



October 6, 2020

City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

RE: Desert Mountain Storage and Laundry Facility
10550 E. Desert Hills Drive, Scottsdale, AZ 85262
455-PA-2020
Withdrawal from the Desert Mountain Master NAOS Bank

Dear Planning Staff:

Upon preparation of the plans for the development of our much-needed Storage and Laundry Facility, it was discovered that this lot could not provide enough on-site NAOS to meet its requirements. In order to provide the necessary NAOS, Desert Mountain Club will provide an additional 0.810 acres of NAOS from its Master NAOS Bank.

Via the attached form and process which is allowed under the Ordinance and has been approved by the City of Scottsdale under #342-SA-2015, the Desert Mountain Club shall provide 35,285.07 s.f. (0.810 acres) of NAOS from the Desert Mountain Master NAOS Bank for the benefit of Desert Mountain Club and its new Storage and Laundry Facility

If you have any questions, please feel free to contact me at 602-680-8412.

Best Regards,

Todd Bruen
Director of Facilities and Construction
Desert Mountain Club, Inc.

Cc: John Snodgrass, Gannett Fleming Inc.

Enclosures

Master NAOs Bank

TRANSACTION TABLE AND BALANCE SHEET

Administrator:
Desert Mountain Club, Inc.

Date	Deposit	Withdrawal	Balance	Description	Reference	Notes
4/18/1991	49,924 Acres		49,924 Acres	Total Area of Parcel 13D		Total Area Prior to any calculations
4/18/1991		12.48 Acres	37,443 Acres	N.A.O.S. Required for Parcel 13D (25%)		N.A.O.S. required for Parcel 13D itself
4/18/1991		17.47 Acres	19,970 Acres	Area Reserved for Future Development for Parcel 13D (35%)		Area retained for development of recreational amenities
4/18/1991		0.88 Acres	19,092 Acres	Off-site N.A.O.S. for Swim and Tennis Center		As per approved N.A.O.S. exhibit
5/23/1991		2.37 Acres	16,721 Acres	Off-site N.A.O.S. for Cochise Ridge (Unit 9)	#22-DR-91	As per approved N.A.O.S. exhibit
4/8/1993		1.93 Acres	14,791 Acres	Off-site N.A.O.S. for Sonoran Cottages Parcel 15C	#26-DR-91 / #2-PP-91	As per N.A.O.S. exhibit
4/26/1993		0.06 Acres	14,728 Acres	Off-site NAOs for Phase II, Unit 7, Lot 41	#25-DR-93	As per site plan submitted for Bldg. Plan Check
6/20/1994		0.06 Acres	14,664 Acres	Off-site NAOs for Phase II, Unit 11, Lot 8	#93-120 Plan Check	As per site plan submitted for Bldg. Plan Check
9/22/1994		0.03 Acres	14,636 Acres	Off-site N.A.O.S. for Swim & Tennis Center Expansion	#94-0582 Plan Check	As per site plan submitted for Bldg. Plan Check
11/28/1994		0.14 Acres	14,494 Acres	Off-site NAOs for Phase I, Unit 2, Lot 315	#93-C-94	As per site plan submitted for Bldg. Plan Check
12/8/1994		5.70 Acres	8,794 Acres	Off-site NAOs for Desert Mountain Phase II, Unit 19	#162-DR-94 / #79-PP-94	As per preliminary NAOs exhibit
12/13/1994		0.02 Acres	8,772 Acres	Off-site NAOs for Phase II, Unit 6, Lot 6176	#94-1467 Plan Check	As per preliminary NAOs exhibit
5/13/1995		0.76 Acres	8,012 Acres	Off-site NAOs for Desert Mountain Phase II, Unit 20	#162-DR-94 / #79-PP-94	As per site plan submitted for Bldg. Plan Check
4/6/1995		0.02 Acres	7,991 Acres	Off-site NAOs for Phase II, Unit 7, Lot 68	#94-1417 Plan Check	As per REVISED preliminary NAOs exhibit (3/7/95)
5/5/1995		0.04 Acres	7,947 Acres	Off-site NAOs for Desert Mountain Phase II, Unit 5, Lot 47	#95-0053 Plan Check	As per site plan submitted for Bldg. Plan Check
7/6/1995		1.41 Acres	6,537 Acres	Off-site NAOs for Desert Mountain Phase II, Unit 21	#92-DR-95 / #37-PP-95	As per site plan submitted for Bldg. Plan Check
8/9/1995		0.21 Acres	6,327 Acres	Additional Off-site NAOs for DM Phase II, Unit 20	#161-DR-94	As per preliminary NAOs exhibit (7/6/95)
8/17/1995		0.07 Acres	6,258 Acres	Off-site NAOs for Phase II, Unit 5, Lot 23	#95-0893 Plan Check	As per approved Final NAOs Exhibit ()
8/24/1995		2,600 Acres	3,658 Acres	Off-site NAOs for Desert Mountain Phase II, Unit 22	#118-DR-95 / #43-PP-95	As per preliminary NAOs exhibit
9/19/1995		0,650 Acres	3,008 Acres	Additional Off-site NAOs for DM Phase II, Unit 19	#162-DR-94 / #79-PP-94	As per approved Final NAOs Exhibit (12/31/97)
11/2/1995		0,019 Acres	2,989 Acres	Off-site NAOs for Desert Mountain, Unit 9, Lot 27	#26-DR-91 / #2-PP-91	As per site plan by Robert Jones Assoc. (10/30/95)
4/22/1996	9,585 Acres		12,974 Acres	Area Reserved for Future Development for Parcel 13D (Lower to 15%)		Reduces the area retained for development in 13E to 15%
4/22/1996		3,790 Acres	9,184 Acres	Additional Off-site NAOs for DM Phase II, Unit 21	#92-DR-95 / #37-PP-95	As per approved Final NAOs Exhibit (11/26/97)
5/9/1996		3,380 Acres	5,804 Acres	Off-site NAOs for Desert Mountain Phase II, Unit 23	#79-DR-96 / #27-PP-96	As per preliminary NAOs exhibit
9/4/1996		0,025 Acres	5,778 Acres	Off-site NAOs for Phase II, Unit 5, Lot 153	#96- Plan Check	As per site plan submitted for Bldg. Plan Check
11/27/1996	22,800 Acres		28,578 Acres	Excess NAOs provided in Desert Mountain, Phase I, Unit 4	#114-DR-95 / #40-PP-95	As per approved Final NAOs Exhibit (Dated 10.8.96 / Signed 11.27.97)
5/17/1997		2,350 Acres	26,228 Acres	Off-site NAOs for Desert Mountain, Phase II, Unit 25 (Parcel 18H)	#7-PP-97 / #43-DR-97	As per DRB preliminary NAOs exhibit
4/16/1997		0,610 Acres	25,618 Acres	Additional Off-site NAOs for Desert Mountain Phase II, Unit 22	#118-DR-95 / #43-PP-95	As per approved Final NAOs Exhibit (12/31/97)
4/16/1997		0,180 Acres	25,438 Acres	Additional Off-site NAOs for Desert Mountain Phase II, Unit 23	#79-DR-96 / #27-PP-96	As per approved Final NAOs Exhibit (12/31/97)
6/2/1997		0,055 Acres	25,383 Acres	Off-site NAOs for Desert Mountain Phase II, Unit 7, Lot 49	#97-0790 Plan Check	As per site plan submitted for Bldg. Plan Check
8/18/1997		3,500 Acres	21,883 Acres	Off-site NAOs for Desert Mountain Phase II, Unit 26 (Parcel 14F)	#117-DR-97 / #18-PP-97	As per DRB preliminary NAOs exhibit (revised submittal 8.18.97)
8/11/1997		0,350 Acres	21,533 Acres	Additional Off-site NAOs for DM Phase II, Unit 19	#162-DR-94 / #79-PP-94	As per REVISED Final NAOs exhibit (12/31/97)
12/10/1997	17,490 Acres		39,023 Acres	Excess NAOs provided in Desert Mountain, Phase III, Unit 24	#68-DR-97 / #8-PP-97	As per approved Final NAOs Exhibit (Dated Oct 97 / Signed 12.10.97)
12/31/1997		2,400 Acres	36,623 Acres	Additional Off-site NAOs for Desert Mountain Phase II, Unit 22	#118-DR-95 / #43-PP-95	As per approved Final NAOs Exhibit (12/31/97)
12/31/1997		0,350 Acres	36,273 Acres	Additional Off-site NAOs for Desert Mountain Phase II, Unit 23	#79-DR-96 / #27-PP-96	As per approved Final NAOs Exhibit (12/31/97)
11/9/1998		0,598 Acres	35,675 Acres	Off-site NAOs for the Apache Clubhouse	#56-DR-98 / #5964-98 & 98A	As per the Final NAOs / Property Boundary Sheet (10/98)
6/2/1999		0,094 Acres	35,581 Acres	Off-site NAOs for Desert Mountain, Unit 24, Lots 38&39	#2044-99 Plan Check	As per site plan by H&S International for Saltzman Residence
7/18/1999		1,380 Acres	24,201 Acres	Off-site NAOs for Desert Mountain - Parcels 8&9	#-DR-99 / #-PP-99	As per DRB preliminary NAOs exhibit
8/20/1999		0,182 Acres	24,019 Acres	Replacement NAOs for Street Sign Easements in DM, Ph III, Unit 24	#2279-99 Plan Check	As per site plan by H&S Int. for Sunset Canyon Community Features
8/20/1999		5,989 Acres	18,030 Acres	Off-site NAOs for Saguaro Forest Dr. (DM Phase II, Map of Dedication)	#3338-98 Plan Check	As per Improvement Plans and Map of Dedication by Gannett-Fleming
12/8/1999		0,029 Acres	18,001 Acres	Off-site NAOs for Desert Mountain, Phase II, Unit 39	#4104-99 Plan Check	As per site plan submitted for Bldg. Plan Check
12/8/1999		0,028 Acres	17,973 Acres	Off-site NAOs for Desert Mountain, Phase III, Unit 24, Lot 58	#4941-99 Plan Check	As per site plan submitted for Bldg. Plan Check
5/3/2000		0,039 Acres	17,934 Acres	Off-site NAOs for Chiricahua Golf Clubhouse	#32-DR-00	As per DRB preliminary NAOs plan / revised for Final Plan Submittal
7/26/2000		0,014 Acres	17,920 Acres	Off-site NAOs for Desert Mountain, Phase II, Unit 24, Lot 13	#2576-00 Plan Check	As per site plan submitted for Bldg. Plan Check
7/24/2000		0,119 Acres	17,801 Acres	Off-site NAOs for Desert Mountain, Phase II, Unit 7, Lot 1	#-00 Plan Check	As per site plan submitted for Bldg. Plan Check
8/17/2000		0,058 Acres	17,743 Acres	Off-site NAOs for Desert Mountain, Phase III, Unit 29, Lot 32	#-00 Plan Check	As per site plan submitted for Bldg. Plan Check
12/29/2000			17,711 Acres	Off-site NAOs for Desert Mountain, Phase II, Unit 5, Lot 172		As per site plan submitted for Bldg. Plan Check
1/5/2001		0,596 Acres	17,115 Acres	Lift Station		
5/29/2001		0,089 Acres	17,026 Acres	NAOs for Calculation Error - Desert Mountain, Unit 30, Lot 23		As per City of Scottsdale revised requirement for 150' driveways widths.
11/6/2001		0,059 Acres	16,967 Acres	NAOs for Calculation Error - Desert Mountain, Unit 35, Lot 99		Correction of engineering calculation of NAOs.
4/12/2002		0,579 Acres	16,388 Acres	NAOs for IWDS Pump Station #150 encroachment		Correction of encroachment area.

Date	Deposit	Withdrawal	Balance	Description	Reference	Notes
4/19/2002		0.096 Acres	16.292 Acres	NAOS for Lot 240A, Phase II, Unit 38, Parts 8 & 9		Correction of NAOS area.
4/26/2002		0.035 Acres	16.257 Acres	NAOS for Phase II, Unit Five, Part 2, Lot 35		Correction of NAOS error.
4/30/2002		0.031 Acres	16.226 Acres	NAOS for Calculation Error - Desert Mountain, Unit 39, Lot 8		Correction of NAOS error.
6/20/2002		0.535 Acres	15.692 Acres	NAOS for IWDS Recharge Well #3 encroachment		Correction of encroachment area.
8/8/2002		0.317 Acres	15.375 Acres	NAOS for Lot 49 - Sunset Canyon		Correction of encroachment area.
9/23/2002		0.083 Acres	15.292 Acres	Enlargement of building envelope - Lot 208		Increase to accommodate COS driveway requirement.
9/23/2002		0.010 Acres	15.282 Acres	Increase area for turnaround - Unit 6 - Rose Quartz. - Lot 77		Correction of NAOS error.
1/5/2003		0.068 Acres	15.214 Acres	NAOS for Calculation Error - Desert Mountain, Unit 11, Lot 53		Correction of NAOS error.
1/14/2004		0.004 Acres	15.198 Acres	NAOS increase for Lot 14 - Village of Deer Run.		Compensation for encroachment.
2/13/2004		0.250 Acres	14.948 Acres	NAOS Calculation Error, Phase III, Unit Thirty-Two, Lot 58		Correction for Fire Truck Access.
3/8/2004		0.075 Acres	14.873 Acres	NAOS for Calculation Error, Phase I, Unit 31, Lot 13		Correction for C.A.E. NAOS Error
4/13/2004		0.076 Acres	14.798 Acres	NAOS for Calculation Error, Phase II, Unit 2, Lot 281		Correction for P.U.E. and Engineer Calc. Error
4/20/2004		0.007 Acres	14.791 Acres	NAOS for Calculation Error, Phase III, Unit 32, Lot 58		Correction for G.C.E. Calculation Error
8/3/2004		0.031 Acres	14.760 Acres	NAOS for Calculation Error, Phase II, Unit 8, Lot 96		Correction for P.U.E. and Engineer Calc. Error
11/16/2004		0.061 Acres	14.699 Acres	NAOS for Calculation Error, Phase II, Unit 8, Lot 18		Correction for S.L.E. Calculation Error
1/26/2005		0.740 Acres	13.959 Acres	NAOS for Calculation Error, Phase III, Unit 36, Lot 164		Correction for C.A.E. NAOS Error
6/1/2005		0.060 Acres	13.899 Acres	NAOS for Parcel 16	1-PP-2005	Correction of encroachment area.
7/11/2005	0.020 Acres		13.919 Acres	NAOS for Calculation Error, Phase II, Unit 11, Lot 62		Correction for NAOS Calculation Error
7/18/2005		1.290 Acres	12.629 Acres	NAOS Credit for Desert Mountain, Phase II, Unit 5, Lot 172	1-PP-2005	Credit for P.U.E. NAOS granted on March 14, 2001
10/17/2005		0.032 Acres	12.597 Acres	NAOS for Calculation Error, Phase II, Unit 6, Lot 93		Additional NAOS from 01/26/05 for Parcel 16 Improvements
10/17/2005		0.200 Acres	12.397 Acres	NAOS for Calculation Error, Phase III, Unit 36, Lot 165		Correction for Fire Truck Access.
4/25/2006		0.018 Acres	12.379 Acres	NAOS for Calculation Error, Phase III, Unit 39, Lot 13		Correction for C.A.E. NAOS Error
7/18/2005		0.055 Acres	12.324 Acres	NAOS for Calculation Error, Phase II, Unit 18, Lot 85		Correction for Fire Truck Access.
1/8/2007		0.221 Acres	12.103 Acres	NAOS Correction, Phase III, Unit 39, Lot 250		Correction for Existing Water and Sewer Line Disturbance
3/22/2007		0.017 Acres	12.086 Acres	NAOS for Calculation Error, Phase II, Unit 5, Lot 96		Additional NAOS for Building Envelope Correction
4/13/2007		0.037 Acres	12.049 Acres	NAOS for Calculation Error, Phase II, Unit 7, Lot 48		Correction for Existing Water and Sewer Line Disturbance
8/13/2007		0.198 Acres	11.851 Acres	NAOS for Calculation Error, Phase II, Unit 8, Lot 100		Correction for Fire Truck Access.
10/18/2007		0.031 Acres	11.820 Acres	NAOS for Calculation Error, Phase II, Unit 5, Lot 141		Correction for C.A.E. NAOS Error
8/16/2008	5.250 acres	1.786 Acres	10.034 Acres	NAOS for Desert Mountain, Unit Forty-Six	1-MD-2008 / 333-PA-2005-2	Correction for General Purpose Easement at 50% Credit
8/18/2015	0.690 acres		15.284 Acres	Excess NAOS from DM Ph III Unit 27 Lone Mountain Part 2	25-PP-97 / 165-DR-97	Additional NAOS Required for Parcel
8/18/2015	2.210 acres		15.974 Acres	Excess NAOS from DM Ph III Unit 29 Saguario Forest Part 1	27-PP-97 / 189-DR-97	Refer to Blog Env & NAOS Exhibit
8/18/2015	6.510 acres		18.184 Acres	Excess NAOS from DM Ph III Unit 30 Lost Star	3-PP-98 / 24-DR-98	Refer to Blog Env & NAOS Exhibit
8/18/2015	5.980 acres		24.694 Acres	Excess NAOS from DM Ph III Unit 31 Seven Arrows	4-PP-98 / 25-DR-98	Refer to Blog Env & NAOS Exhibit
8/18/2015	3.740 acres		30.674 Acres	Excess NAOS from DM Ph III Unit 32 Saguario Forest Part 2	28-PP-98 / 133-DR-98	Refer to Blog Env & NAOS Exhibit
8/18/2015	3.210 acres		34.414 Acres	Excess NAOS from DM Ph III Unit 33 Saguario Forest Part 3	29-PP-98 / 140-DR-98	Refer to Blog Env & NAOS Exhibit
8/18/2015	3.140 acres		37.624 Acres	Excess NAOS from DM Ph III Unit 34 Saguario Forest Part 4	28-PP-98 / 133-DR-98	Refer to Blog Env & NAOS Exhibit
8/18/2015	25.750 acres		40.764 Acres	Excess NAOS from DM Ph III Unit 35 Saguario Forest Part 5	29-PP-98 / 140-DR-98	Refer to Blog Env & NAOS Exhibit
8/18/2015	2.170 acres		66.514 Acres	Excess NAOS from DM Ph III Unit 36 Saguario Forest Part 6	10-PP-99	Refer to Blog Env & NAOS Exhibit
8/18/2015	11.190 acres		68.684 Acres	Excess NAOS from DM Ph III Unit 37 Saguario Forest Part 7	13-PP-99 / 64-DR-99	Refer to Blog Env & NAOS Exhibit
8/18/2015	5.800 acres		79.874 Acres	Excess NAOS from DM Ph III Unit 38 Saguario Forest Parts 8&9	5-PP-00 / 42-DR-00	Refer to Blog Env & NAOS Exhibit
8/18/2015	43.600 acres		85.674 Acres	Excess NAOS from DM Ph III Unit 39 Cochise Geronimo Village	17-PP-99 / 85-DR-99	Refer to Blog Env & NAOS Exhibit
8/18/2015	34.490 acres		129.274 Acres	Excess NAOS from DM Ph III Unit 40 Saguario Forest Part 10	10-PP-00 / 133-DR-98	Refer to Blog Env & NAOS Exhibit
8/18/2015	33.930 acres		163.764 Acres	Excess NAOS from DM Ph III Unit 41 Saguario Forest Part 11	1-PP-01	Refer to Blog Env & NAOS Exhibit
8/25/2015		0.080 acres	197.694 Acres	Excess NAOS from DM Ph III Unit 42 Saguario Forest Part 12	20-PP-2004	Refer to Blog Env & NAOS Exhibit
8/25/2015		0.060 acres	197.614 Acres	NAOS Calculation Error for DM, Phase I, Unit 2, Lot 333 (Sunrise)	Plan Check #2776-15	Per Site Plan Submitted for Plan Check
1/15/2016		0.360 acres	197.554 Acres	NAOS Calculation Error for DM, Phase II, Unit 7, Lot 10 (Arrowhead)	Plan Check #2567-15	Per Site Plan Submitted for Plan Check
6/17/2016		25.300 Acres	197.194 Acres	Additional NAOS for DM, Ph III, Unit 39, Lot 249 (Saguario Forest)	Plan Check #114-15	Due to 2007 Larger Building Envelope
2/18/2017		0.017 acres	171.894 Acres	Additional NAOS for DM, Parcel 19	5-GP-16,17-ZN-16,6-UP-16	Parcel 19 Developer Improvements
6/13/2018		0.147 Acres	171.877 Acres	Additional NAOS for DM, Ph III, Unit 42, Lot 325 (Saguario Forest)	Plan Check # 7266-16	Due to Developer Built Retaining Walls along R.O.W.
8/10/2018		0.009 Acres	171.730 Acres	Additional NAOS for DM, Ph III, Unit 31, Lot 14 (Seven Arrows)	92-SA-2018	Correction for Developer Built Retaining Walls
8/16/2018		0.098 Acres	171.721 Acres	Additional NAOS for DM, Ph III, Unit 31, Lot 16 (Seven Arrows)	3836-18 / 3836-18-1	Correction for Developer Built Golf Course Cart Path
10/5/2020		0.810 Acres	171.623 Acres	Additional NAOS for DM, Ph II, Unit 5, Lot 24 (Grey Fox)	455-PA-2020	Developer Historic Commitment to Increase Building Envelope
			170.813 Acres	Additional NAOS for 10550 E. Desert Hills Drive		Additional NAOS Required for Parcel

