

CITY COUNCIL REPORT



Meeting Date: 6-8-21
 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

Whisper Rock Unit 7 Partial Replat
 7-PP-2020

Request to consider the following:

1. Approval of a final plat for a partial replat of Lots 15, 16, 17, and portions of Tract B of Whisper Rock Unit 7.

Goal/Purpose of Request

The applicant's request is for approval of a final plat for a replat Lots 15, 16, 17, and portions of Tract B of Whisper Rock Unit 7 for the purpose of eliminating Lot 16 and redistributing its lot area to adjacent lots 15 and 17.

Key Items for Consideration

- Preliminary Plat approval by the DRB March 4, 2021
- Proposal eliminates one lot

LOCATION

8212, 8224, 8227 E Tortuga View Lane

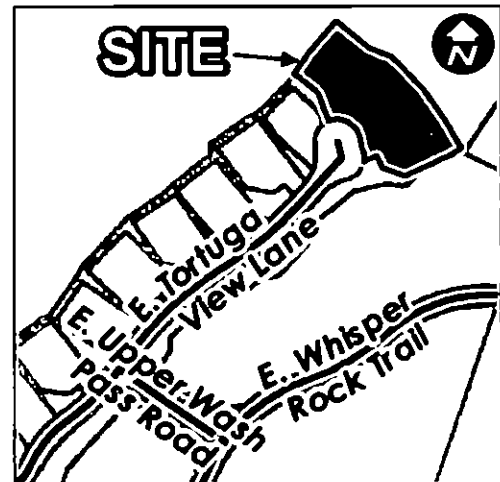
OWNER/APPLICANT CONTACT

WR Villas Development
 Chris Harrison
 (480) 694-8434

BACKGROUND

Zoning

The site is zoned Resort/Townhouse Residential, Planned Community District, Environmentally Sensitive Lands (R-4R PCD ESL).



Context

The subject lots are located at the northeast end of E. Tortuga View Lane, within the Whisper Rock Unit 7 subdivision.

Adjacent Uses and Zoning

- North: Existing Golf Course; zoned Single-family Residential Planned Community Development Environmentally Sensitive Lands (R1-190 PCD ESL)
- South: Existing wash and NAOS area; zoned Single-family Residential Environmentally Sensitive Lands (R1-190 PCD ESL)
- East: Existing Golf Course; zoned Single-family Residential Planned Community Development Environmentally Sensitive Lands (R1-190 PCD ESL)
- West: Existing homes within Whisper Rock Unit 7; zoned Resort/Townhouse Residential, Planned Community District, Environmentally Sensitive Lands (R-4R PCD ESL)

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

Zoning Ordinance

Land Division Ordinance

APPLICANT'S PROPOSAL

Development Information

This proposal seeks to replat Lots 15, 16, 17, and portions of Tract B of Whisper Rock Unit 7 with the goal of eliminating Lot 16 and redistributing its lot area to adjacent lots 15 and 17. Because Tract B is configured to provide common open space around and between the lots within this subdivision, it too is adjusted in the elimination of Lot 16 to stay between the 2 resulting versions of Lot 15 and 17.

- Existing Use: Residential Subdivision (with 17 lots)
- Proposed Use: Residential Subdivision (with 16 lots)

IMPACT ANALYSIS

Plat

The Whisper Rock Unit 7 subdivision development was originally approved by the DRB in October of 2004 via Preliminary Plat Case 13-PP-2004, with the zoning having been previously established under case 29-ZN-2000#2. The original Final Plat for Whisper Rock Unit 7 was recorded in October of 2005.

The proposed replat has been designed to continue to meet all applicable city requirements, including access and utility service.

Policy Implications

All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the reconfiguration of these lots.

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case as a preliminary plat request on March 4, 2021 and recommended approval with a 5-0 vote.

Staff Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the preliminary plat per the stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria had been met.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the Whisper Rock Unit 7 Partial Replat final plat.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes
Senior Planner
480-312-2376
E-mail: jbarnes@ScottsdaleAZ.gov


APPROVED BY



Jeff Barnes, Report Author

5/13/2021

Date



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

5/20/2021

Date



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

5/24/21

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Preliminary Plat
4. Final Plat
5. March 4, 2021 Development Review Board meeting minutes



Context Aerial

ATTACHMENT #1

7-PP-2020



Close-up Aerial

ATTACHMENT #1A

7-PP-2020



Zoning Aerial

7-PP-2020

ATTACHMENT #2

OWNERS

LOT 15:
APN 216-52-217
RICHARD U. DESCHUTTER REVOCABLE TRUST NO. 2
8212 E. TORTUGA VIEW LANE
SCOTTSDALE, AZ 85266

LOTS 16 & 17:
APN 216-52-218 & 216-52-219
WR VILLAS DEVELOPMENT, LLC
7737 E. DOUBLETREE RANCH ROAD #100
SCOTTSDALE, AZ 85258
CONTACT: CHRIS HARRISON
PHONE: 480-998-2661

TRACT B:
APN 216-52-221
WHISPER ROCK COMMUNITY ASSOCIATION
7999 E. WHISPER ROCK TRAIL
SCOTTSDALE, AZ 85266
CONTACT: CHRIS HARRISON
PHONE: 480-998-2661

ENGINEER

G2 CONSULTING ENGINEERS, INC.
16738 N. 109TH STREET
SCOTTSDALE, ARIZONA 85255
CONTACT: BRAD GRUBER
PHONE (480) 502-4870

DEVELOPER

GRAYHAWK DEVELOPMENT
7377 E. DOUBLETREE RANCH ROAD, SUITE #100
SCOTTSDALE, ARIZONA 85255-5465
CONTACT: CHRIS HARRISON
PHONE (480) 998-2661

ZONING

R-4R PCD ESL
FRONT SETBACK: 10' FROM PROPERTY LINE
OR 15' FROM BACK OF CURB
SIDE SETBACK: 5'
REAR SETBACK: 5'

QUARTER SECTION

56-47

BENCHMARK

C.O.S. BENCHMARK #1222
OLD BRASS CAP IN HAND HOLE
LOME MOUNTAIN & SCOTTSDALE ROAD
NAVD 88 = 2218.93
(BENCHMARK FROM IMPROVEMENT PLANS)

UTILITIES PROVIDERS

WATER CITY OF SCOTTSDALE
SEWER CITY OF SCOTTSDALE
ELECTRIC ARIZONA PUBLIC SERVICE
TELEPHONE CENTURYLINK
GAS BLACK MOUNTAIN GAS
CABLE TV COX COMMUNICATION

NOTES:

THE WHISPER ROCK UNIT 7 SUBDIVISION WAS
ORIGINALLY PLATTED PER BOOK 785, PAGE 38 M.C.R.
THE ROADWAY AND UTILITY INFRASTRUCTURE FOR THE
SUBDIVISION IS EXISTING.

THIS PRELIMINARY PLAT REPRESENTS A RE-PLAT FOR
THE AREA OF LOTS 15, 16, 17 AND TRACT "B". LOT
16 WILL BE ELIMINATED. THE BOUNDARY OF THE
SUBDIVISION DOES NOT CHANGE.

LOTS ARE ZONED R-4R ESL. THE TRACTS ARE ZONED
R1-130.

PRELIMINARY PLAT OF LOTS 15, 16, 17 & TRACT "B" WITHIN WHISPER ROCK, UNIT 7 AS RECORDED IN BOOK 785, PAGE 38, M.C.R.

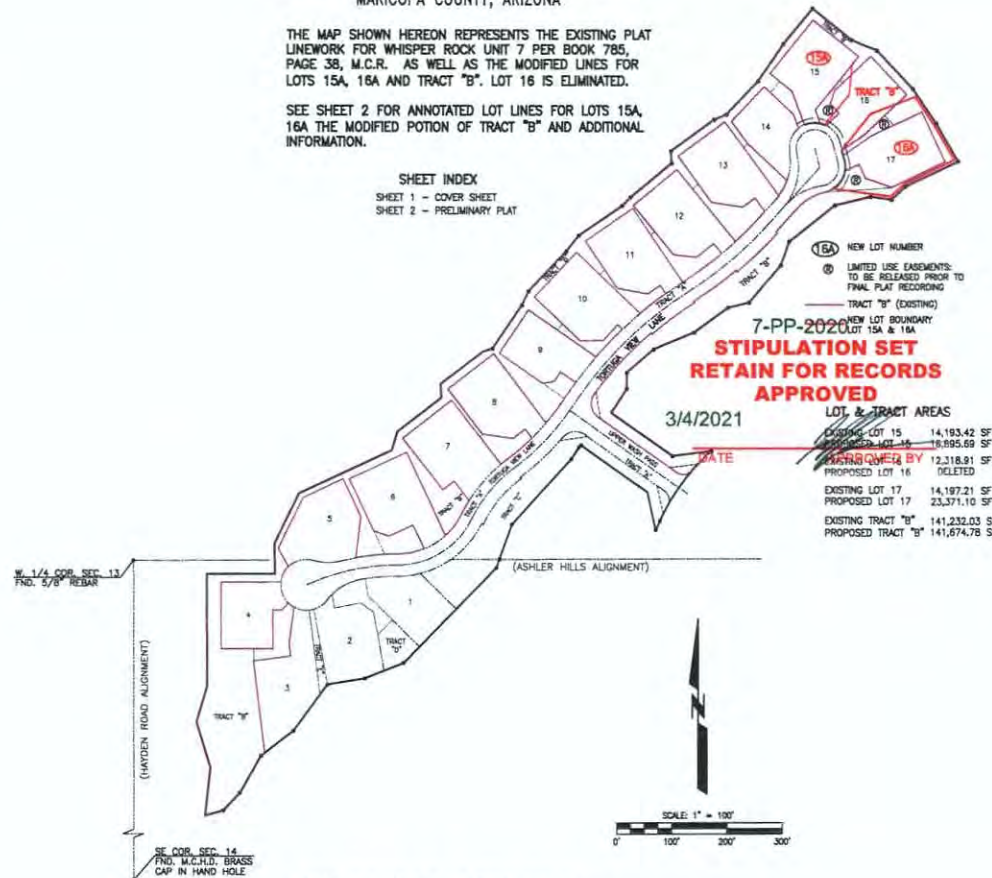
SITUATED IN A PORTION OF THE WEST HALF OF SECTION 13,
TOWNSHIP 5 NORTH, RANGE 4 EAST
OF THE GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA

THE MAP SHOWN HEREON REPRESENTS THE EXISTING PLAT
LINWORK FOR WHISPER ROCK UNIT 7 PER BOOK 785,
PAGE 38, M.C.R. AS WELL AS THE MODIFIED LINES FOR
LOTS 15A, 16A AND TRACT "B". LOT 16 IS ELIMINATED.

SEE SHEET 2 FOR ANNOTATED LOT LINES FOR LOTS 15A,
16A THE MODIFIED PORTION OF TRACT "B" AND ADDITIONAL
INFORMATION.

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - PRELIMINARY PLAT



15A NEW LOT NUMBER
LIMITED USE EASEMENTS:
TO BE RELEASED PRIOR TO
FINAL PLAT RECORDING
TRACT "B" (EXISTING)
NEW LOT BOUNDARY
LOT 15A & 16A

7-PP-2020
STIPULATION SET
RETAIN FOR RECORDS
APPROVED

3/4/2021

LOT & TRACT AREAS
EXISTING LOT 15 14,193.42 SF
PROPOSED LOT 15 16,895.69 SF
PROPOSED LOT 16 12,318.91 SF
DELETED
EXISTING LOT 17 14,197.21 SF
PROPOSED LOT 17 23,371.10 SF
EXISTING TRACT "B" 141,232.03 SF
PROPOSED TRACT "B" 141,674.78 SF



FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL #	DATE	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (In AD Zone, Use Depth)
045012	895	10/16/13	11/4/15	X AD	N/A 1'

PROJECT IS WITHIN PENDING X ZONE

DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ATTACHMENT #3

G2 Consulting Engineers, Inc.
16738 N. 109th Street
Scottsdale, AZ 85255
480 / 502-4870

WHISPER ROCK, UNIT 7

**PRELIMINARY PLAT OF
LOTS 15, 16, 17 & TRACT "B"**

Date: 12/29/2020 Job No: WH 007 Sheet: 1

ORIGINAL PLAT 2308-05 226-PA-2020 7-PP-2020
12/29/20

CURVE	ARC	DELTA	RADIUS
C101	38.03°	47°23'00"	46.00'
C102	41.80°	51°48'14"	46.00'
C103	56.38°	72°43'00"	46.00'
C104	14.73°	18°20'44"	46.00'

LINE	BEARING	DISTANCE
L101	S 14°22'57" E	15.85'
L102	S 14°22'57" E	30.18'
L103	S 38°52'45" W	18.38'
L104	S 48°39'10" W	32.85'

EXISTING UNIT 7 BOUNDARY

LINE	BEARING	DISTANCE
L110	N 67°53'51" E	24.77'
L111	N 43°18'04" E	82.50'
L112	N 33°53'41" E	60.88'
L113	N 39°20'24" E	82.95'
L114	S 30°49'53" E	89.89'
L115	S 87°23'00" E	50.08'
L116	S 43°24'51" E	95.00'
L117	S 34°44'59" E	73.09'
L118	S 30°27'22" E	80.07'
L119	S 84°42'28" W	106.71'
L120	S 48°29'10" W	34.55'
L121	N 82°11'28" W	38.50'
L122	S 78°17'18" W	66.21'
L123	S 51°40'35" W	104.88'

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- CENTERLINE
- EXIST. P.U.E.
- EXIST. P.U.E.
- EXIST. WATER
- EXIST. SEWER
- DRAINAGE EASEMENT LINE
- 404 LINES
- LIMITED USE EASEMENTS
- CENTERLINE MONUMENT
- SECTION CORNER
- DRAINAGE EASEMENT
- PUBLIC UTILITIES EASEMENT
- EIGHT DISTANCE EASEMENT
- EMERGENCY VEHICULAR ACCESS EASEMENT
- EMERGENCY VEHICULAR ACCESS EASEMENT
- LANDSCAPE EASEMENT
- L.E.
- P.M.U.T.
- L.U.E.
- P.T.E.
- R.M.
- RECORD & MEASURED

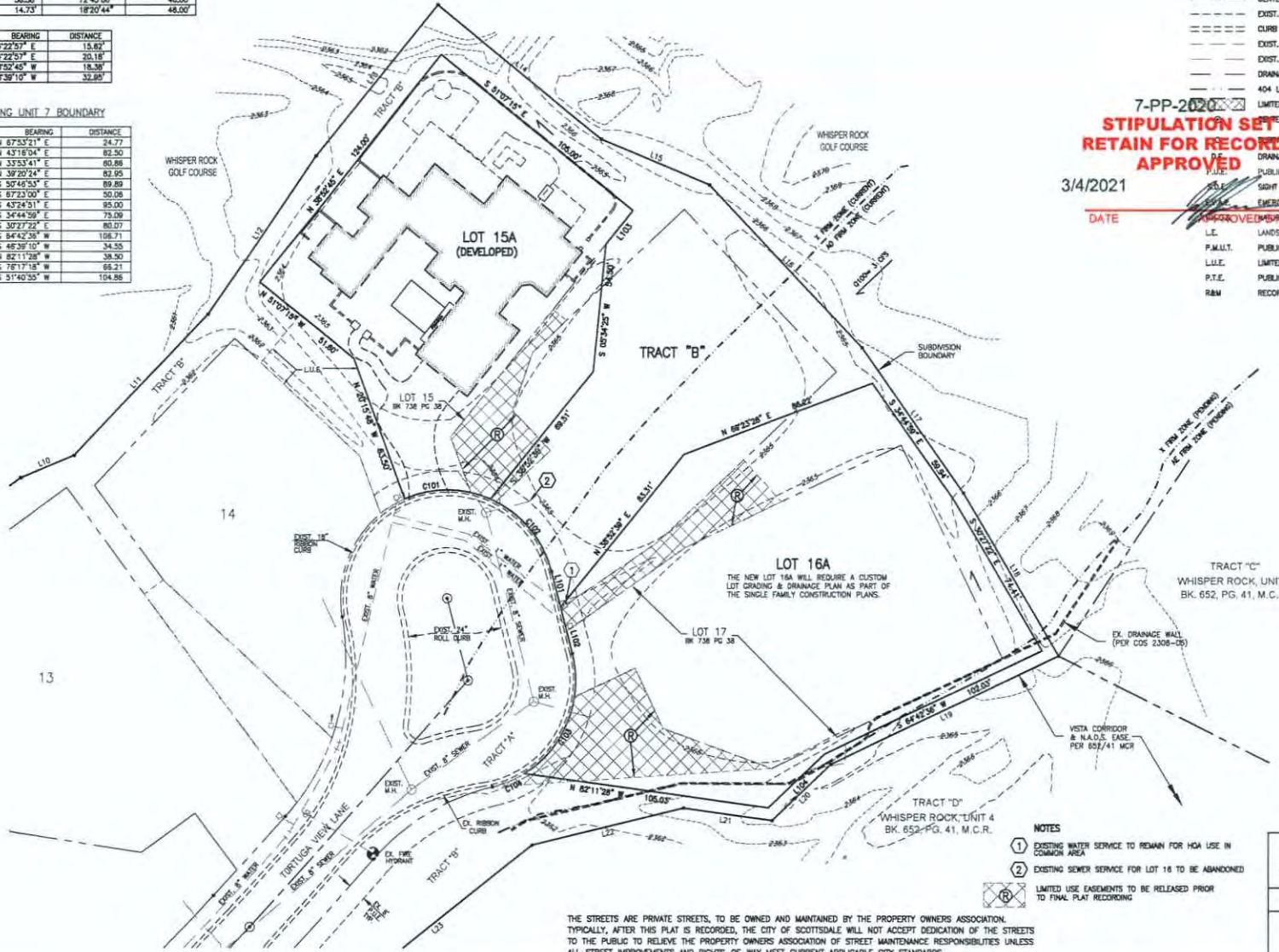
7-PP-2020

**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**

3/4/2021

DATE

APPROVED



NOTES

- 1 EXISTING WATER SERVICE TO REMAIN FOR HOA USE IN COMMON AREA
- 2 EXISTING SEWER SERVICE FOR LOT 16 TO BE ABANDONED



THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. TYPICALLY, AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.



SCALE: 1" = 20'

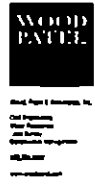
G2 Consulting Engineers, Inc.
16738 N. 109th Street
Scottsdale, AZ 85255
480 / 502-4870

**WHISPER ROCK, UNIT 7
PRELIMINARY PLAT OF
LOTS 15, 16, 17 & TRACT "B"**

Date: DECEMBER 13, 2020 Job No. 18-0077 Sheet 2 of 7

MODIFYING 13-PP-2004 ORIGINAL PLAT 2308-05 226-PA-2020 7-PP-2020

12/29/20



Wood, Patel & Associates, Inc.
Civil Engineering
and Surveying
Professional Engineers
No. 0000000000
www.woodpatel.com

FINAL PLAT
LOTS 15 AND 16 WHISPER ROCK UNIT 7
1/2 AC. WITHIN THE SUBDIVISION OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 1 EAST, OF THE GILA AND SAHARA MERIDIAN, MARICOPA COUNTY, ARIZONA



CHECKED BY: WPA
DATE: 09/20/2020
SCALE: AS SHOWN
SHEET: 1 OF 2

7/19/2020 11:26:14 AM 2020 CORRELATE PLAT 2008 05

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

SECTION 13, TOWNSHIP 8 NORTH, RANGE 1 EAST, OF THE GILA AND SAHARA MERIDIAN, MARICOPA COUNTY, ARIZONA. THIS PLAT IS A REPLAT OF LOTS 15 AND 16, AND A PORTION OF TRACT 1, WHISPER ROCK UNIT 7, RECORDED IN BOOK 36, MARICOPA COUNTY RECORDS, Lying WITHIN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 1 EAST, OF THE GILA AND SAHARA MERIDIAN, MARICOPA COUNTY, ARIZONA.

WARRANTY

MR. WILLIAM DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WHISPER ROCK ESTATES COMMUNITY ASSOCIATION, AN ARIZONA ASSOCIATION, AND RICHARD D. DESCHUTTER, AS TRUSTEE UNDER THE RICHARD D. DESCHUTTER REVOCABLE TRUST NO. 3, DATED JUNE 17, 2008, OWNERS, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTOR:

DRAINAGE AND FLOOD CONTROL, ETC.
A PERPETUAL, NON-EXCLUSIVE, EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS TRACT 1, FOR DRAINAGE AND FLOOD CONTROL, AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DAMS, DAMS, STORMWATER STORAGE BASINS, STORM DRAINAGE, CHANNELS, IMPROVEMENTS, BRIDGES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES, COLLECTIVELY, DRAINAGE FACILITIES, SUBJECT TO THE FOLLOWING:

1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MUST NOT BE OBSCURED, LACK OF IMPROVEMENTS OF DRAINAGE FACILITIES DOES NOT EXCLUDE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.

2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALLOW ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTOR'S PRIOR WRITTEN CONSENT.

3. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALLOW ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTOR'S PRIOR WRITTEN CONSENT.

4. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALLOW ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTOR'S PRIOR WRITTEN CONSENT.

5. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALLOW ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTOR'S PRIOR WRITTEN CONSENT.

PRIVATE EASEMENT

MR. WILLIAM DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND WHISPER ROCK ESTATES COMMUNITY ASSOCIATION, AN ARIZONA ASSOCIATION, OWNERS, GRANTOR, DEDICATES TO AN ASSOCIATION OF HOMEOWNERS, GRANTOR:

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR THE PURPOSE OF INSTALLATION, MAINTENANCE, AND REPAIR OF DRAINAGE AND LANDSCAPE WALLS, MAINTENANCE OF ROAD WALLS SHALL BE THE RESPONSIBILITY OF AN ASSOCIATION OF HOMEOWNERS.

GRANTOR, WARRANT AND COVENANT TO GRANTOR AND ITS SUCCESSORS AND ASSIGNEES THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY, THAT GRANTOR HAS GOOD AND LAWFUL RIGHT TO MAKE THE COVENANTS DESCRIBED HEREON, AND THAT GRANTOR SHALL HAVE THE TITLE AND CLEAR POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSONS EXERCISE THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION. WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTOR'S SUCCESSORS AND ASSIGNEES.

DATED THIS _____ DAY OF _____, 2021
GRANTOR: MR. WILLIAM DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

DATED THIS _____ DAY OF _____, 2021
GRANTOR: WHISPER ROCK ESTATES COMMUNITY ASSOCIATION, AN ARIZONA ASSOCIATION

BY: _____
NAME: _____
TITLE: _____

DATED THIS _____ DAY OF _____, 2021
GRANTOR: RICHARD D. DESCHUTTER, AS TRUSTEE UNDER THE RICHARD D. DESCHUTTER REVOCABLE TRUST NO. 3, DATED JUNE 17, 2008

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY _____ FOR AND ON BEHALF OF MR. WILLIAM DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

**FINAL PLAT
FOR
LOTS 15 AND 16 WHISPER ROCK UNIT 7**

A REPLAT OF LOTS 15, 16 AND 17, AND A PORTION OF TRACT 1, WHISPER ROCK UNIT 7, RECORDED IN BOOK 36, MARICOPA COUNTY RECORDS, Lying WITHIN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 1 EAST, OF THE GILA AND SAHARA MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNERS

MR. WILLIAM DEVELOPMENT, LLC
1377 EAST DOUBLETREE RANCH ROAD, SUITE 110
SCOTTSDALE, AZ 85260
PHONE: 480.350.8281
CONTACT: CHRIS HARRISON

WHISPER ROCK ESTATES COMMUNITY ASSOCIATION
1377 EAST DOUBLETREE RANCH ROAD, SUITE 110
SCOTTSDALE, AZ 85260
PHONE: 480.350.8281
CONTACT: CHRIS HARRISON

RICHARD D. DESCHUTTER, TRUSTEE
1377 EAST DOUBLETREE RANCH ROAD, SUITE 110
SCOTTSDALE, AZ 85260

DEVELOPER

MR. WILLIAM DEVELOPMENT, LLC
1377 EAST DOUBLETREE RANCH ROAD, SUITE 110
SCOTTSDALE, AZ 85260
PHONE: 480.350.8281
CONTACT: CHRIS HARRISON

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
1025 NORTH 10TH STREET
SCOTTSDALE, AZ 85260
PHONE: 480.350.8281
CONTACT: PHILIP R. GETTINGER, P.E.

SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
1025 NORTH 10TH STREET
SCOTTSDALE, AZ 85260
PHONE: 480.350.8281
CONTACT: PHILIP R. GETTINGER, P.E.

ZONING

R-100 PDS 03

AREA

SEVEN SQUARE FEET OF 1.145 ACRES

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 MAP SHEET

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY _____ FOR AND ON BEHALF OF WHISPER ROCK ESTATES COMMUNITY ASSOCIATION, AN ARIZONA ASSOCIATION.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY _____ FOR AND ON BEHALF OF RICHARD D. DESCHUTTER, AS TRUSTEE UNDER THE RICHARD D. DESCHUTTER REVOCABLE TRUST NO. 3.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

APPROVAL

APPROVED BY THE CITY COUNCIL, SCOTTSDALE, ARIZONA THIS THE _____ DAY OF _____, 2021.

BY: _____
TITLE: _____

ATTEST BY: _____

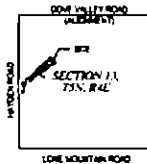
THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: _____ CHIEF DEVELOPMENT OFFICER DATE: _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD CASE NO. _____ AND ZONING CASE NO. _____ AND ALL CASE-RELATED STIPULATIONS.

BY: _____ DEVELOPMENT REVIEW BOARD MANAGER DATE: _____

ATTACHMENT #4



VICINITY MAP
N.E.S.



NOTES

1. THE DEVELOPMENT IS ON THE CITY WATER SYSTEM WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
2. THE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
3. THE MAINTENANCE OF LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OF ANY PROPERTY OWNERS.
4. ALL LANDSCAPING AND MOIST GROUND LITIGATION, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SCOTTSDALE AND APPLICABLE DISTANCE REQUIREMENTS FOR MOTORISTS.
5. ALL FENCES OF CONNECTION OR ADJACENT TO THE LOTS CONCERNED THIS PLAT ARE NOT VALID THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEER'S APPROVAL.
6. THIS PLAT REFLECTS THE ABANDONMENT, TERMINATION AND RELEASE OF LIMITED USE EASEMENTS (LUEs) RECORDED IN DOCUMENT 2014-07-002, 2014-07-003.

PERTINENT REFERENCE DOCUMENTS

WHISPER ROCK UNIT 7, BOOK 36, PAGE 36, 37
COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST ARIZONA TITLE AGENCY, LLC, SERVING AGENT FOR FIRST ARIZONA TITLE INSURANCE COMPANY, FILE NUMBER 2008000000, DATED AUGUST 16, 2008.

BASIS OF BEARING

NATIONAL GEODETIC SURVEY (NAD 83) NORTH BASED ON

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM GPS ONLINE POSITIONING USER SERVICE PROVIDED BY THE NATIONAL GEODETIC SURVEY (WWW.NOAA.GOV), ON SEPTEMBER 17, 2020.

PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, EPOCH 2011
DATUM: NAD 83
UNITS: INTERNATIONAL FEET
COORD. MODEL: GRS80

CONTROL POINT SOLUTION: WHISPER ROCK CONTROL POINT NO. 1
LATITUDE: 33° 44' 44.778787
LONGITUDE: 111° 54' 44.778787
ELEVATION: 2284.17
DESCRIPTION: SET 1/2" REBAR WITH TRANSVERSE CAP

ADJUSTED TO GROUND AT POINT NO. 11145.38 IF TERMINAL USING A SCALE FACTOR OF 1.0000000.

HORIZONTAL ADJUSTMENT: NONE
HORIZONTAL ROTATION: NONE

CERTIFICATION

THIS IS TO CERTIFY THAT:
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
2. THIS PLAT WAS MADE UNDER MY DIRECTION.
3. THIS PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEY.
4. THE SURVEY AND DESIGN OF THE SUBDIVISION PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF SEPTEMBER, 2020.
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
6. ALL MEASUREMENTS ARE SHOWN FIRST AND THEIR POSITIONS ARE CORRECTLY SHOWN, AND MEASUREMENTS ARE SUFFICIENT TO DEFINE THE SURVEY TO BE REPRODUCED.
THOMAS R. GETTINGER, P.E. 7720
WOOD, PATEL & ASSOCIATES, INC.
1025 NORTH 10TH STREET, SUITE 100
PHOENIX, ARIZONA 85016
SURVEYOR@WOODPATEL.COM



Chief, Field & Construction
Civil Engineering
Design, Supervision
and Survey
Construction Management
602.325.2525
www.cdm.com

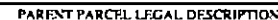
FINAL PLAT

LOTS 15 AND 16 WHISPER ROCK UNIT 7

LOTS 15 AND 16 WHISPER ROCK UNIT 7



ORIGINALITY _____
 DATE OF REVISION _____
 SCALE _____
 DATE _____
 JOB NUMBER _____
 SHEET: _____
 2 OF 2

[illegible]

AREA TABLE		
	AREA SQUARE FEET	AREA ACRES
CENTRAL	32,000	1.100

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 16	91,899	0.2079
LOT 16	22,387	0.5106

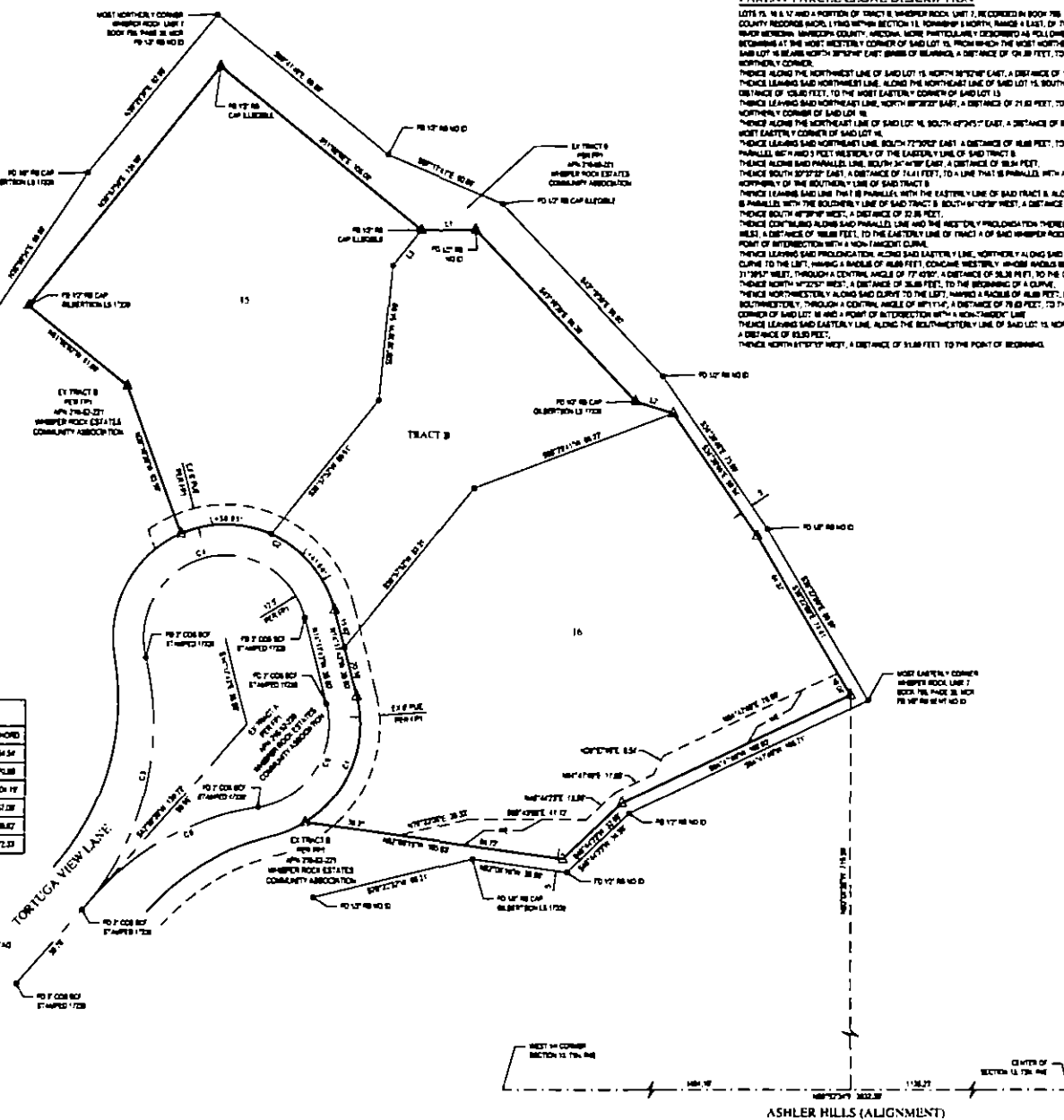
TRACT AREA TABLE			
TRACT NO.	TRACT AREA ACRES	TRACT AREA ACRES	USE
TRACT 0	48.570	0.000	LANDSCAPE AND DRAINAGE

LINE TABLE		
LINE	BLANKING	DISTANCE
1	W/20000	7.12
12	W/20000	7.12
13	W/20000	7.12

CURVE	CELLS	RAJAS	ARC	CHORD BEARING	CHORD
C1	77.008	48.59	58.37	40°28'49"	94.54
C2	89.774	48.59	76.57	40°28'49"	76.58
C3	89.427	111.39	76.49	104°17'08"	104.79
C4	77.778	58.59	104.57	104°17'08"	62.58
C5	89.774	58.59	58.37	40°28'49"	62.57
C6	89.774	111.39	76.49	104°17'08"	76.53

LEGEND

- | | |
|-------|--|
| ● | SURVEY MONUMENT POINT AS NOTED |
| ○ | SURVEY MONUMENT WITH THIS TAG OR CAP |
| △ | TO BE SET UNLESS OTHERWISE NOTED |
| | SUBSTANDARD CORNER SURVEY MONUMENT WITH THIS TAG |
| | OR CAP TO BE SET UNLESS OTHERWISE NOTED |
| APR | ASSISTANT PROJECT MANAGER |
| BOF | BURIAL CAP FLUSH |
| CGS | CITY OF BOSTON/TOWN |
| FD | FIRE DEPARTMENT |
| PH | PHONE |
| | POLE, PLANT FOR UNDERGROUND ROOF, LAMP |
| | BOOK THIS PAGE IN BOOK |
| ID | IDENTIFICATION |
| PLS | PUBLIC UTILITY EXEMPTION |
| RE | REMARKS |
| | WALL EXEMPTION |
| _____ | BOUNDARY LINE |
| _____ | EXEMPTION LINE |
| _____ | TRUST LINE |
| _____ | SECTION LINE |
| _____ | DETERMINED |





**SCOTTSDALE DEVELOPMENT REVIEW BOARD
REMOTE ELECTRONIC MEETING
THURSDAY, MARCH 4, 2021
*SUMMARIZED MEETING MINUTES***

PRESENT:

Solange Whitehead Councilmember
Shakir Gushgari, Vice Chair, Development Member
Doug Craig, Design Member
Ali Fakhri, Development Member
Jeff Brand, Design Member

ABSENT:

Renee Higgs, Planning Commissioner
Michal Ann Joyner, Development Member

STAFF:

Brad Carr	Chad Sharrard
Joe Padilla	Karen Hemby
Jeff Barnes	Bronte Ibsen
Lorraine Castro	

CALL TO ORDER

Councilwoman Whitehead called the meeting of the Development Review Board to order at 1:07 PM.

ROLL CALL

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

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to March 4, 2021 Development Review Board agenda items, and other correspondence.

PUBLIC COMMENT

2. Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development review Board's jurisdiction. No official Development Review Board action can be taken on the items.

NO PUBLIC COMMENT RECEIVED.

* 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

MINUTES

3. Approval of the February 18, 2021 Development Review Board Study Session Meeting Minutes and Regular Meeting Minutes.

BOARD MEMBER BRAND MOVED TO APPROVE THE FEBRUARY 18, 2021 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, FAKIH AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0).

CONSENT AGENDA

4. 7-PP-2020 (Whisper Rock Unit 7 Partial Replat)

Request for approval of a partial replat of Lots 15, 16, 17, and portions of Tract B of Whisper Rock Unit 7, with Resort/Townhouse Residential, Planned Community District, Environmentally Sensitive Lands (R-4R PCD ESL) zoning.
8212, 8224, and 8227 E. Tortuga View Lane
G2 Consulting Engineers, Inc., Engineer

5. 27-DR-2020 (Acoya Scottsdale at Shea (Ryan Redevelopment)

Request for approval of a site plan, landscape plan, and building elevations for a new Residential Healthcare Facility comprised of a 4-story-tall building with 147 beds and approximately 168,154 square feet of building area on a +/- 2.5-acre site with Commercial Office (C-O) zoning.
7373, 7375 & 7365 E. Shea Boulevard
Ryan A & E, Architect/Designer

BOARD MEMBER BRAND MOVED TO APPROVE CASES 7-PP-2020 AND 27-DR-2020 ON THE CONSENT AGENDA, WITH A STIPULATION FOR 27-DR-2020 TO WORK WITH STAFF TO REVISE THE COLOR OF THE CORNICE AT THE UPPER LEVEL OF THE BUILDING, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER WHITEHEAD, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, FAKIH AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:18 pm