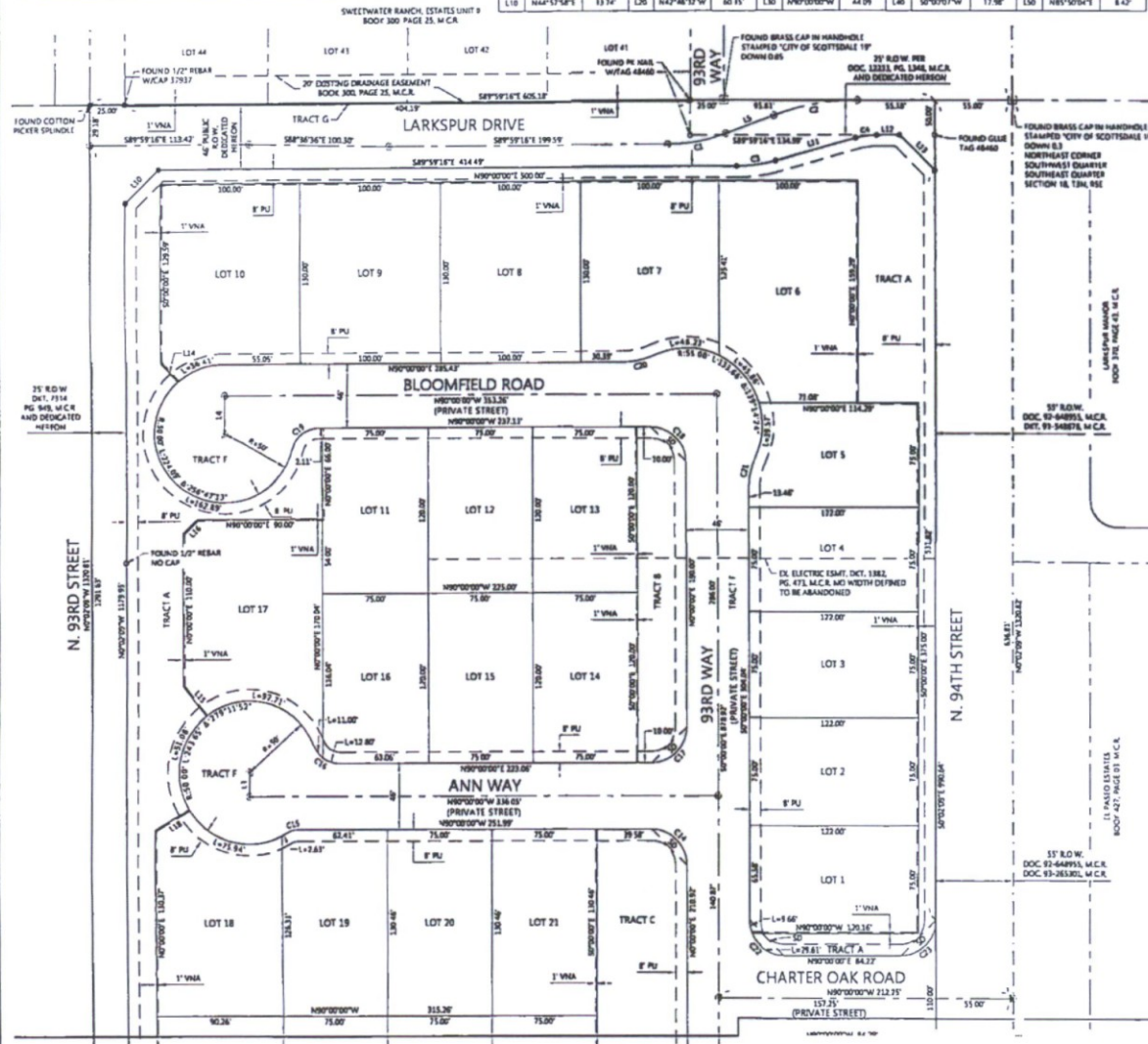
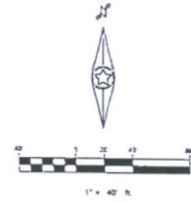


AREA TABLE			DESCRIPTION
PARCEL	AREA (SQ. FT.)	AREA (ACRES)	
TRACT A	573,537	13.17	LANDSCAPE, OPEN SPACE, PU & RETENTION/DRAINAGE
TRACT B	8,132	0.19	LANDSCAPE, OPEN SPACE & PU
TRACT C	18,583	0.43	LANDSCAPE, OPEN SPACE, PU & RETENTION
TRACT D	6,932	0.16	LANDSCAPE, OPEN SPACE & PU
TRACT E	7,395	0.17	LANDSCAPE, OPEN SPACE & PU
TRACT F	137,500	3.16	STREETS (PRIVATE ACCESSWAYS), PUBLIC WATER AND SEWER, DRAINAGE, REFUSE COLLECTION, EMERGENCY AND SERVICE VEHICLES
TRACT G	404	0.01	LANDSCAPE & OPEN SPACE

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S0°00'00"W	27.00	L11	N44°23'05"E	58.97	L21	N38°42'51"E	38.98	L31	N0°00'00"W	20.00	L41	N0°00'00"W	8.00	L51	S85°50'04"W	10.64
L2	N0°00'00"E	27.00	L12	S89°59'16"E	16.17	L22	N0°00'00"W	24.00	L32	N0°00'00"E	36.31	L42	N0°00'00"E	30.07	L52	N0°00'00"W	6.18
L3	S0°00'00"E	17.00	L13	S45°00'42"E	35.37	L23	N0°00'00"E	18.56	L33	N0°00'00"W	22.81	L43	N0°00'00"W	26.32	L53	S21°56'34"E	37.36
L4	N0°00'00"W	27.00	L14	S41°43'17"E	17.54	L24	N0°00'00"W	22.17	L34	S0°00'01"W	13.48	L44	N0°00'00"E	14.81	L54	N0°00'00"E	36.06
L5	N0°00'00"E	36.89	L15	N18°02'41"W	26.19	L25	N0°00'00"W	20.00	L35	S42°45'32"E	48.08	L45	N0°00'01"E	15.03	L55	N0°00'00"W	39.37
L6	N0°00'00"E	30.00	L16	N45°00'00"E	14.14	L26	N0°00'00"E	34.81	L36	N0°00'00"E	61.17	L46	N0°00'00"E	28.31	L56	S0°00'00"E	20.07
L7	N44°39'41"E	35.34	L17	N44°46'30"W	21.04	L27	N0°00'00"E	22.47	L37	S36°42'51"E	22.23	L47	N0°00'00"W	30.57	L57	S0°00'44"W	8.81
L8	N0°00'00"W	8.00	L18	N0°00'00"E	27.90	L28	N0°00'00"W	13.25	L38	N0°00'00"E	13.25	L48	N0°00'00"E	8.27	L58	N32°35'38"W	39.90
L9	S45°00'42"E	18.86	L19	N19°04'50"E	7.38	L29	N0°00'00"E	17.31	L39	S33°23'16"W	17.76	L49	N21°56'34"W	43.50	L59	S16°10'05"W	28.87
L10	N44°57'50"E	33.74	L20	N42°46'33"W	60.85	L30	N0°00'00"W	44.09	L40	S0°00'01"W	17.98	L50	N0°00'00"E	8.42			

\*NOTE: SEE SHEETS 5 & 6 FOR DEC. PLYM & WSP EASEMENTS DETAILS

AREA TABLE		
PARCEL	AREA (SQ. FT.)	AREA (ACRES)
R.O.W.	100,274	2.30



MATCH SHEET 4

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING
C1	120.00	43.21	20°37'48"	21.84	N77°47'50"E
C2	170.00	61.21	20°37'48"	30.94	S49°41'50"W
C3	103.00	28.09	15°17'39"	14.13	N82°11'55"E
C4	55.92	15.14	15°17'39"	7.62	S82°11'55"W
C5	25.00	39.25	89°57'49"	24.98	N45°01'05"W
C6	25.00	39.27	90°00'00"	25.00	N45°00'00"E
C7	55.00	16.65	17°20'29"	8.91	S08°40'15"E
C8	55.00	25.62	34°13'11"	12.00	S77°41'24"E
C9	20.00	26.80	78°47'14"	15.85	N51°38'21"E
C10	25.00	39.27	90°00'00"	25.00	N45°00'00"E
C11	25.00	39.27	90°00'00"	25.00	N45°00'00"E
C12	35.00	41.91	86°36'38"	23.88	S55°41'41"W
C13	25.00	39.27	90°00'00"	25.00	N45°00'00"E
C14	25.00	39.27	90°00'00"	25.00	N45°00'00"E
C15	20.00	10.82	31°00'08"	5.55	S24°29'57"W
C16	20.00	21.81	58°11'45"	13.54	N55°54'05"W
C17	25.00	39.27	90°00'00"	25.00	N45°00'00"E
C18	25.00	39.27	90°00'00"	25.00	N45°00'00"E
C19	20.00	26.80	78°47'12"	15.85	S51°38'21"W
C20	55.00	21.67	34°13'12"	12.00	N77°41'24"E
C21	55.00	21.62	34°13'12"	12.00	S17°38'16"W
C22	25.00	39.27	90°00'00"	25.00	N45°00'00"E
C23	25.00	39.29	90°00'00"	25.00	N44°58'55"E
C24	50.00	29.88	32°46'10"	15.19	S34°21'30"W
C25	50.00	23.71	27°10'23"	12.08	S31°38'18"W
C26	50.00	21.28	24°23'25"	10.81	S18°48'34"E
C27	30.00	24.31	27°51'16"	12.40	S33°48'15"W
C28	50.00	11.75	17°28'11"	5.90	S18°10'19"E
C29	62.50	67.51	61°53'25"	37.47	N18°17'50"E
C30	70.00	34.48	28°23'30"	17.71	N67°57'15"E
C31	62.50	20.82	19°05'26"	10.51	S50°46'53"E
C32	50.00	65.79	64°58'32"	36.94	N00°07'09"W
C33	18.00	15.17	15°21'04"	7.83	S00°48'07"E
C34	50.00	57.58	56°52'53"	31.41	N00°00'00"W
C35	50.00	11.82	17°32'22"	5.94	S50°01'47"W

AREA TABLE			AREA TABLE		
PARCEL	AREA (SQ. FT.)	AREA (ACRES)	PARCEL	AREA (SQ. FT.)	AREA (ACRES)
LOT 1	9,144	0.21	LOT 21	9,785	0.22
LOT 2	9,150	0.21	LOT 22	9,785	0.22
LOT 3	9,150	0.21	LOT 23	9,785	0.22
LOT 4	9,150	0.21	LOT 24	9,785	0.22
LOT 5	8,776	0.20	LOT 25	12,039	0.28
LOT 6	15,798	0.35	LOT 26	9,000	0.21
LOT 7	12,575	0.29	LOT 27	9,000	0.21
LOT 8	13,000	0.30	LOT 28	9,000	0.21
LOT 9	13,000	0.30	LOT 29	9,000	0.21
LOT 10	13,704	0.30	LOT 30	9,000	0.21
LOT 11	9,000	0.21	LOT 31	9,000	0.21
LOT 12	9,000	0.21	LOT 32	9,000	0.21
LOT 13	9,000	0.21	LOT 33	9,150	0.21
LOT 14	9,000	0.21	LOT 34	9,150	0.21
LOT 15	9,000	0.21	LOT 35	9,150	0.21
LOT 16	8,885	0.21	LOT 36	8,150	0.21
LOT 17	13,704	0.31	LOT 37	9,074	0.21
LOT 18	11,831	0.27	LOT 38	9,398	0.22
LOT 19	9,767	0.22	LOT 39	10,578	0.24
LOT 20	9,785	0.22	LOT 40	10,857	0.25

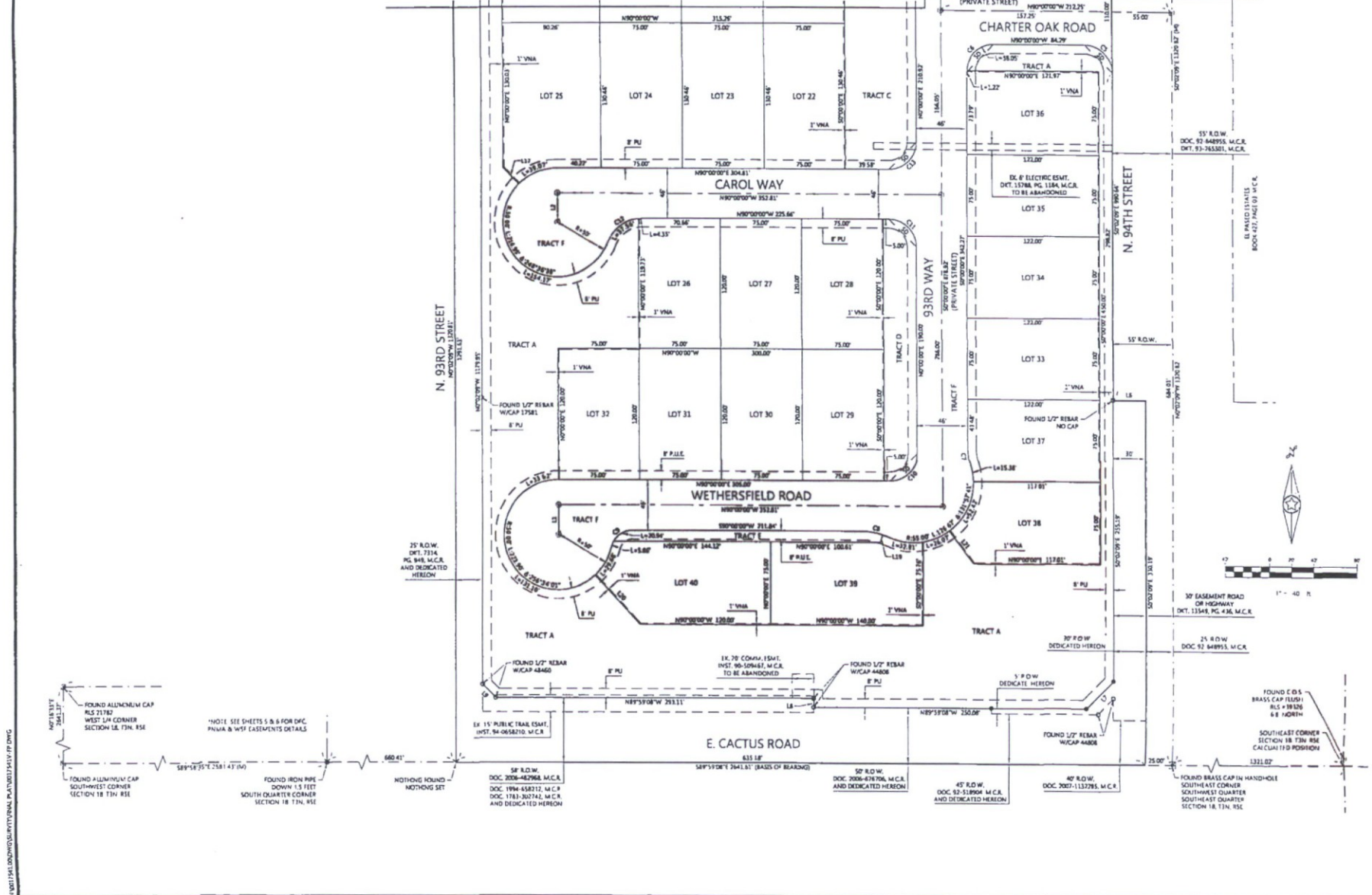


FINAL PLAT AND TABLES  
WOLF SPRINGS RANCH  
SCOTTSDALE, ARIZONA



SHEET NUMBER  
3 OF 8  
DATE: 06.06.2019  
PREP: 0071541  
12:00 P.M.

MATCH SHEET 3



DATE	11/15/17
BY	WESTWOOD
FOR	WESTWOOD
PROJECT	WOLF SPRINGS RANCH
SCALE	1" = 40'

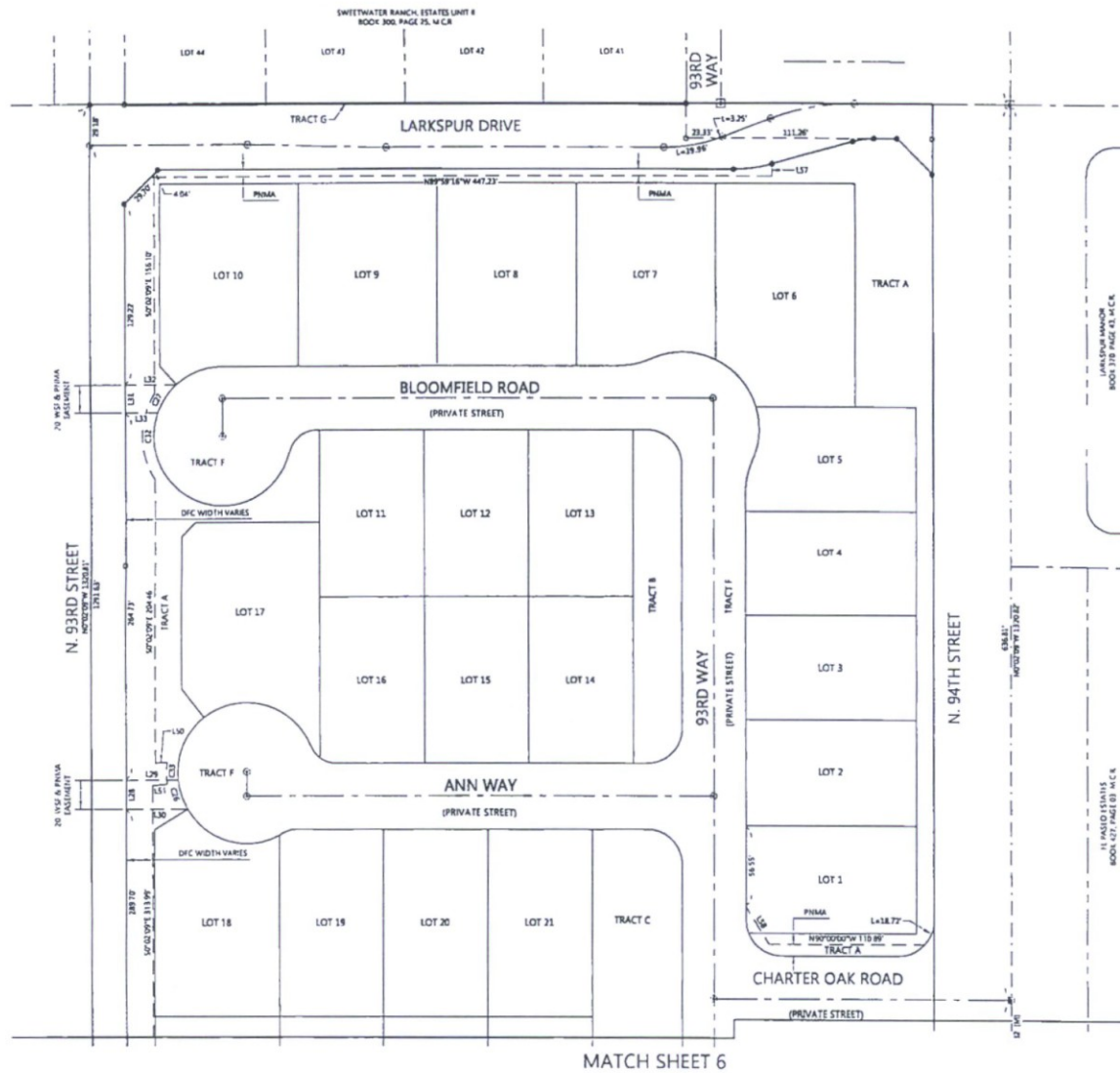
**Westwood**  
 PROFESSIONAL SERVICES, INC.  
 10000 N. 100TH AVENUE, SUITE 200  
 SCOTTSDALE, ARIZONA 85258  
 PHONE: 480.344.1100  
 FAX: 480.344.1101  
 www.westwoodps.com

FINAL PLAT  
 WOLF SPRINGS RANCH  
 SCOTTSDALE, ARIZONA



4 of 8  
 DATE: 08/09/2019  
 TIME: 10:07:21  
 SIZE: 12.2





PROJECT	WOLF SPRINGS RANCH
OWNER	WOLF SPRINGS RANCH
DESIGNER	WESTWOOD PROFESSIONAL SERVICES, INC.
DATE	06/06/2019
SCALE	AS SHOWN

**Westwood**  
PROFESSIONAL SERVICES, INC.  
11100 N. 100TH AVENUE, SUITE 100  
SCOTTSDALE, ARIZONA 85258  
PH: 480.344.1100  
FAX: 480.344.1101  
WWW.WESTWOODPS.COM

EASEMENT DETAILS  
WOLF SPRINGS RANCH  
SCOTTSDALE, ARIZONA



SHEET NUMBER  
**5** of **8**  
DATE: 06/06/2019  
PROJECT: 0071541  
PAGE: 18



**Westwood**

Phone (408) 742-4334  
Fax (408) 367-8029

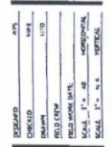
4800 East Greenway  
Scottsdale, AZ 85254  
westwood@cs.com

Registered Professional Services, Inc.

SMITH, MICHAEL & ASSOCIATES, INC.  
MEMPHIS, TENN. 38103

SHEET NUMBER: 6  
DATE: 05-06-2019  
PROJ: D017541





**Westwood**

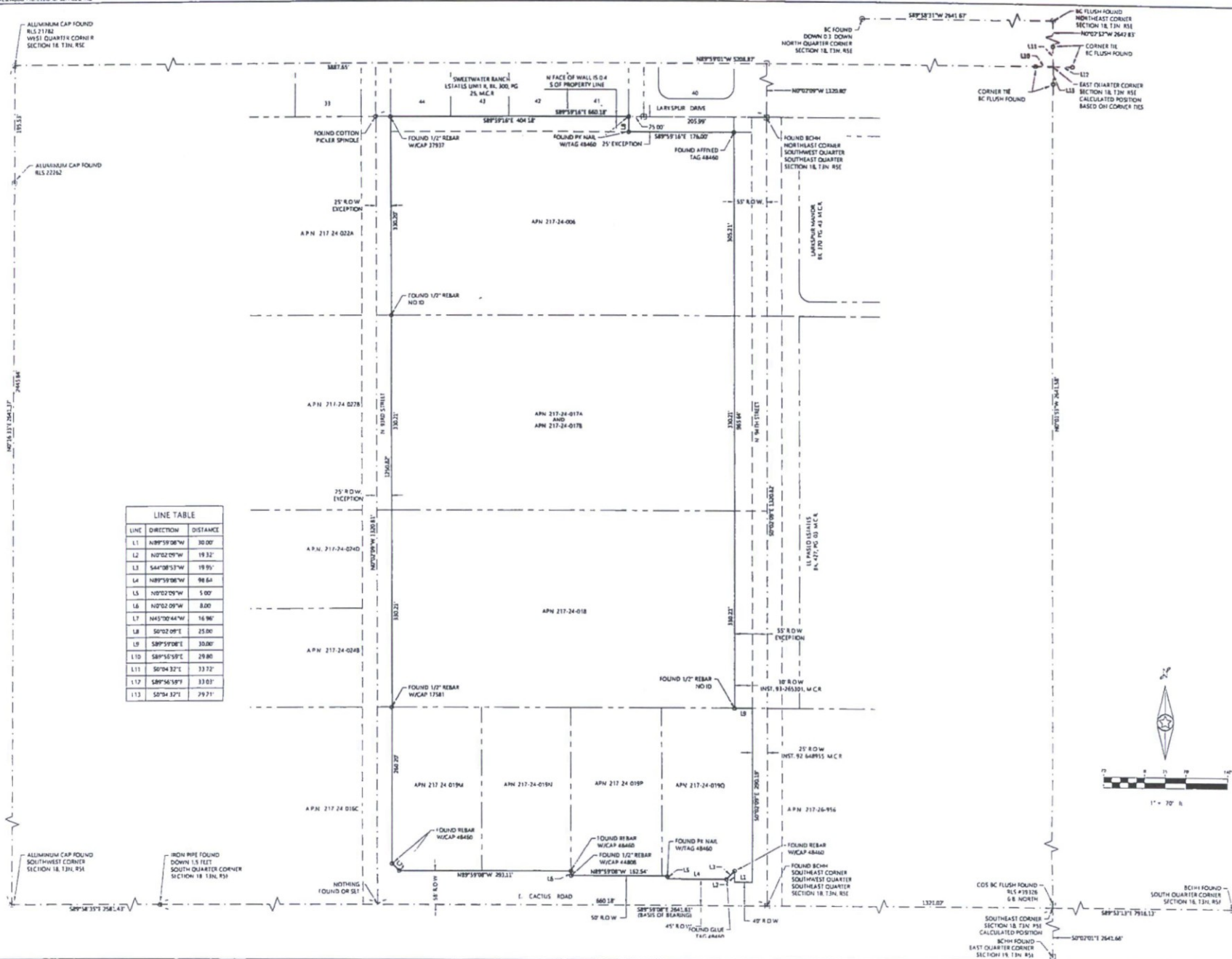
BOUNDARY SURVEY RETRACEMENT AND ANALYSIS  
WOLF SPRINGS RANCH



SHEET NUMBER:

87

DATE: 06-06-2019  
PRC/D 0217541  
5:29:18.2



REF.	ANALYST	DATE	TIME	INSTR.	REMARKS
1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000





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

**Thursday, August 16, 2018**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:**

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

**ABSENT:**

All Present

**STAFF:**

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

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

**CALL TO ORDER**

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

**ROLL CALL**

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

**ADMINISTRATIVE REPORT**

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

**MINUTES**

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

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

**CONSENT AGENDA**

3. 14-PP-2017                      Wolf Springs Ranch

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

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

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



4. 49-DR-2017      Stamper Hangar

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

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

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

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

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

6. 4-PP-2018      Paseo at Pinnacle Peak

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

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

Joseph Levine spoke regarding concerns of lighting.

**REGULAR AGENDA**

7. 40-DR-2018

St. Patrick's Catholic Church

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

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

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

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



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

**ADJOURNMENT**

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