

**Application
Narrative
Cash Transmittals
Pre-Application
Pre_App Narrative
Pre-App Cash Transmittal
Development Standards**

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September 16, 2016

Mr. Jesus Murillo
Community and Economic Planner
City of Scottsdale
3839 North Drinkwater Boulevard, 2nd Floor
Scottsdale, AZ 85251

(480) 312-7849
jmurillo@scottsdaleaz.gov

Re: **Desert Mountain Parcel 19**
ESLO Wash Modifications
Development Application Checklist Responses

Dear Mr. Murillo:

Below, attached as an addendum to the Development Application Checklist are the Narrative and Description of Alternatives for the ESLO Wash Modifications application.

Narrative:

Desert Mountain Parcel 19 (DM 19), herein referred to as the "Site," is an approximate 92-acre parcel of land located in north Scottsdale and is proposed to be approximately 55.5-acres of R4 zoning and approximately 36.2-acres of Open Space. The Site is currently an undeveloped parcel located in the City of Scottsdale designated Environmentally Sensitive Land (ESL) 'Upper Desert.' The Site was originally part of the Desert Mountain Master Development Plan.

The goal of the Site's development is to leave washes in place and in a natural condition where it is practical to do so. Wash modifications are being proposed on significant washes only where necessary. Per the Environmentally Sensitive Lands Ordinance (ESLO), a Wash Modification Form has been prepared that addresses the Site's proposed wash modifications. The proposed wash modifications are anticipated to result in an equal or enhanced quality of open space. The wash modifications include restoration of the watercourse with vegetation of the same type and of the same density as existed prior to the modification. When the wash has been redirected and/or otherwise modified, the wash enters and exits the Site at the historic locations and the results of the modifications shall not impact drainage considerations for adjacent properties. When the wash is diverted into a structural solution (culverts and/or underground pipes), the change shall not impact the drainage conditions on adjacent properties and shall not reduce the integrity of any upstream or downstream corridor as meaningful open space.

Description of Alternatives Considered:

Alternative watercourse management and engineering techniques considered for the Site include:

- A. Leave the wash in place and in a natural condition - this was done where feasible along the east half of the Galloway Wash. For certain less significant washes, this approach would have limited the amount of available land area for development thus making it an uneconomical alternative.
- B. Leave the wash in place and maintain surface flow – this was done where feasible along the west half of the Galloway Wash. Encroachment within the overbank was limited thus maximizing the amount of undisturbed wash areas. For certain less significant surface flow conveyance corridors this approach would bisect the development and thus make it an uneconomical alternative.

Justification Form:

- 1. Proposed modifications will result in an equal or enhanced quality of open space:

See proposed Landscape Plan which details the equal and/or enhanced quality of open space.

- 2. Modifications will include the restoration of the watercourse with vegetation of the same type of density removed:

See the Native Plant Inventory & Revegetation Plan that details the restoration of the watercourse with vegetation of the same type of density removed.

- 3. Is the wash being redirected or modified – YES

If yes, the wash must enter and exit the site at the historic locations, and the result of the modifications shall not impact drainage considerations for adjacent properties:

As can be seen on the attached Exhibit and substantiated within the Preliminary Drainage Report for DM-19, the washes proposed for modification all enter and exit the site at the historic locations and the result of the modification does not impact drainage considerations for adjacent properties.

- 4. Is the wash being diverted into a structural solution (e.g. underground pipe)? YES

If yes, the change must not impact the drainage conditions on adjacent properties and shall not reduce the integrity of any upstream or downstream corridor as meaningful open space:

As can be seen within the attached Exhibit and substantiated within the Preliminary Drainage Report for DM-19, all proposed diversions into a structural solution are on-site and the flow is returned into the downstream washes prior to exiting the site. As a result, the proposed change does not impact the drainage conditions on adjacent properties and shall not reduce the integrity of any upstream or downstream corridor as meaningful open space.

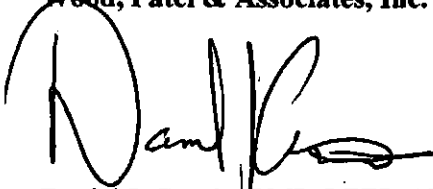
Mr. Jesus Murillo
Desert Mountain 19
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Thank you for your time and anticipated attention to our application.

Sincerely,

Wood, Patel & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Daniel J. Cronin', written over a large, stylized initial 'D'.

Daniel J. Cronin, PMP, LEED AP, CDT
Project Manager

DJC/akg



City of Scottsdale Cash Transmittal

107927

***** DUPLICATE *****

107927
10 00934139
9/19/2016 PLN-1STOP
JOGAZ HP600G1097
9/19/2016 3:44 PM
\$460.00

Received From :

Michele Hammond / John Berry
6750 E. Camelback Road Suite 100
SCOTTSDALE, AZ 85251
480-385-2753

Bill To :

***** DUPLICATE *****

Michele Hammond / John Berry
6750 E. Camelback Road Suite 100
SCOTTSDALE, AZ 85251
480-385-2753

Reference #	279-PA-2016	Issued Date	9/19/2016
Address	37080 N CAVE CREEK RD	Paid Date	9/19/2016
Subdivision	M.O.D. NORTH SCOTTSDALE AQUIFER STORAGE & RECOVERY	Payment Type	CHECK
Marketing Name		Cost Center	
MCR	754-30	County	No
APN	219-13-244	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
Robert Jones - Desert Mountain Real Estate Holding		Net Lot Area	
10550 E. Desert Hills Drive		Number of Units	1
Scottsdale, AZ 85262		Density	
480-595-4030		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	62-49

Code	Description	Additional	Qty	Amount	Account Number
3230	WASH MODIFICATION (CASE)		1	\$460.00	100-21300-44221

SIGNED BY MICHELE HAMMOND ON 9/19/2016

Total Amount \$460.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANS 9-WM-2016
9/16/2016

AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER

1. This affidavit concerns the following parcel of land:

- a. Street Address: 37080 N Cave Creek Rd, Scottsdale, AZ 85262
- b. County Tax Assessor's Parcel Number 219-13-244
- c. General Location N Pima Rd and E Cave Creek Rd
- d. Parcel Size: Approx 89 acres
- e. Legal Description: See Attached
(If the land is a platted lot, then write the lot number, subdivision, name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the general manager of the Scottsdale Planning and Development Services Department a written statement revoking my authority.

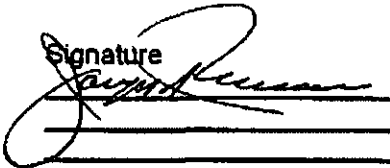
5. I will immediately deliver to the general manager of the City of Scottsdale Planning and Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land and may expose me or the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)
JOE MASLICK

Date
4/22, 2016
_____, 20____
_____, 20____
_____, 20____

Signature


9-WM-2016
9/16/2016