



## Archaeological Report



# CERTIFICATE OF NO EFFECT ARCHAEOLOGICAL RESOURCES

**17-ZN-2019**  
**Solitude Residential  
Development**

## APPLICATION INFORMATION

LOCATION: 24220 N 92nd St	APPLICANT: John Berry
PARCEL: 217-05-008A, 217-05-008E, 217-05-008F	COMPANY: Berry Riddell LLC
Q.S.: 46-49	ADDRESS: 6750 E Camelback Rd Ste 100 Scottsdale, AZ 85251
	PHONE: 480-385-2727

Request: Request by property owner for a zoning district map amendment from Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning on a +/- 20-acre site, located at the southwest corner of E. Happy Valley Road and N. 92nd Street.

### Certificate of No Effect-Archaeological Resources Criteria:

In accordance with Chapter 46, Article VI, of the Scottsdale Revised City Code, the City Archaeologist finds that:

- No archaeological resources are located on the property according to the archaeological survey and report and based upon review of the report by the City Archaeologist.

## STIPULATIONS

1. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

SIGNATURE:

DATE: 05/19/2020

Meredith Tessier, 480-312-4211

### Planning and Development Services

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

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

## Nichter, Keith

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**From:** Venker, Steve <SVenker@Scottsdaleaz.gov>  
**Sent:** Wednesday, October 30, 2019 11:01 AM  
**To:** Nichter, Keith  
**Cc:** Tessier, Meredith  
**Subject:** RE: Solitude (HV92) Arch Report

**Categories:** External

Hi Keith, yes you can submit the archaeology survey and report with the preliminary plat.

Steve Venker  
City Archaeologist

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**From:** Nichter, Keith <Keith.Nichter@kimley-horn.com>  
**Sent:** Tuesday, October 29, 2019 4:38 PM  
**To:** Venker, Steve <SVenker@Scottsdaleaz.gov>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Solitude (HV92) Arch Report

**⚠ External Email: Please use caution if opening links or attachments!**

Sorry to be a pest Steve...but, did you get a chance to see the email below?

Appreciate your response.

Thanks,  
Keith

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**From:** Nichter, Keith  
**Sent:** Friday, October 25, 2019 3:11 PM  
**To:** 'Venker, Steve' <[SVenker@Scottsdaleaz.gov](mailto:SVenker@Scottsdaleaz.gov)>  
**Cc:** 'Tessier, Meredith' <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>  
**Subject:** RE: Solitude (HV92) Arch Report

Steve,  
Were hoping to submit the zoning as soon as possible. The arch. Report still isn't ready...could we submit without it and provide with the pre-palt?  
Thanks,  
Keith

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**From:** Nichter, Keith  
**Sent:** Friday, October 18, 2019 10:49 AM  
**To:** Venker, Steve <[SVenker@Scottsdaleaz.gov](mailto:SVenker@Scottsdaleaz.gov)>  
**Cc:** Tessier, Meredith <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>  
**Subject:** RE: Solitude (HV92) Arch Report

Steve,  
Sorry, this one was to your old email as well. You cool with pushing this one off to PP as well? Th HV91 report (next door) came up clean so I'm assuming that's the case here as well.  
Keith

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**From:** Nichter, Keith  
**Sent:** Tuesday, October 1, 2019 12:49 PM  
**To:** [JVenker@Scottsdaleaz.gov](mailto:JVenker@Scottsdaleaz.gov)  
**Cc:** Tessier, Meredith <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>  
**Subject:** Solitude (HV92) Arch Report

Steve,

Hope all is well. We appreciate your flexibility on the Alameda 5 case in regards to pushing the Archeological report to pre-plat. We are working on 4 separate upcoming Scottsdale submittals and we have created a log jam for those studies. Related to those other cases, like Alameda 5, I was curious if we could kick the can down the road a bit on this HV92 study and submit it with our second zoning submittal which will also be the time of the 1<sup>st</sup> concurrent pre-plat submittal.

We'll make sure this doesn't become the norm, but for now it will allow us to submit the zoning and get that under review.

**Kimley»Horn**

**Keith Nichter**

**Kimley-Horn** | 1001 W. Southern Avenue, Suite 131 Mesa, Arizona 85210  
Direct: 602.313.7206 | Mobile: 480.980.7042 | Main: 480.207.2666

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# Class III Cultural Resources Survey of 20.0 Acres for the Solitude Residential Development in Scottsdale, Maricopa County, Arizona

Submitted to:

Sonora West Development, Inc.  
8937 E. Bell Road, Ste 100  
Scottsdale, AZ 85260

Technical Report 19-338

October 14, 2019

602.261.7253 | [paleowest.com](http://paleowest.com) | 319 E. Palm Lane | Phoenix, AZ 85004

17-ZN-2019  
5/8/2020

**State Historic Preservation Office  
Survey Report Summary Form**

## Section 1. Report Title

**1a. Report Title:** Class III Cultural Resources Survey of 20.0 Acres for the Solitude Residential Development in Scottsdale, Maricopa County, Arizona

**1b. Report Author(s):** Alyssa Colan, B.A., Lauren Brooks, M.A., and Caroline Klebacha, M.A.

**1c. Date:** 10/14/2019      **1d. Report No.:** 19-338

## Section 2. Project Registration/Permits

**2a. ASM Accession Number:** N/A

**2b. AAA Permit No.:** N/A

**2c. ASLD Lease Application No.:** N/A

**2d. Other Permit Number(s):** N/A

## Section 3. Organization/Consulting Firm

**3a. Name:** PaleoWest Archaeology

**3b. Internal Project Number:** 19-405

**3c. Internal Project Name:** Solitude 20AC Class III

**3d. Contact Name:** Chris North

**3e. Contact Address:** 319 E. Palm Lane, Phoenix AZ 85004

**3f. Contact Phone:** 602 261-7253

**3g. Contact Email:** [cnorth@paleowest.com](mailto:cnorth@paleowest.com)

## Section 4. Sponsor/Lead Agency

**4a. Sponsor:** Sonora West Development, Inc. (Sonora West)

**4b. Lead Agency:** City of Scottsdale (COS)

**4c. Agency Project Number(s):** N/A

**4d. Agency Project Name:** N/A

**4e. Funding Source(s):** Private

**4f. Other Involved Agencies:** N/A

**4g. Applicable Regulations:** COS Historic Preservation Ordinance (COS Revised Code, Ord. No. 3243, Sections 2,7-13-99)

**17-ZN-2019**  
**5/8/2020**

**State Historic Preservation Office  
Survey Report Summary Form**

## Section 5. Description of Project or Undertaking:

Sonora West is planning a residential development in northwest Scottsdale, Arizona. The project is subject to compliance with the (COS Revised Code, Ord. No. 3243, Sections 2, 7-13-99).

## Section 6. Project Area/Area of Potential Effects:

The project area is a rectangular parcel located at the southwest corner of Happy Valley Road and 92nd Street. The project area measures 1,328 ft × 675 ft and encompasses 20.0 acres of partially developed land.

## Section 7. Project Area Information:

**7a. Address:** N/A

**7b. Route:** N/A **7c. Mileposts Limits:** N/A

**7d. Nearest City/Town:** Scottsdale **7e. County:** Maricopa

**7f. Project Locator UTM's: (NAD 83, Zone 12)** 418095 mE 3730446 mN

**7g. Baseline & Meridian:** G&SRB&M **7h. USGS Quadrangle(s):** Currys Corner, AZ (1973)

**7i. Legal Description(s):** NW¼ of Section 7, T4N, R5E

## Section 8. Survey Area

**8a. Total Acres:** 20.0

**8b. Survey Area.**

1. Land Jurisdiction	2. Total Acres Surveyed	3. Total Acres Not Surveyed	4. Justification for Areas Not Surveyed
Private	20.0	0.0	N/A

## Section 9. Environmental Contexts

**9a. Landform:** Fan Terrace

**9b. Elevation:** 2,085 to 2,120 ft above mean sea level

**9c. Surrounding Topographic Features:** Pinnacle Peak is 1.00 mile northeast and the McDowell Mountains are 1.50 miles southeast of the project area.

**9d. Nearest Drainage (Distance/Direction):** Cave Creek is 9.17 miles northeast and the Verde River is 13.20 miles east of the project area.

17-ZN-2019  
5/8/2020

**State Historic Preservation Office  
Survey Report Summary Form**

- 9e. Local Geology:** Holocene Surficial Deposits (0-10 ka):  
Characterized by fine-grained sediment on alluvial plains and alluvial fan deposits on middle and upper piedmonts (Arizona Geological Survey 2013).
- 9f. Vegetation:** Upland subdivision of the Sonoran Desert scrub biotic community (Brown 1994). Vegetation within the project area consists of palo verde, mesquite, creosote, saguaro, barrel cactus, cholla, and native grasses.
- 9g. Soils/Deposition:** Soils consist of light brown sand with mixed gravel and pebble inclusions.
- 9h. Buried Deposits:** Not likely
- 9i. Justification:** The project area was surveyed in its entirety and no significant cultural resources were identified.

## Section 10. Built Environment:

The project area is primarily undeveloped land with one residential structure in the west-central portion of the project area. The property was developed in 1993 and contains the main house, a detached structure, and a corral. The Living Water Lutheran Church is east of the project area at the southeast corner of Happy Valley Road and 92nd Street. Three large residences and associated grounds constructed between 2003 and 2008 are located southeast and southwest of the project area. The Desert Skyline Estates constructed between 1988 and 2018 are located north of Happy Valley Road. The remaining land to the east, south, and west of the project area is undeveloped

## Section 11. Inventory Class Completed

- 11a. Class I Inventory:** ☐
- 11b. Researcher(s):** Alyssa Colan, B.A.
- 11c. Class II Survey:** N/A
- 11d Sampling Strategy:** N/A
- 11e. Class III Inventory:** ☒

## Section 12. Background Research Sources

- 12a. AZSITE:** ☒
- 12b. ASM Archaeological Records Office:** ☐
- 12c. SHPO Inventories and/or SHPO Library:** ☐
- 12d. NRHP Database:** ☒
- 12e. ADOT Portal:** ☐



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**12f. GLO Maps:** Plat 0177 filed 2/26/1921: One historic road is depicted on plat 0177 within the 1-mile-wide search radius. No historic GLO map features are depicted within the project area.

**12g. Land-Managing Agency Files:** N/A

**12h. Tribal Cultural Resources Files:** N/A

**12i. Local Government Websites:** N/A

**12j. Other:** USGS 15' Camelback, Ariz. (1904): One historic unimproved road is depicted within the 1-mile-wide search radius. No historic USGS map features are depicted within the project area.

## Section 13. Background Research Results

### 13a. Previous Projects Within Study Area.

1. Project Reference Number	2. Project Name	3. Author(s)	4. Year
2000-299.ASM	Cincar Lot Split	Jones	2000
2000-514.ASM	Journey Homes-Pinnacle Peak Survey	Lindly and Ryden	2000

### 13b. Previously Recorded Cultural Resources Within Study Area.

1. Site No./ Name	2. Affiliation	3. Site Type	4. Eligibility Status	5. Associated Reference(s)
N/A	N/A	N/A	N/A	N/A

### 13c. Historic Buildings/Districts/Neighborhoods.

1. Property Name or Address	2. Year	3. Eligibility Status
N/A	N/A	N/A

### 13d. Historic USGS Map and GLO Properties Within Project Area.

1. Property Description	2. Map Year
N/A	N/A

## Section 14. Cultural Contexts

**14a. Prehistoric Culture:** Paleoindian, Archaic, Hohokam

**14b. Protohistoric Culture:** Akimel O'odham (Pima), Xalychidom Piipash (Maricopa), Yavapai

**14c. Indigenous Historic Culture:** Akimel O'odham (Pima), Xalychidom Piipash (Maricopa), Yavapai

**14d. Euro-American Culture:** A.D. 1860s–present

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Survey Report Summary Form**

## Section 15. Field Survey Personnel

**15a. Principal Investigator:** Chris North, M.A., RPA  
**15b. Field Supervisor:** Caroline Klebacha, M.A.  
**15c. Crew:** Harland Ash, B.A.  
**15d. Fieldwork Date(s):** 10/8/2019

## Section 16. Survey Methods

**16a. Transect Intervals:** 20 m apart  
**16b. Coverage (%):** 100%  
**16c. Site Recording Criteria:** (Fish 1995)  
**16d. Ground Surface Visibility:** 65%  
**16e. Observed Disturbances:** A modern home was constructed in the middle of the project area with a detached building and a large corral.

## Section 17. Field Survey Results

**17a. No Cultural Resources Identified:** ☒  
**17b. Isolated Occurrences (IOs) Only:** ☐  
**17c. Number of IOs Recorded:** N/A

**17d. Table of IOs.**

1. IO Number	2. Description	3. Date Range	4. UTM's	
			Easting	Northing
N/A	N/A	N/A	N/A	N/A

## Section 18. Comments/Recommendations:

PaleoWest was retained by Sonora West to perform a Class III cultural resource survey of 20 acres of private land in Scottsdale, Maricopa County, Arizona in compliance with COS Historic Preservation Ordinance (COS Revised Code, Ord. No. 3243, sections 2,7-13-99). Prior to the survey, PaleoWest examined the records available from AZSITE, the National Register Information System database, and historic maps within a 1-mile radius of the project area. Twenty-six projects are present within the search radius, two of which extend into the project area. No cultural resources are depicted within the project area or the 1-mile search radius. During the current survey, no cultural resources were identified within the project area. Therefore, PaleoWest recommends the project proceed with a finding of *no historic properties affected*. No further archaeological work for this project.

**17-ZN-2019**  
5/8/2020

**State Historic Preservation Office  
Survey Report Summary Form**

## Section 19. Attachments

- 19a. Project Location Map:** ☒ (Figure 1)  
**19b. Land Jurisdiction Map:** ☒ (Figure 1)  
**19c. Background Research Map(s):** ☒ (Figure 2)  
**19d. GLO Map(s):** ☐  
**19e. Project Area Photograph(s):** ☒ (Figure 3–Figure 4)  
**19f. References:** ☒

## Section 20. Consultant Certification

I certify the information provided herein has been reviewed for content and accuracy and all work meets applicable agency standards.



Date: 10/14/2019

Signature

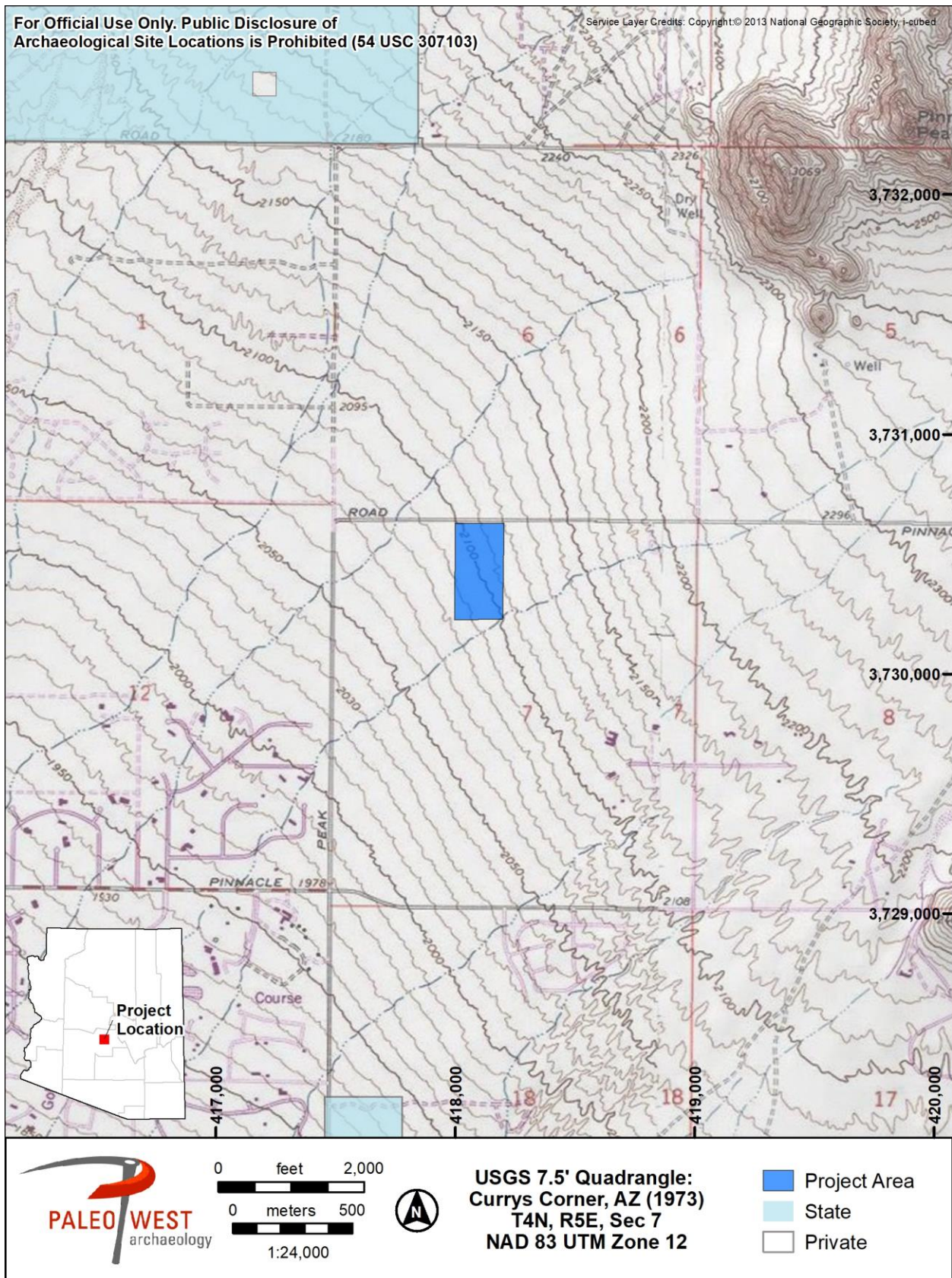
Principal Investigator

Title

## Section 21. Discovery Clause

In the event that previously unreported cultural resources are encountered during ground disturbing activities, all work must immediately cease within 30 m (100 ft) until a qualified archaeologist has documented the discovery and evaluated its eligibility for the Arizona or National Register of Historic Places in consultation with the COS, the SHPO, and Tribes, as appropriate. Work must not resume in this area without approval of the lead agency.

If human remains are encountered during ground-disturbing activities, all work must immediately cease within 30 m (100 ft) of the discovery and the area must be secured. The Arizona State Museum, COS, SHPO, and appropriate Tribes must be notified of the discovery. All discoveries will be treated in accordance Arizona Revised Statute (ARS 41-865) and work must not resume in this area without authorization from the COS and Arizona State Museum.



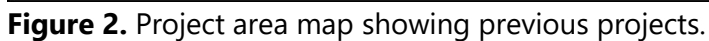
**Figure 1.** Project location map showing land jurisdiction.

17-ZN-2019

5/8/2020



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**Figure 3.** Project area overview facing west.



**Figure 4.** Overview of the corral and residence within the project area, facing northeast.

## References

Arizona Geological Survey

- 2013 The Geologic Map of Arizona. Electronic document, <http://data.azgs.az.gov/geologic-map-of-arizona/>, accessed October 7, 2019.

Brown, David E.

- 1994 *Biotic Communities of the American Southwest*. General Technical Report No. RM-78. Rocky Mountain Forest and Range Experiment Station, USDA Forest Service, Fort Collins, Colorado.

Fish, P. R.

- 1995 Revised Site Definition Policy. Arizona State Museum, Tucson.

Jones, Thomas

- 2000 *A Cultural Resource Assessment for a Lot Split Near 92nd Street and Happy Valley Road, North Scottsdale, Maricopa County, Arizona*. Archaeological Consulting Services Ltd., Tempe.

Lindly, John M., and Ronald F. Ryden

- 2000 *An Archaeological Survey of 110 Acres Northeast of Pinnacle Peak and Pima Roads in North Scottsdale Maricopa County, Arizona*. SWCA Inc., Environmental Consultants, Phoenix.



## DESERT ARCHAEOLOGY, INC.

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Sarah Herr, Ph.D.  
President  
William H. Doelle, Ph.D.  
Vice President

May 15, 2020

Mr. Steve Venker  
Preservation Officer/City Archaeologist  
City of Scottsdale  
7506 E. Indian School Road  
Scottsdale, Arizona 85251

**RE: 17-ZN-2019, CRS for the Solitude Residential Development**

Dear Mr. Venker,

This letter provides my review of the report titled, *Class III Cultural Resources Survey of 20.0 Acres for the Solitude Residential Development in Scottsdale, Maricopa County*, by Alyssa Colan, Lauren Brooks, and Caroline Klebacha of Paleowest Archaeology. The subject property is a rectangular parcel at the southwestern corner of Happy Valley Road and 92nd Street in northern Scottsdale. The parcel is legally described as covering 20 acres in the NW ¼ of Section 7, Township 4 North, Range 5 East, Gila and Salt River Baseline and Meridian.

This report was presented using the State Historic Preservation Office (SHPO) Survey Report Summary Form (SRSF) and, therefore, reviewed following SHPO's Guidance Point No. 10 - SHPO Guidance for Use and Submittal of the SRSF and SHPO-ASM Interim Guidance Regarding Report Standards, dated June 12, 2019. The report was found to conform in all regard to SHPO's instructions.

The report indicates that the records check and pedestrian survey of the property found no evidence to suggest that significant cultural resources are present on or near the Solitude property. Given the absence of such resources, approval of a Certificate of No Effect is recommended for Solitude Residential Development property.

Sincerely,

T. Kathleen Henderson, Ph.D., RPA  
Principal Investigator

Cc: Meredith Tessler