

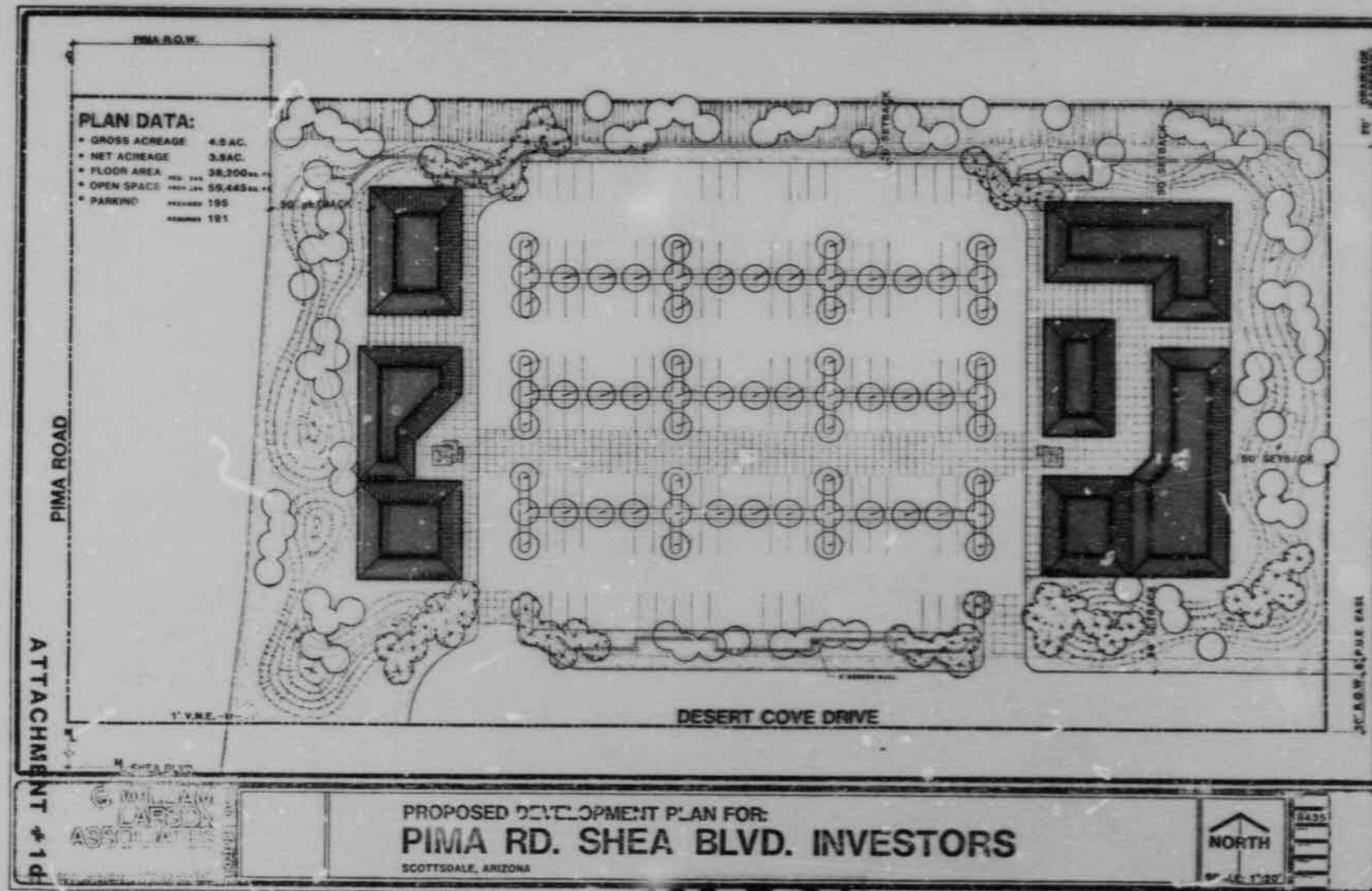
108-Z-84

R1-35 TO I-1 N. SIDE OF
DESERT COVE E. OF PIMA RD

1/2

105-Z-BARI-25 to T-1 N side of Desert
Cove E of F1-a Rd G.Wm. Larson/appl
Pima Rd & Shea Blvd Investors/owner
Approved 12-1-84

APPROVED



CITY COUNCIL ACTION REPORT



TO: MAYOR AND CITY COUNCIL DATE: 09/30/85
FROM: COMMUNITY DEVELOPMENT/PROJECT REVIEW
SUBJECT: ORDINANCE NOS. 1809-1812

AGENDA ITEM NO. _____

James L. Roberts

Neal T. Pascoe

STAFF

RECOMMENDATION: ADOPT the following:

1. Ordinance No. 1809 affirming Case 89-Z-84
2. Ordinance No. 1810 affirming Case 95-Z-84
3. Ordinance No. 1811 affirming Case 104-Z-84
4. Ordinance No. 1812 affirming Case 108-Z-84

DISCUSSION: On October 2, 1984, the City Council approved Case 89-Z-84, a rezoning from R-5 to C-2 of a .19+ acre parcel located at 6951 East First Street for the development of offices and a designer showcase.

On November 6, 1984, the City Council approved Case 95-Z-84, a rezoning from R1-35 to I-1 of a 2.15+ acre parcel for industrial development located at the northeast corner of the C.A.P. Parkway and 90th Street.

On November 6, 1984, the City Council approved Case 104-Z-84, a rezoning from P-2 to C-3/P-3 of a 260 square foot portion of a lot located at the northwest corner of Becker Lane and Scottsdale Road to facilitate the development of a self-service car wash.

On December 4, 1984, the City Council approved Case 108-Z-84, a rezoning from R1-35 to I-1 of a 4.5+ acre parcel located at the northeast corner of Desert Cove Drive and Pima Road for the development of an industrial office complex.

The stipulations required to be met prior to zoning adoption have been satisfied. The form of the attached ordinances has been reviewed by and has the concurrence of the City Attorney. Adoption is now in order.

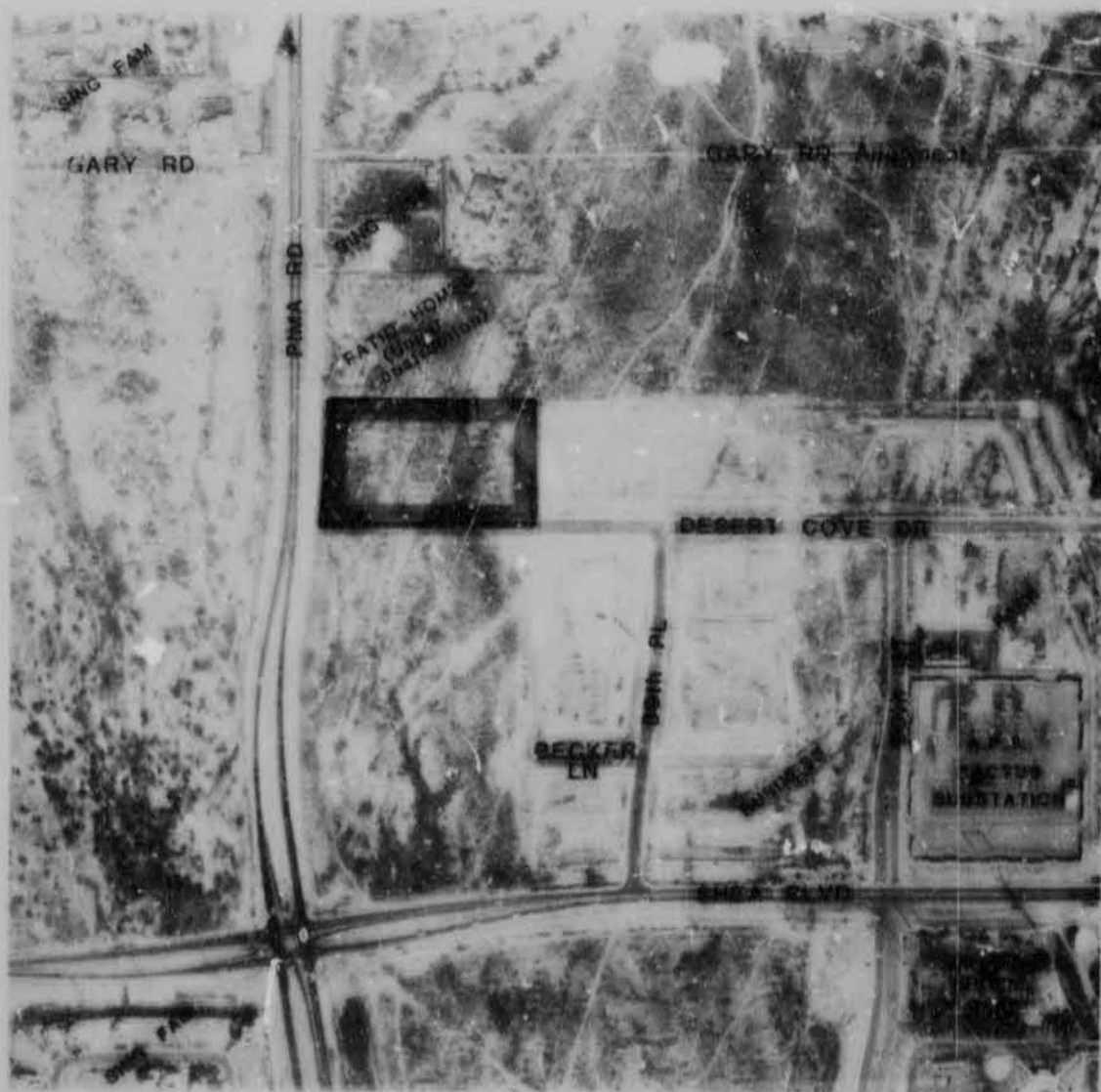
Barbara Burns
Community Development Dept. Head

Tommy J. Davis
Assistant City Manager

ATTACHMENTS: #1-Zoning Maps or Development Plans
#2-Ordinance Nos. 1809-1812

ACTION TAKEN _____

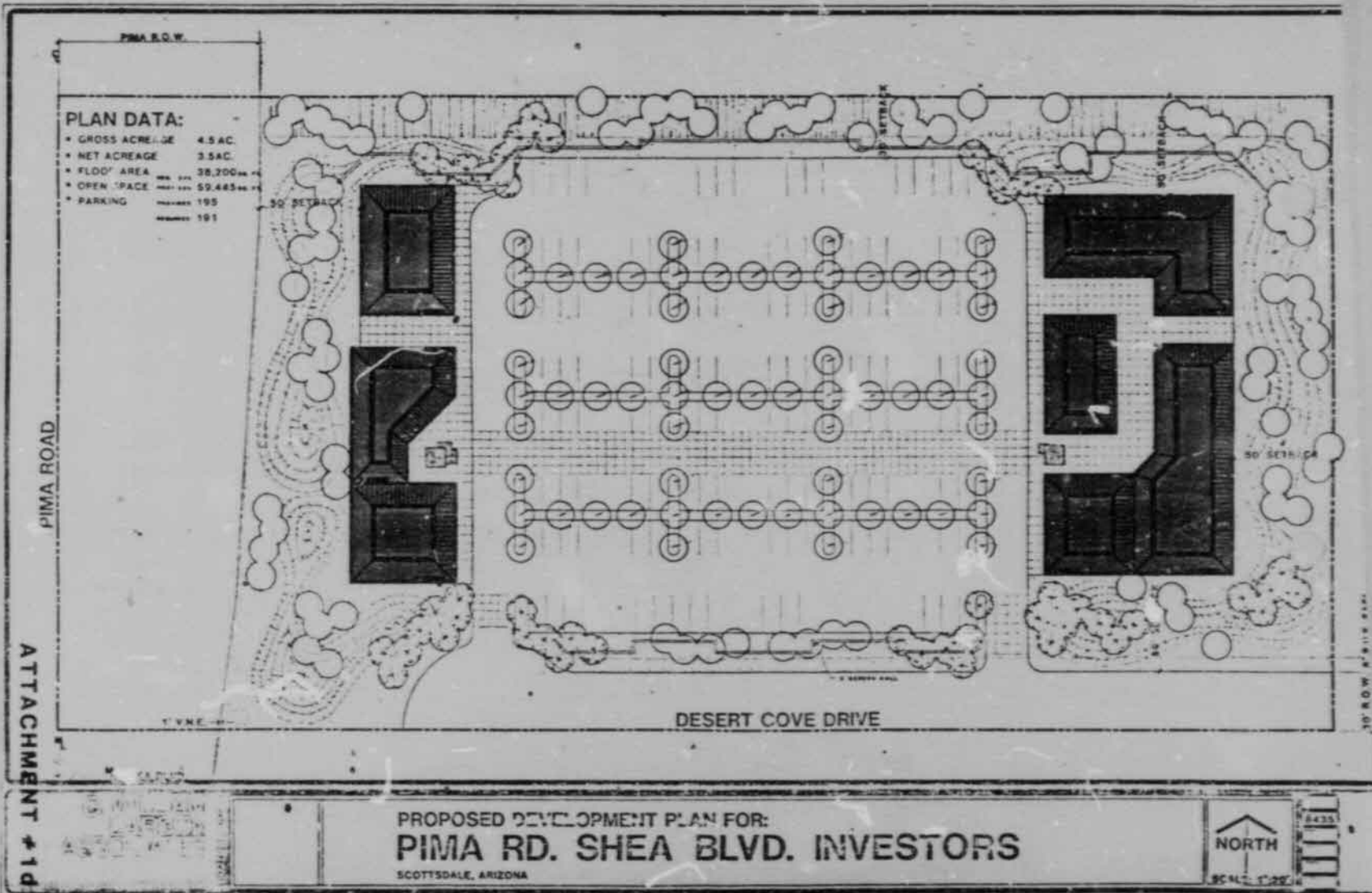
ND06350 (7/85)



1":400'
1983

108-Z-84

ATTACHMENT #2



108-7-84

ORDINANCE NO. 1812

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING AS APPROVED IN ZONING CASE NO. 108-Z-84.

WHEREAS, Zoning Case No. 108-Z-84 was properly noticed for public hearing, pursuant to the requirements of the Scottsdale Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings thereupon have been completed, the Planning Commission has made a recommendation on the application, and the City Council has made its decision,

WHEREAS, the Council of the City of Scottsdale instructed the staff to prepare an ordinance changing the zoning on the property described in Application No. 108-Z-84 as requested by the applicant subject to the occurrence of specific conditions attached hereto as Exhibit A and incorporated herein by reference,

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale be amended to conform with the aforesaid decision of the Scottsdale City Council.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, that the "District Map" adopted as a part of Ordinance No. 455, showing the zoning district boundaries in the City of Scottsdale, is amended as described in the legal description, attached hereto as Exhibit B, and incorporated as a part of this ordinance and shall have the same force and effect as if fully set forth herein.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 30th day of September, 1985.

Herbert R. Drinkwater, Mayor

ATTEST:

Roy R. Pederson, City Clerk

By:

Betty Warren, Deputy City Clerk

APPROVED AS TO FORM:

William E. Farrell
William E. Farrell, City Attorney

ORDINANCE NO. 1812 / CASE 108-Z-84

EXHIBIT A

1. Development shall be in substantial conformance with the site plan submitted as part of the application.
2. Building height shall be limited to 14 feet for one-story buildings and 22 feet for two-story buildings.
3. Dedication of 30 feet (half-street) terminating into a 45 foot radius cul-de-sac for Desert Cove Drive shall be made within 6 months of the date of City Council approval.
1 foot V.N.E. (vehicular non-access easement) shall be provided along Pima Road. Access to Pima Road shall be prohibited.
5. Use of the property shall be limited to the uses allowed in the I-G zone.
6. In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height and massing standards.
7. The Development Review Board shall pay particular attention to the landscape treatment of the drainage channel along the north property line.

ORDINANCE NO. 1812 / CASE 108-Z-84

EXHIBIT B

LEGAL DESCRIPTION OF I-1 ZONING

PARCEL NO. 1:

The North half of the Northwest quarter of Lot 4, Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT Commencing at the Southwest corner of said Section 19; thence North 0 degrees 11 minutes 31 seconds East, along the West line of said Section 19, a distance of 660 feet to the TRUE POINT OF BEGINNING; thence continuing North 0 degrees 11 minutes 31 seconds East, along the said West line of Section 19, a distance of 660 feet; thence East, along the North line of the said Northwest quarter of Lot 4, a distance of 95 feet to a point; thence South, along a line parallel to and 95 feet East of the said West line of Section 19, a distance of 90 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 2,178.48 feet, concave to the Northwest, a distance of 265 feet, more or less, to a point of tangency; thence South 7 degrees 33 minutes 03 seconds West, a distance of 233 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 1,988.48 feet, concave to the East, a distance of 61 feet, more or less, to the South line of the said Northwest quarter of Lot 4; thence West, along said South line, to the TRUE POINT OF BEGINNING, as set forth in instrument recorded in Docket 15802, page 705.

PARCEL NO. 2:

The South half of the Northwest quarter of Lot 4, Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT Commencing at the Southwest corner of said Section 19; thence North 0 degrees 11 minutes 31 seconds East, along the West line of said Section 19, a distance of 660 feet to the TRUE POINT OF BEGINNING; thence continuing North 0 degrees 11 minutes 31 seconds East, along the said West line of Section 19, a distance of 660 feet; thence East, along the North line of the said Northwest quarter of Lot 4, a distance of 95 feet to a point; thence South, along a line parallel to and 95 feet East of the said West line of Section 19, a distance of 90 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 2,178.48 feet, concave to the Northwest, a distance of 265 feet, more or less, to a point of tangency; thence South 7 degrees 33 minutes 03 seconds West, a distance of 233 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 1,988.48 feet, concave to the East, a distance of 61 feet, more or less, to the South line of the said Northwest quarter of Lot 4; thence West, along said South line, to the TRUE POINT OF BEGINNING, as set forth in instrument recorded in Docket 15802, page 705.

CITY COUNCIL ACTION REPORT



TO: MAYOR AND CITY COUNCIL DATE: 12/04/84
FROM: COMMUNITY DEVELOPMENT/PROJECT REVIEW
SUBJECT: CASE 108-Z-84 - R1-35 TO I-1 -
NEC DESERT COVE/PIMA

James Roberts

Neal Pascoe

STAFF

AGENDA
ITEM NO.

Owner: Pima Road-Shea Boulevard Investors
Applicant: G. William Larson Associates

RECOMMENDATION

The Planning Commission recommends that the City Council **CONDITIONALLY APPROVE** Case 108-Z-84, a rezoning request from R1-35 to I-1 at the northeast corner of the Desert Cove Drive alignment and Pima Road, subject to the following conditions:

1. Development shall be in substantial conformance with the site plan submitted as part of the application.
2. Building height shall be limited to 14 feet for one-story buildings and 22 feet for two-story buildings.
3. Dedication of 30 feet (half-street) terminating into a 45 foot radius cul-de-sac for Desert Cove Drive shall be made within 6 months of the date of City Council approval.
4. A 1 foot V.N.E. (vehicular non-access easement) shall be provided along Pima Road. Access to Pima Road shall be prohibited.
5. Use of the property shall be limited to the uses allowed in the I-G zone.
6. In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height and massing standards.
7. The Development Review Board shall pay particular attention to the landscape treatment of the drainage channel along the north property line.

The Zoning staff concurs with the Planning Commission recommendation.

FACTS

1. Relationship of Request to General Plan

_____ Conforms ☒ Marginal _____ Does Not Conform

The land use element of the General Plan indicates light industrial (I-G) as the appropriate land use.

2. Prior Zoning History:

Adopted as R1-35 upon annexation. Case 5-Z-81 rezoned the property to I-G but subsequently lapsed.

3. No one spoke in opposition.

APPROVED

ACTION TAKEN

XX2-1142 (5-84)

CITY COUNCIL ACTION REPORT

Case 108-Z-84
Page 2


4. Applicant concurs with conditions.

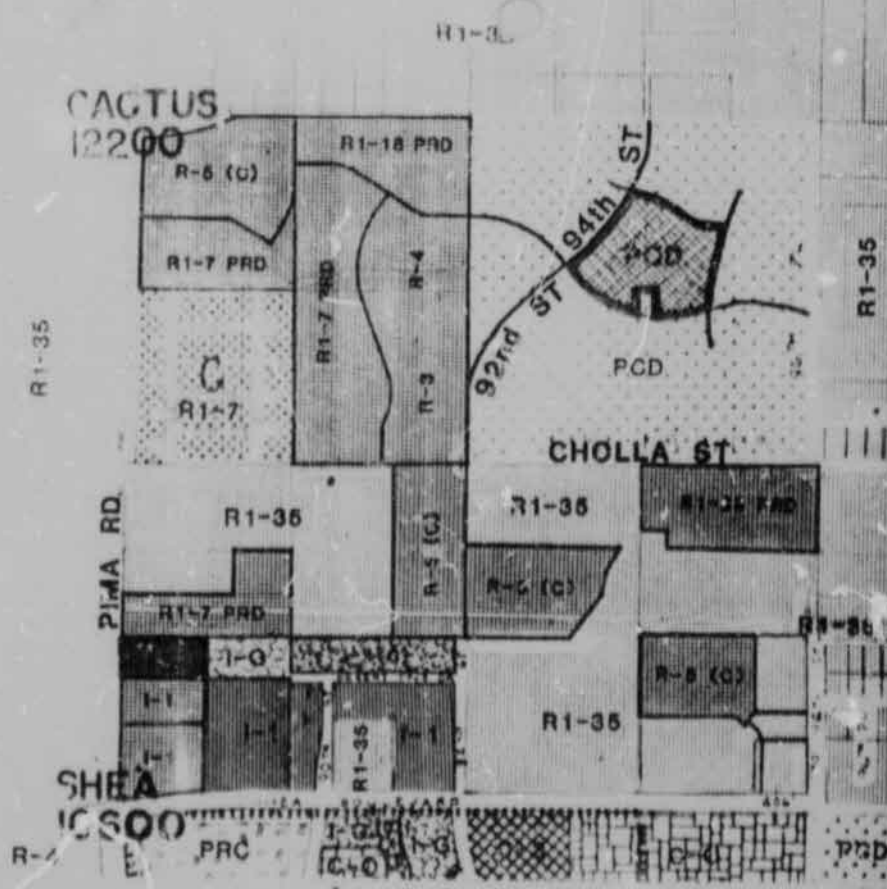
The proposal is to rezone a 3.5+ acre vacant parcel for the development of a 30,200 square foot complex. The property was previously rezoned to I-G in 1981, but the rezoning reverted due to lack of construction. The proposed plan satisfies all the I-G development standards with the exception of the standards for building height. The plan meets the 24' maximum height requirement but exceeds the requirement limiting two-story roof area to 66 percent of the project. However, the two-story elements are located on the south half of the property and are buffered by one-story structures and a landscape setback which ranges from 30 to 50 feet. The proposed plan mitigates concerns regarding the building height and massing and should not have any adverse impact on the residential area to the north. The staff recommended approval subject to the conditions.

No one spoke in opposition at the November 27, 1984 Planning Commission meeting. The Commission voted unanimously to forward the case to the City Council with a recommendation for approval subject to the conditions. This request has been reviewed by and has the concurrence of the Development Team.

Tommy J. Davis
Assistant City Manager

Attachments: #1-Planning Commission Report 11/27/84
#2-Aerial
#3-Zoning Map
#4-Site Plan


 1"=1200'



 - APPROVED REZONINGS  - SUBJECT PROPERTY

103-Z-84 REQUEST REZONING From R1-35 To I-1

WHEN RECORDED MAIL TO:
PETER M. DEELEY, PROJECT REVIEW PROGRAM
3638 CIVIC CENTER PLAZA
SCOTTSDALE, AZ. 86201



RIGHT OF WAY DEDICATION

PROJECT 108-Z-84
Q.S. 29-49

JOHN J. McNELLIS, husband of BARBARA L. McNELLIS, as sole and separate property, and
JAMES B. HUTCHINGS, husband of JUDITH A. HUTCHINGS, as sole and separate property, (Grantors),
for a valuable consideration, hereby grant(s) to the CITY OF SCOTTSDALE, ARIZONA, a municipal
corporation, its successors and assigns, a perpetual easement and right of way for the following purposes,
namely: The right to enter upon the hereinafter described land and grade, level, fill, drain, pave, construct,
operate, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, drainageways,
ramps, sidewalks, curbs, gutters, and cuts as may be necessary and to construct, operate and maintain any
public utility lines, pipes or poles, on, over, under, and across the ground embraced within the right-of-way
situated in the City of Scottsdale, State of Arizona and described as follows:

As described on the legal description attached hereto and by this reference
made a part hereof.

The said easement to include the right to cut back and trim such portion of the branches and tops of the trees now growing
or that may hereafter grow or extend over said right-of-way, so as to prevent the same from interfering with the efficient
maintenance and operation of said public highway and public utilities.

And the Grantors hereby covenant that they are lawfully seized and possessed on this aforementioned tract or parcel of
land, that they have a good and lawful right to sell and convey it, and that they will warrant the title and quiet possession
thereof against the lawful claim of all persons.

DATED This 26 day of JUNE

John McNellis

J. B. Hutchings

STATE OF AZ
County of MARICOPA } ss

This instrument was acknowledged before me this 26
day of JUNE 1985 by

My Commission expires

My Commission " Dec. 31, 1987

Richard B. West

Notary Public

CC3-1709 (6-84)

RIGHT OF WAY
NORTH ½ OF DESERT COVE AVENUE

That part of Lot 4, of Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Beginning at the Southwest corner of said Section 19; thence North 0° 20' 21" East along the West line of said Section 19, a distance of 995.31 feet to a point; thence South 89° 53' 06" East a distance of 366.66 feet to the True Point of Beginning; thence continuing South 89° 53' 06" East along the Monument Line of Desert Cove Avenue a distance of 273.99 feet to a point; thence North 0° 12' 46" East a distance of 30.00 feet to a point; thence North 89° 53' 06" West parallel to and 30.00 feet North of the Monument Line of Desert Cove Avenue, a distance of 274.04 feet to a point; thence South 0° 06' 54" West a distance of 30.00 feet to the True Point of Beginning.

The above described Parcel contains 0.188 acres.



FIMA ROAD

N 0° 20' 21" E - 335.00'

660.31'

81.95'

249.28'

N 89° 53' 06" W - 640.65'

117.39'

274.04'

273.99'

N 0° 12' 48" E
30.00'

N 0° 06' 54" E
30.00'

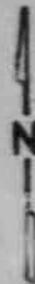
N 0° 12' 48" E - 335.00'

40.45'

250.07'

S 7° 53' 06" E - 641.39'

SW COR. OF SEC. 19,
T. 3 N., R. 5 E. OF THE
G.S.R.B. & M. MARICOPA
CTY. AZ.





RIGHT OF WAY DEDICATION

WHEN RECORDED MAIL TO:
LAND & PROPERTY MANAGEMENT
3939 CIVIC CENTER PLAZA
SCOTTSDALE, AZ 85251

PROJECT 108-Z-84

James Limited Partnership, an Arizona Partnership

Grantor(s),
for a valuable consideration, hereby grants to the CITY OF SCOTTSDALE, ARIZONA, a municipal corporation, its successors and assigns, a perpetual easement and right of way for the following purposes, namely: The right to enter upon the hereinafter described land and grade, level, fill, drain, pave, construct, operate, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, drainageways, ramps, sidewalks, curbs, gutters, and cuts as may be necessary and to construct, operate and maintain any public utility lines, pipes or poles, on, over, under, and across the ground embraced within the right-of-way situated in the City of Scottsdale, State of Arizona and described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof for two legal descriptions.

The said easement to include the right to cut back and trim such portion of the branches and tops of the trees now growing or that may hereafter grow or extend over said right-of-way, so as to prevent the same from interfering with the efficient maintenance and operation of said public highway and public utilities.

And the Grantors hereby covenants that they are lawfully seized and possessed in this aforementioned tract or parcel of land that they have a good and lawful right to sell and convey it, and that they will warrant the title and quiet possession thereto against the lawful claim of all persons.

DATED this 18th day of

June 1985

STATE OF ARIZONA
County of Maricopa } ss

James A. Blakemore, Jr.

James A. Blakemore Jr.
General Partner

This instrument is acknowledged before me on this 18th day of June 1985 by

My commission will expire 1-9-88

WITNESSES } ss

Samuel
Notary Public

This instrument was acknowledged before me on this day of 1985 by

My commission will expire

FORM NO. 22 (Rev. 7-79)

Notary Public

EXP. 08/01/88

EXHIBIT A

That part of Lot 4, of Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Beginning at the Southwest corner of said Section 19; thence North $0^{\circ}20'21''$ East along the West line of said Section 19, a distance of 995.31 feet to a point; thence South $89^{\circ}53'06''$ East a distance of 249.28 feet to the True Point of Beginning; thence continuing South $89^{\circ}53'06''$ East along the Monument Line of Desert Cove Avenue a distance of 117.38 feet to a point; thence North $0^{\circ}12'46''$ East a distance of 30.00 feet to a point; thence North $89^{\circ}53'06''$ West parallel to and 30.00 feet North of the Monument Line of Desert Cove Avenue, a distance of 117.38 feet to a point; thence South $0^{\circ}06'54''$ West a distance of 30.00 feet to the True Point of Beginning.

Being situated in that part of the Northwest $\frac{1}{4}$ of Lot 4, of Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Beginning at the Southwest corner of said Section 19; thence North $0^{\circ}20'21''$ East along the West line of said Section 19, a distance of 995.31 feet to a point; thence South $89^{\circ}53'06''$ East a distance of 165.74 feet to the True Point of Beginning; thence along a curve to the right, having a tangent bearing of North $0^{\circ}06'54''$ East a central angle of $137^{\circ}27'50''$ a radius of 45.00 feet and a length of 107.96 feet to a point of reverse curve; thence along said curve to the left, having a central angle of $47^{\circ}27'50''$ a radius of 12.00 feet and a length of 9.94 feet to a point, said end of curve having a tangent bearing of North $89^{\circ}53'06''$ West; thence South $0^{\circ}06'54''$ West a 30.00 feet to an angle point; thence North $89^{\circ}53'06''$ West a distance of 83.54 feet to the True Point of Beginning.



CITY COUNCIL ACTION REPORT



TO: MAYOR AND CITY COUNCIL DATE: 10/14/85
FROM: COMMUNITY DEVELOPMENT/PROJECT REVIEW
SUBJECT: ORDINANCE NOS. 1809-1812

AGENDA ITEM NO. _____

James L. Roberts

Neal T. Pascoe

STAFF

RECOMMENDATION: It is recommended that the City Council ADOPT the following:

1. Ordinance No. 1809 affirming Case 89-Z-84
2. Ordinance No. 1810 affirming Case 95-Z-84
3. Ordinance No. 1811 affirming Case 104-Z-84
4. Ordinance No. 1812 affirming Case 108-Z-84

FACTS: On October 2, 1984, the City Council approved Case 89-Z-84, a rezoning from R-5 to C-2 of a .19+ acre parcel located at 6951 East First Street for the development of offices and a designer showcase.

On November 6, 1984, the City Council approved Case 95-Z-84, a rezoning from R1-35 to I-1 of a 2.15+ acre parcel for industrial development located at the northeast corner of the C.A.P. Parkway and 90th Street.

On November 6, 1984, the City Council approved Case 104-Z-84, a rezoning from P-2 to C-3/P-3 of a 260 square foot portion of a lot located at the northwest corner of Becker Lane and Scottsdale Road to facilitate the development of a self-service car wash.

On December 4, 1984, the City Council approved Case 108-Z-84, a rezoning from R1-35 to I-1 of a 4.5+ acre parcel located at the northeast corner of Desert Cove Drive and Pima Road for the development of an industrial office complex.

The stipulations required to be met prior to zoning adoption have been satisfied. The form of the attached ordinances has been reviewed by and has the concurrence of the City Attorney. Adoption is now in order.

Barbara Burns
Community Development Dept. Head

Tommy J. Davis
Assistant City Manager

ATTACHMENTS: #1-Zoning Maps or Development Plans
#2-Ordinance Nos. 1809-1812

ACTION TAKEN _____

ND06350 (7/85)

ORDINANCE NO. 1812

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING AS APPROVED IN ZONING CASE NO. 108-Z-84.

WHEREAS, Zoning Case No. 108-Z-84 was properly noticed for public hearing, pursuant to the requirements of the Scottsdale Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings thereupon have been completed, the Planning Commission has made a recommendation on the application, and the City Council has made its decision,

WHEREAS, the Council of the City of Scottsdale instructed the staff to prepare an ordinance changing the zoning on the property described in Application No. 108-Z-84 as requested by the applicant subject to the occurrence of specific conditions attached hereto as Exhibit A and incorporated herein by reference,

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale be amended to conform with the aforesaid decision of the Scottsdale City Council.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, that the "District Map" adopted as a part of Ordinance No. 455, showing the zoning district boundaries in the City of Scottsdale, is amended as described in the legal description, attached hereto as Exhibit B, and incorporated as a part of this ordinance and shall have the same force and effect as if fully set forth herein.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 14th day of October, 1985.

Herbert R. Drinkwater, Mayor

ATTEST:

Roy R. Pederson, City Clerk

By:

Betty Warren, Deputy City Clerk

APPROVED AS TO FORM:

William E. Farrell, City Attorney

ORDINANCE NO. 1812 / CASE 108-Z-8.

EXHIBIT A

1. Development shall be in substantial conformance with the site plan submitted as part of the application.
2. Building height shall be limited to 14 feet for one-story buildings and 22 feet for two-story buildings.
3. Dedication of 30 feet (half-street) terminating into a 45 foot radius cul-de-sac for Desert Cove Drive shall be made within 6 months of the date of City Council approval.
4. A 1 foot V.N.E. (vehicular non-access easement) shall be provided along Pima Road. Access to Pima Road shall be prohibited.
5. Use of the property shall be limited to the uses allowed in the I-G zone.
6. In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height and massing standards.
7. The Development Review Board shall pay particular attention to the landscape treatment of the drainage channel along the north property line.

ORDINANCE NO. 1812 / CASE 108-Z-84

EXHIBIT B

LEGAL DESCRIPTION OF I-1 ZONING

PARCEL NO. 1:

The North half of the Northwest quarter of Lot 4, Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT Commencing at the Southwest corner of said Section 19; thence North 0 degrees 11 minutes 31 seconds East, along the West line of said Section 19, a distance of 660 feet to the TRUE POINT OF BEGINNING; thence continuing North 0 degrees 11 minutes 31 seconds East, along the said West line of Section 19, a distance of 660 feet; thence East, along the North line of the said Northwest quarter of Lot 4, a distance of 95 feet to a point; thence South, along a line parallel to and 95 feet East of the said West line of Section 19, a distance of 90 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 2,178.48 feet, concave to the Northwest, a distance of 265 feet, more or less, to a point of tangency; thence South 7 degrees 33 minutes 03 seconds West, a distance of 233 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 1,988.48 feet, concave to the East, a distance of 61 feet, more or less, to the South line of the said Northwest quarter of Lot 4; thence West, along said South line, to the TRUE POINT OF BEGINNING, as set forth in instrument recorded in Docket 15802, page 705.

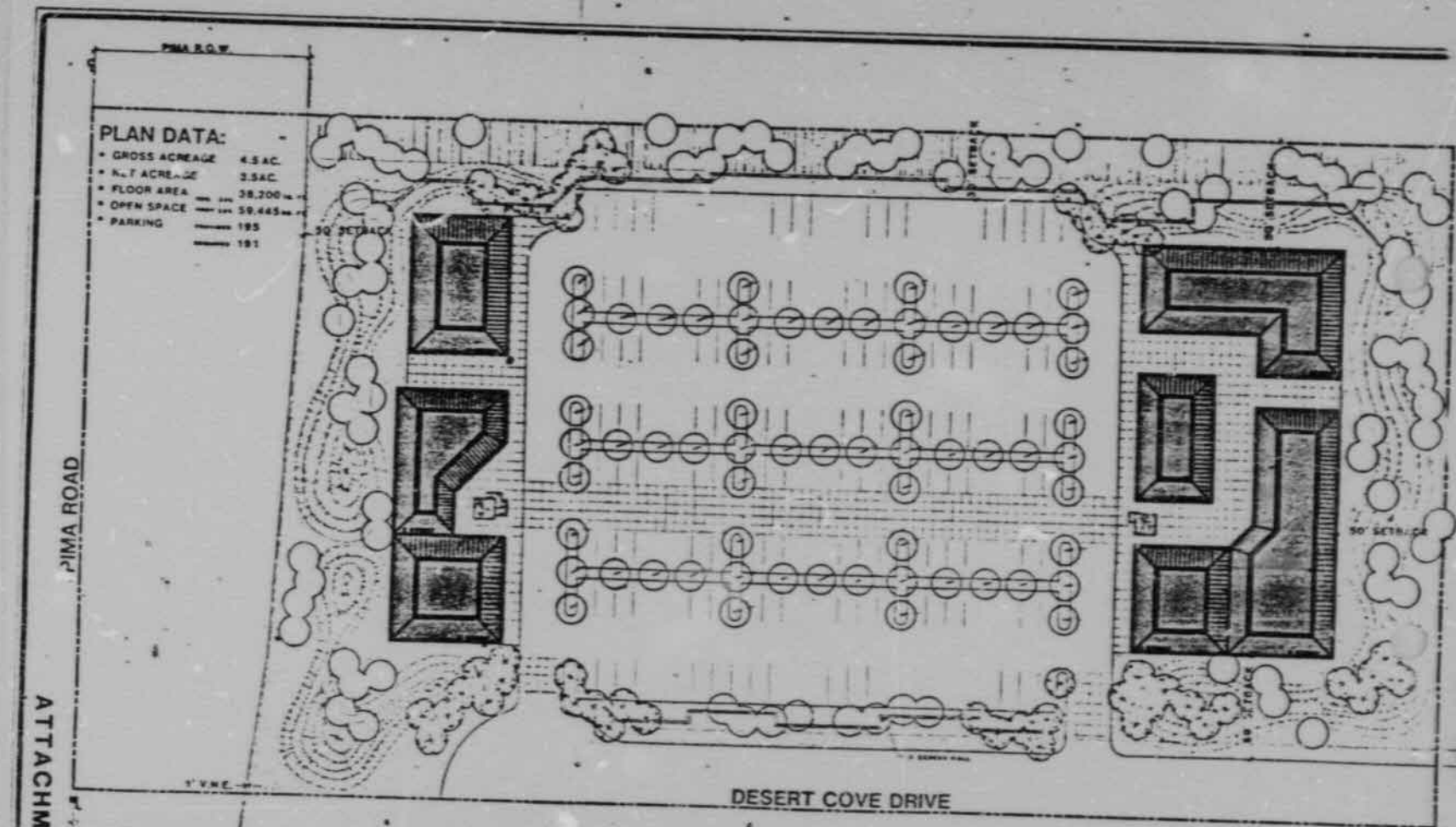
PARCEL NO. 2:

The South half of the Northwest quarter of Lot 4, Section 19, Township 3 North, Range 5 East of the Gila and Salt River base and Meridian, Maricopa County, Arizona;

EXCEPT Commencing at the Southwest corner of said Section 19; thence North 0 degrees 11 minutes 31 seconds East, along the West line of said Section 19, a distance of 660 feet to the TRUE POINT OF BEGINNING; thence continuing North 0 degrees 11 minutes 31 seconds East, along the said West line of Section 19, a distance of 660 feet; thence East, along the North line of the said Northwest quarter of Lot 4, a distance of 95 feet to a point; thence South, along a line parallel to and 95 feet East of the said West line of Section 19, a distance of 90 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 2,178.48 feet, concave to the Northwest, a distance of 265 feet, more or less, to a point of tangency; thence South 7 degrees 33 minutes 03 seconds West, a distance of 233 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 1,988.48 feet, concave to the East, a distance of 61 feet, more or less, to the South line of the said Northwest quarter of Lot 4; thence West, along said South line, to the TRUE POINT OF BEGINNING, as set forth in instrument recorded in Docket 15802, page 705.

PLAN DATA:

- GROSS ACREAGE 4.5 AC.
- N.E.T. ACREAGE 3.5 AC.
- FLOOR AREA 38,200
- OPEN SPACE 59,445
- PARKING 195



ATTACHMENT #1

PROPOSED DEVELOPMENT PLAN FOR:
PIMA RD. SHEA BLVD. INVESTORS
 SCOTTSDALE, ARIZONA



108-Z-84

When recorded return to:
City of Scottsdale
Real Estate Division - rDE
3939 Civic Center Plaza
Scottsdale, AZ 85251

CITY OF SCOTTSDALE
VEHICULAR NON-ACCESS EASEMENT

PROJECT 108-Z-84

Q. S. 2949

James Limited Partnership, an Arizona Partnership

Grantor(s), for valuable consideration, does (do) hereby grant to the CITY OF SCOTTSDALE, a municipal corporation, Grantee, its successors and assigns, a perpetual easement for vehicular non-access across the following described real estate situated in the City of Scottsdale, State of Arizona and described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof for legal description.

And the Grantor(s) hereby covenant that they are lawfully seized and possessed of this aforementioned tract or parcel of land; that they have a good and lawful right to sell and convey it; and that they will warrant the title and quiet possession thereto against the lawful claim of all persons.

DATED this 18th day of June 85.

James A. Blakemore Jr.
James A. Blakemore Jr.

General Partner

State of Arizona)
) ss
County of Maricopa)

This instrument was acknowledged before me this 18th day of June,
1985, by JAMES A. BLAKEMORE JR.

In witness whereof I hereunto set my hand and official seal.

Scott W. C.
NOTARY PUBLIC

EXHIBIT "A"

A (1) one foot vehicular non-access easement along the west side of said described property:

That portion of the Northwest Quarter of Government Lot 4, Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; described as follows:

Beginning at the Northwest corner of said Lot 4; thence S $89^{\circ} 53' 59''$ E 155.29 feet along the North line of said Lot 4; thence S $00^{\circ} 1' 11''$ W 325.00 feet parallel with the East line of the Northeast Quarter of said Lot 4; thence N $89^{\circ} 53' 59''$ W 366.22 feet parallel with the North line of said Lot 4; to the West line of said Lot 4; thence N $00^{\circ} 20' 21''$ E 325.00 feet along said West line to the Point of Beginning.

EXCEPT any portion thereof lying within the following described parcel:

Commencing at the Southwest corner of said Section 19; thence N $0^{\circ} 11' 31''$ E, along the West line of said Section 19, a distance of 660 feet to the TRUE POINT OF BEGINNING; thence continuing North $0^{\circ} 11' 31''$ East, along the said West line of Section 19, a distance of 660 feet; thence East, along the North line of the said Northwest Quarter Lot 4, a distance of 95 feet to a point; thence South, along a line parallel to and 95 feet East of the said West line of Section 19, a distance of 90 feet, more or less, to the point of a curve; thence Southerly along the arc of a curve having a radius of 2,178.48 feet, concave to the Northwest, a distance of 265 feet, more or less, to a point of tangency; thence South $7^{\circ} 33' 03''$ West, a distance of 233 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 1,988.48 feet, concave to the East, a distance of 61 feet, more or less, to the South line of the said Northwest Quarter of Lot 4; thence West, along said south line, to the TRUE POINT OF BEGINNING, as set forth in instrument recorded in Docket 15802, Page 705.

[Handwritten signature]

The Planning Commission recommends that the City Council approve Case 63-UP-84, a use permit request for a minimal care residential health care facility at 3620 North Miller Road, subject to the following stipulations:

1. Development shall be in substantial conformance to the site plan submitted as part of the application.
2. One-way signs and pavement markings shall be provided at the Miller Road access locations.

Mayor Drinkwater asked if there were any questions from Council, or if anyone in the audience wished to speak in favor of, or in opposition to this application, and when there was no response, Mrs. Black moved to concur with the Planning Commission recommendation and approve Case 63-UP-84, subject to the stipulations. This motion was seconded by Mr. Bruner, and carried unanimously.

14. 65-UP-84 -- Drive-thru Restaurants -- Northwest corner of 82nd Place and McDowell Road

The Planning Commission recommends that the City Council approve Case 65-UP-84, a use permit request for two drive-thru restaurants at the northwest corner of 82nd Place and McDowell Road, subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan submitted as part of the application.
2. Dedication of 65' (half-street) right-of-way for McDowell Road shall be made within 6 months of the date of City Council approval. Dedication of 8' for alleys along the north and west perimeter shall be made unless existing half-alleys are abandoned.

The Zoning staff concurs with the Planning Commission recommendation.

Mayor Drinkwater asked if there was anyone opposing this application, and there was no response. The Mayor then referred to the fact that there was some concern with respect to the location of two drive-thru restaurants at this site, which had been raised at the study session. Mrs. Cusack indicated that this was her concern, but that she had spoken to Mr. Basha of Traffic Engineering, who had assured that this would prove to be a suitable and workable plan and this had led her to withdraw her objections. There being no further discussion, Mrs. Gentry moved to concur with the Planning Commission recommendation and approve Case 65-UP-84, subject to the stipulations. This motion was seconded by Mrs. Cusack, and carried unanimously.

15. 108-Z-84 -- R1-35 to I-1 -- Northeast corner of Desert Cove Drive and Pima Road

The Planning Commission recommends that the City Council conditionally approve Case 108-Z-84, a rezoning request from R1-35 to I-1 at the northeast corner of

the Desert Drive alignment and Pima Road, subject to the 7 stipulations on file with the Planning Department.

The Zoning staff concurs with the Planning Commission recommendation.

Mayor Drinkwater asked if there were any questions in this case, or if anyone in the audience wished to speak in favor of, or in opposition to, this application. When there was no response, Mr. Bruner moved to concur with the Planning Commission recommendation and conditionally approve Case 109-Z-84 subject to the stipulations. Further, upon compliance, staff is instructed to prepare the map and ordinance to change the zoning. The motion was then seconded by Mrs. Black, and carried unanimously.

16. 114-Z-84 -- R1-35 to R1-7 PRD -- North of the northeast corner of Cactus and Pima Roads

The Planning Commission recommends that the City Council approve Case 114-Z-84, a rezoning request from R1-35 to R1-7 PRD on a 39± acre parcel located 660 feet north of the northeast corner of Cactus and Pima Roads, subject to the stipulations on file with the Planning Department.

The Zoning staff recommends denial.

Mr. Bruner asked staff to summarize their reasons for denial, which were mentioned at the study session. Mr. Pascoe stated that in the opinion of staff, there should be lower density as development approaches Cactus Road. Because of the equestrian facilities located on Cactus Road, such increased density could lead to nuisance type problems. For this reason, staff was recommending that the area south of Larkspur be devoted entirely to R1-18, but would support the R1-7 on the northerly part of the plan. Although the applicant has revised his plan to include a tier of R1-18 lots on the south boundary of the site plan, staff is still of the opinion that this is not sufficient to meet their concerns. A more appropriate buffer and a more visible neighborhood would result if the whole area was devoted to R1-18. However, the Planning Commission was of the opinion that the single tier would serve as a good buffer, and had recommended approval.

Mrs. Black asked what the decrease in the number of units would be with R1-18, and Mr. Pascoe replied that this had not been calculated, but it would be in the area of 8 to 10 lots.

Mr. Paul Gilbert, attorney representing the applicants, was present to answer questions, and Mayor Drinkwater asked if he understood Council's concerns. Mr. Gilbert replied that they thought they had addressed these concerns when, at the request of the Planning Commission, they had asked for a continuance, and returned with a revised plan with lesser density to provide a buffer.

Mrs. Gentry asked about the amount of set-back on Pima Road and the width of landscaping which was proposed on the north side of Larkspur. Mr. Gilbert replied that the set-back was substantial - approximately 9' ft., and there

14. 65-UP-84

Mrs. Cusack raised the question of whether it would be advisable to have two drive-through restaurants so close together, particularly as they would be right across McDowell Road from the main entrance to Motorola. Jim Roberts stated that there will be a median break with right-turns only, and this should help the situation. Mrs. Cusack asked Planning staff to come up with some possible improvements.

15. 108-Z-84

Questions were asked about the differences from I-G standards, and Neal Pascoe indicated that the major differences involved the amount of roof area above the 18 ft. level. It was confirmed that the developer would not be building above 24 ft.

The other difference from I-G was that there would have to be fewer smaller buildings to comply. Staff was recommending conditional approval because most of the height is set back away from the residential area to the north. Those areas which will be closest will be 1-story, which will provide a height buffer. It was also confirmed that the developers to the north have no objections.

19. 124-Z-84 and 64-UP-34

Mr. Bruner asked whether the addition of a second level parking area would result in enough parking under the ordinance, and Neal Pascoe stated that there would still be a shortage of about 25 spaces. The applicant would therefore apply to the Board of Adjustment for a parking variance. Mr. Walton suggested that perhaps the ordinance should be improved in order to avoid these problems.

Mrs. Gentry indicated that she would want to know about the kitchen expansion as she had serious concerns about the present problems of trash accumulating outside the building.

21. 116-Z-84

Mr. Pederson stated that agreement has almost been reached on the water and effluent problems. It was also stated that the neighbors are vehemently opposed to constructing a water reclamation plant on the site. The applicant is understood to be seriously considering making a payment to the City amounting to \$1.1 million towards the cost of effluent from the City's plant.

Mayor Drinkwater asked if there were any other items to be brought before Council for their consideration, and when there was no response, Mrs. Gentry moved for adjournment of the meeting at 6:45 P.M. This motion was seconded by Mrs. Cusack, and carried unanimously.

REVIEWED BY :

Respectfully submitted

Betty Warren
Betty Warren
Deputy City Clerk

Joan A. Shelbourne
Joan A. Shelbourne
Official Reporter

SCOTTSDALE MAYOR AND COUNCIL MEETING
TUESDAY, DECEMBER 4, 1984 — 6:00 P.M.
PAGE 3

C. ZONING

15. 108-Z-84--R1-35 to I-1--northeast corner of Desert Cove Drive and Pima Road

Comments: The proposal is to rezone a 3.5 +/- acre vacant parcel for the development of a 30,200 square foot complex. The Planning Commission recommends conditional approval.

16. 114-Z-84--R1-35 to R1-7 PRD--north of the northeast corner of Cactus and Pima Roads

Comments: The proposal is to rezone a 39 +/- acre parcel from R1-35 to R1-7 PRD to allow the development of 130 patio home lots and 15 single-family lots. The Planning Commission recommends approval. The staff recommends denial.

17. 122-Z-84--COUNCIL INITIATIVE--R1-35 to I-1--CAP Treatment Plant--west of the northwest corner of Union Hills Drive and Pima Road

Comments: The proposal is to rezone the future CAP water treatment facility site owned by the City. The Planning Commission recommends approval.

18. 123-Z-84--R1-35 to R1-18 PRD--north of the northwest corner of Larkspur Drive and 96th Street

Comments: The proposal is to rezone a 20 +/- acre parcel from R1-35 to R1-18 PRD to allow the development of 36 single-family lots. The Planning Commission recommends approval.

19. 124-Z-84--R4-R to R5; AND
64-UP-84--Scottsdale Conference Resort expansion--7700 East McCormick Parkway

Comments: The proposal is to expand the Scottsdale Conference Resort by adding 65 hotel rooms, a new retail/spa/pro shop building, 12,000 square feet of new meeting rooms, and enlarging the existing kitchen. The Planning Commission recommends approval.

Mailed 11-30-84

November 27, 1984

TO: Planning Commission

FROM: Project Review

RE: Case 108-Z-84 - R1-35 to I-1 - NEC Desert Cove/Pima

Owner: Pima Road-Shea Boulevard Investors

Applicant: G. William Larson Associates

RECOMMENDATION

It is recommended that the Planning Commission recommend **CONDITIONAL APPROVAL** of Case 108-Z-84, a rezoning request from R1-35 to I-1 at the northeast corner of the Desert Cove Drive alignment and Pima Road, subject to the following conditions:

1. Development shall be in substantial conformance with the site plan submitted as part of the application.
2. Building height shall be limited to 14 feet for one-story buildings and 22 feet for two-story buildings.
3. Dedication of 30 feet (half-street) terminating into a 45 foot radius cul-de-sac for Desert Cove Drive shall be made within 6 months of the date of City Council approval.
4. A 1 foot V.N.E. (vehicular non-access easement) shall be provided along Pima Road. Access to Pima Road shall be prohibited.
5. Use of the property shall be limited to the uses allowed in the I-G zone.
6. In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height and massing standards.
7. The Development Review Board shall pay particular attention to the landscape treatment of the drainage channel along the north property line.

FACTS

1. Relationship of Request to General Plan

_____ Conforms X Marginal _____ Does Not Conform

The land use element of the General Plan indicates light industrial (I-G) as the appropriate land use.

ATTACHMENT #1

Case 108-Z-84
Page 2

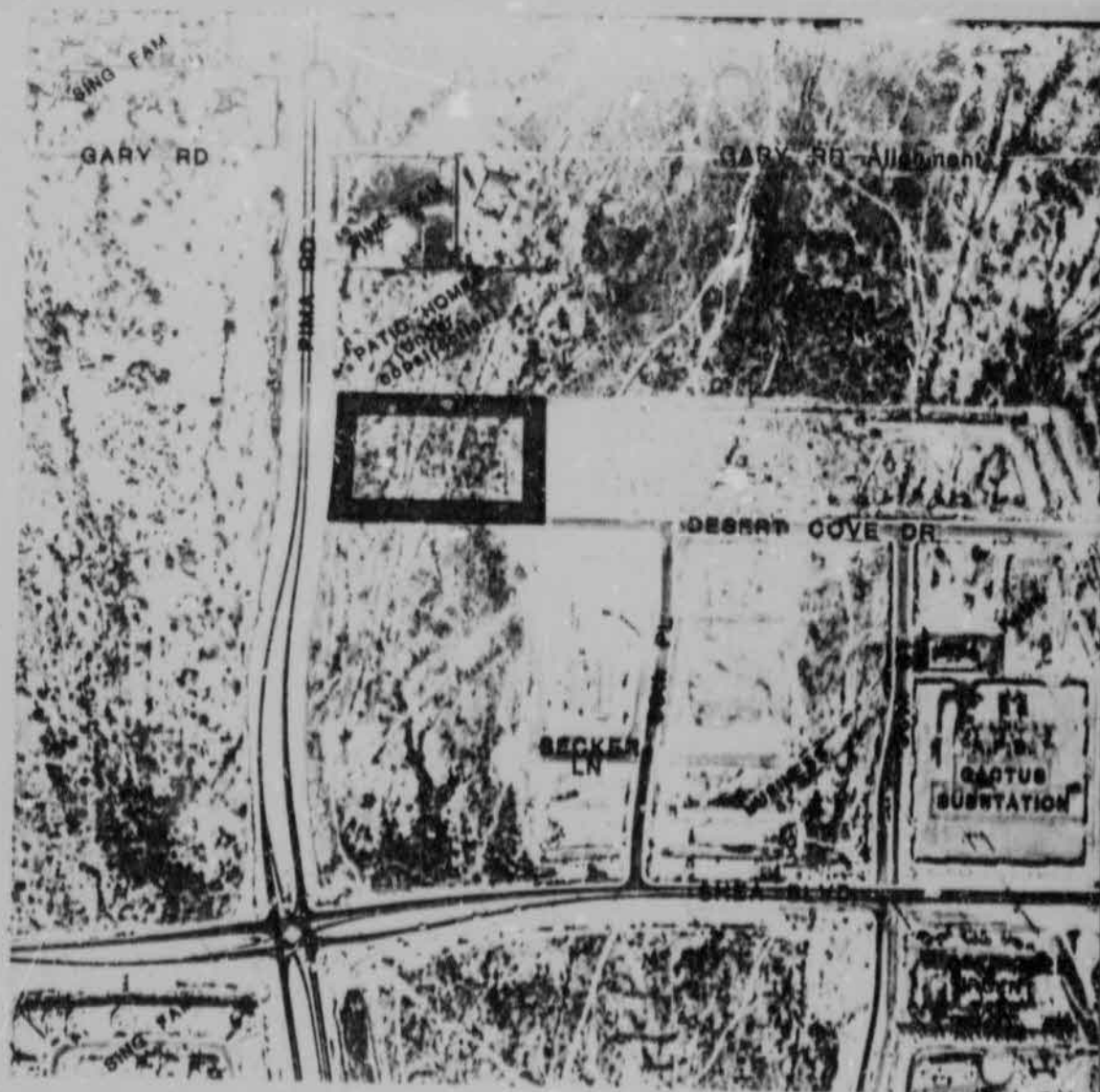
2. Prior Zoning History:

Adopted as R1-35 upon annexation. Case 5-Z-81 rezoned the property to I-G that subsequently lapsed.

The proposal is to rezone a 3.5+ acre vacant parcel for the development of a 30,200 square foot office complex. The property was previously rezoned to I-G in 1981, but the rezoning reverted due to lack of construction. The proposed plan satisfies all the I-G development standards with the exception of the standards for building height. The plan meets the 24' maximum height requirement but exceeds the requirement limiting two-story roof area to 66 percent of the project. However, the two-story elements are located on the south half of the property and are buffered by one-story structures and a landscape setback which ranges from 30 to 50 feet. The staff believes that the proposed plan mitigates concerns regarding the building height and massing and will not have any adverse impact on the residential area to the north. The staff recommends approval subject to the conditions.

MPL:dy

Attachments: #2-Aerial
#3-Zoning Map
#4-Site Plan






1"=400'
1983

108-Z-84

ATTACHMENT #2


 1"=1200'



 - APPROVED REZONINGS  - SUBJECT PROPERTY

108-Z-84 REQUEST REZONING From R1-35 To I-1

ATTACHMENT #3

III. EXPEDITED REZONINGS, USE PERMITS AND ABANDONMENTS (continued)

9. 65-UP-84 REQUEST BY HARVEY SHAHAN, ET AL., OWNERS, BERNARD DEUTSCH ASSOCIATES, APPLICANT, FOR APPROVAL OF A USE PERMIT FOR DRIVE-THRU RESTAURANTS AT THE NORTHWEST CORNER OF 82ND PLACE AND MCDOWELL ROAD.

IV. REZONINGS, USE PERMITS AND ABANDONMENTS

10. 44-UP-84 REQUEST BY BOYNE-MAYER CO., OWNER, CHUCK BRADLEY, APPLICANT, FOR APPROVAL OF AN AMENDMENT TO A STIPULATION OF APPROVAL IN CASE 19-UP-84 TO ALLOW TWO ADDITIONAL FUEL FARMS AT 15232 NORTH 75TH STREET.
11. 93-Z-84 REQUEST BY HERBERGER ENTERPRISES, INC., OWNER/APPLICANT, FOR REZONING OF 165+ ACRES IN THE NORTHEAST, SOUTHEAST, AND SOUTHWEST QUADRANTS OF SHEA BOULEVARD AND SCOTTSDALE ROAD.
12. 90-Z-84 REQUEST BY WOODROW AND VICTORIA JOHNSON AND ROSS L. HOLT, OWNERS, MICHAEL N. WIDENER, APPLICANT, FOR REZONING FROM R1-35 TO C-2 OF A 7.1+ ACRE PARCEL LOCATED 658+ FEET SOUTH OF THE SOUTHEAST CORNER OF CHOLLA AND SCOTTSDALE ROADS.
13. 107-Z-84 REQUEST BY CHAPARRAL PROFESSIONAL PLAZA, OWNER, G. WILLIAM LARSON ASSOCIATES, APPLICANT, FOR REZONING FROM R1-43 TO C-0 OF A 5+ ACRE PARCEL LOCATED AT THE NORTHWEST CORNER OF MOUNTAIN VIEW ROAD AND SCOTTSDALE ROAD.
14. 108-Z-84 REQUEST BY PIMA ROAD-SHEA BOULEVARD INVESTORS, OWNER, BY G. WILLIAM LARSON ASSOCIATES, APPLICANT, FOR REZONING FROM R1-35 TO I-1 OF A 4.5+ ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF THE DESERT COVE DRIVE ALIGNMENT AND PIMA ROAD.
15. 114-Z-84 REQUEST BY PAUL AND HELEN BOWLES, ET AL., OWNERS, QUAIL HOMES, APPLICANT, FOR REZONING FROM R1-35 TO R1-7 PRD OF A 39+ ACRE PARCEL LOCATED 660+ FEET NORTH OF THE NORTHEAST CORNER OF CACTUS AND PIMA ROADS.

V. WRITTEN COMMUNICATIONS

VII. MISCELLANEOUS

VIII. ADJOURNMENT

November 27, 1984

TO: Planning Commission
FROM: Project Review
RE: Case 108-Z-84 - R1-35 to I-1 - NEC Desert Cove/Pima
Owner: Pima Road-Shea Boulevard Investors
Applicant: G. William Larson Associates

RECOMMENDATION

It is recommended that the Planning Commission recommend CONDITIONAL APPROVAL of Case 108-Z-84, a rezoning request from R1-35 to I-1 at the northeast corner of the Desert Cove Drive alignment and Pima Road, subject to the following conditions:

1. Development shall be in substantial conformance with the site plan submitted as part of the application.
2. Building height shall be limited to 14 feet for one-story buildings and 22 feet for two-story buildings.
3. Dedication of 30 feet (half-street) terminating into a 45 foot radius cul-de-sac for Desert Cove Drive shall be made within 6 months of the date of City Council approval.
4. A 1 foot V.N.E. (vehicular non-access easement) shall be provided along Pima Road. Access to Pima Road shall be prohibited.
5. Use of the property shall be limited to the uses allowed in the I-G zone.
6. In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height and massing standards.
7. The Development Review Board shall pay particular attention to the landscape treatment of the drainage channel along the north property line.

FACTS

1. Relationship of Request to General Plan

_____ Conforms ☒ Marginal _____ Does Not Conform

The land use element of the General Plan indicates light industrial (I-G) as the appropriate land use.

ATTACHMENT #1

Case 108-Z-84
Page 2

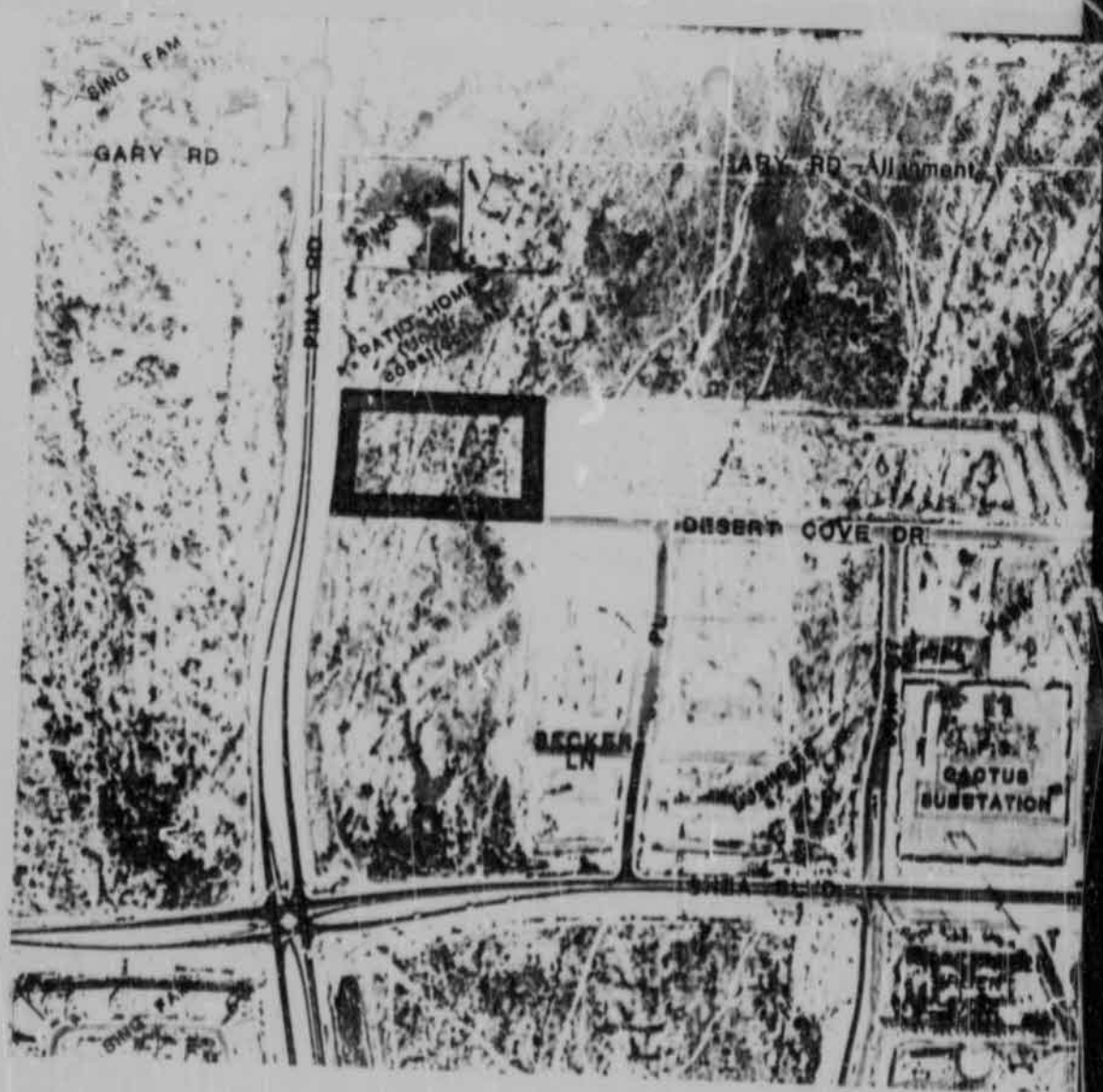
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The proposal is to rezone a 3.5+ acre vacant parcel for the development of a 30,200 square foot office complex. The property was previously rezoned to I-G in 1981, but the rezoning reverted due to lack of construction. The proposed plan satisfies all the I-G development standards with the exception of the standards for building height. The plan meets the 24' maximum height requirement but exceeds the requirement limiting two-story roof area to 66 percent of the project. However, the two-story elements are located on the south half of the property and are buffered by one-story structures and a landscape setback which ranges from 30 to 50 feet. The staff believes that the proposed plan mitigates concerns regarding the building height and massing and will not have any adverse impact on the residential area to the north. The staff recommends approval subject to the conditions.

MPL:dy


Attachments: #2-Aerial
#3-Zoning Map
#4-Site Plan





1":400'
1983


108-Z-84

ATTACHMENT #2


 1"=1200'



 - APPROVED REZONINGS

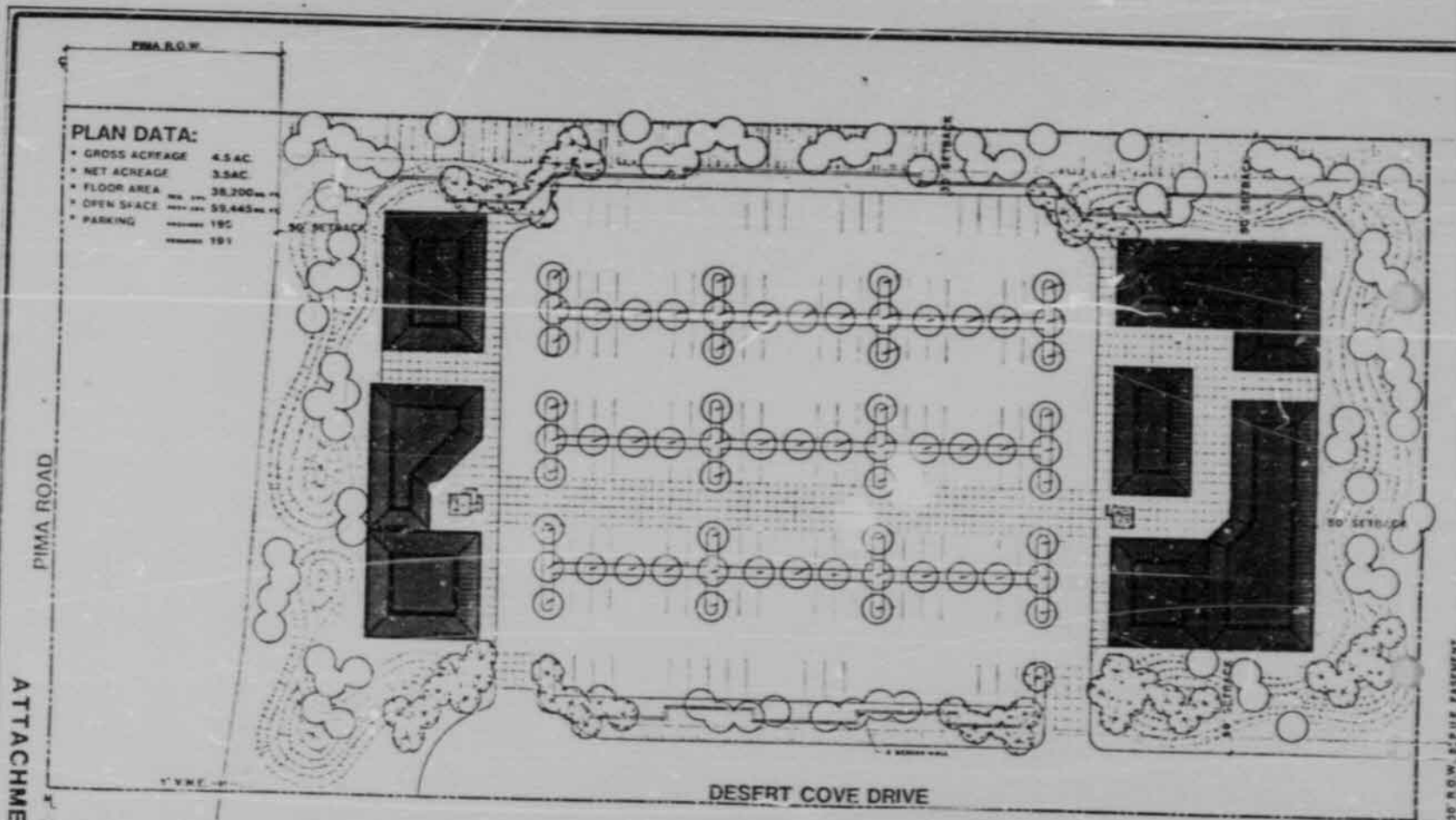
 - SUBJECT PROPERTY

108-Z-84 REQUEST REZONING From R1-35 To I-1

ATTACHMENT #3

PLAN DATA:

• GROSS ACREAGE 4.5 AC.
 • NET ACREAGE 3.5 AC.
 • FLOOR AREA 38,200 sq. ft.
 • OPEN SPACE 59,445 sq. ft.
 • PARKING 195
 191



PROPOSED DEVELOPMENT PLAN FOR:
PIMA RD. SHEA BLVD. INVESTORS
 SCOTTSDALE, ARIZONA

NORTH

SCALE: 1"=20'

108-Z-84



**SCOTTSDALE
CITY COUNCIL
PUBLIC MEETING**

**TUESDAY, NOVEMBER 20, 1984
6:00 P.M.
KIVA, CITY HALL**

AGENDA

CALL TO ORDER
ROLL CALL
PLEDGE OF ALLEGIANCE

APPOINTMENTS: BOARDS AND COMMISSIONS

MINUTES: November 5 and 6, 1984, regular; November 8, 1984, special

CONTINUANCES AND WITHDRAWALS

- | | | |
|----------|----|--|
| 2/05/85 | 1. | 37-Z-84--COMMISSION INITIATIVE--amending sign section of the Zoning Ordinance to allow neon window signs and 24-hour banking machine signs-- <u>TO BE CONTINUED TO FEBRUARY 5, 1985.</u> |
| 12/18/84 | 2. | 88-Z-84--P1-7 to C-0 conditional--north of Earl Drive between 75th Street and Miller Road-- <u>TO BE CONTINUED TO DECEMBER 18, 1984.</u> |
| 12/04/84 | 3. | 93-Z-84--rezoning northeast, southeast, and southwest quadrants of Shea Boulevard and Scottsdale Road-- <u>TO BE CONTINUED TO DECEMBER 4, 1984</u> |
| 12/04/84 | 4. | 90-Z-84--R1-35 to C-2--south of southeast corner of Cholla and Scottsdale Roads-- <u>TO BE CONTINUED TO DECEMBER 4, 1984.</u> |
| 12/04/84 | 5. | 107-Z-84--R1-43 to C-0--northwest corner of Mountain View Road and Scottsdale Road-- <u>TO BE CONTINUED TO DECEMBER 4, 1984.</u> |
| 12/04/84 | 6. | 108-Z-84--R1-35 to I-1--northeast corner of Desert Cove Drive and Pima Road-- <u>TO BE CONTINUED TO DECEMBER 4, 1984</u> |
| 1/04/84 | 7. | 114-Z-84--R1-35 to R1-7 PRO--north of northeast corner of Cactus and Pima Roads-- <u>TO BE CONTINUED TO DECEMBER 4, 1984.</u> |
| 12/04/84 | 8. | 44-UP-84--fuel forms--amendment to stipulation of approval--15232 N. 75th Street-- <u>TO BE CONTINUED TO DECEMBER 4, 1984.</u> |
| 12/04/84 | 9. | 59-UP-84--auto window tinting--2602 N. Scottsdale Road-- <u>TO BE CONTINUED TO DECEMBER 4, 1984.</u> |

Comments: The Planning Commission has continued these cases. Therefore, the City Council should continued these cases to the dates specified in the recommendation.

Copies of this agenda are available to the public at the Scottsdale Police Department, 3739 Civic Center Plaza, and the Scottsdale Public Library, 3839 Civic Center Plaza, at least 24 hours prior to the meeting. Agendas are also available at the meeting.

XX2-1422 (5-84)



CITY COUNCIL ACTION REPORT

TO: MAYOR AND CITY COUNCIL DATE 11/20/84
FROM: COMMUNITY DEVELOPMENT/PROJECT REVIEW
SUBJECT: CONTINUANCES - CASES 37-Z-84, 88-Z-84,
93-Z-84, 99-Z-84, 107-Z-84, 108-Z-84, 114-Z-84,
44-UP-84 AND 59-UP-84

James Roberts

Neal Pascoe

STAFF

AGENDA
ITEM NO.

RECOMMENDATION

It is recommended that the City Council CONTINUE the following:

1. 37-Z-84 REQUEST BY COMMISSION INITIATIVE TO AMEND THE SIGN SECTION OF THE ZONING ORDINANCE TO ALLOW NEON WINDOW SIGNS AND 24-HOUR BANKING MACHINE SIGNS SUBJECT TO SIZE LIMITATIONS; AMENDING ARTICLE VIII OF ORDINANCE #455 AS AMENDED, to February 5, 1985;
2. 88-Z-84 REQUEST BY CLARA N. POPPE AND FOUNDATION FOR THE BLIND, OWNERS, DESIGN GROUP, INC., APPLICANT, FOR REZONING FROM R1-7 TO C-0 CONDITIONAL OF A 3.4+ ACRE PARCEL LOCATED 300+ FEET NORTH OF EARLL DRIVE BETWEEN 75TH STREET AND MILLER ROAD, to December 18, 1984;
3. 93-Z-84 REQUEST BY HERBERGER ENTERPRISES, INC., OWNER/APPLICANT, FOR REZONING OF 165+ ACRES IN THE NORTHEAST, SOUTHEAST, AND SOUTHWEST QUADRANTS OF SHEA BOULEVARD AND SCOTTSDALE ROAD, to December 4, 1984;
4. 90-Z-84 REQUEST BY WOODROW AND VICTORIA JOHNSON AND ROSS J. HOLT, OWNERS, MICHAEL N. WIDENER, APPLICANT, FOR REZONING FROM R1-35 TO C-2 OF A 7.1+ ACRE PARCEL LOCATED 658+ FEET SOUTH OF THE SOUTHEAST CORNER OF CHOLLA AND SCOTTSDALE ROADS, to December 4, 1984;
5. 107-Z-84 REQUEST BY CHAPARRAL PROFESSIONAL PLAZA, OWNER, G. WILLIAM LARSON ASSOCIATES, APPLICANT, FOR REZONING FROM R1-43 TO C-0 OF A 5+ ACRE PARCEL LOCATED AT THE NORTHWEST CORNER OF MOUNTAIN VIEW ROAD AND SCOTTSDALE ROAD, to December 4, 1984;
6. 108-Z-84 REQUEST BY PIMA ROAD-SHEA BOULEVARD INVESTORS, OWNER, BY G. WILLIAM LARSON ASSOCIATES, APPLICANT, FOR REZONING FROM R1-35 TO I-1 OF A 4.5+ ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF THE DESERT COVE DRIVE ALIGNMENT AND PIMA ROAD, to December 4, 1984;
7. 114-Z-84 REQUEST BY PAUL AND HELEN BOWLES, ET AL., OWNERS, QUAIL HOMES, APPLICANT, FOR REZONING FROM R1-35 TO R1-7 PRD OF A 39+ ACRE PARCEL LOCATED 660+ FEET NORTH OF THE NORTHEAST CORNER OF CACTUS AND PIMA ROADS, to December 4, 1984;
8. 44-UP-84 REQUEST BY BOYNE-MAYER CO., OWNER, CHUCK BRADLEY, APPLICANT, FOR APPROVAL OF AN AMENDMENT TO A STIPULATION OF APPROVAL IN CASE 19-UP-84 TO ALLOW TWO ADDITIONAL FUEL FARMS AT 15232 NORTH 75TH STREET, to December 4, 1984; and
9. 59-UP-84 REQUEST BY LENNY COMBS, OWNER, PACIFIC TINTING, APPLICANT, FOR APPROVAL OF A USE PERMIT FOR AUTO WINDOW TINTING LOCATED AT 2602 NORTH SCOTTSDALE ROAD, to December 4, 1984.

ACTION TAKEN

XX2-1142 (5-84)

CITY COUNCIL ACTION REPORT

Continuances for 11/20/84
Page 2

FACTS

The Planning Commission has continued Cases 93-Z-84, 90-Z-84, 107-Z-84, 108-Z-84, 114-Z-84, 44-UP-84 and 59-UP-84 to November 27, 1984; Case 88-Z-84 to December 11, 1984; and Case 37-Z-84 to January 22, 1985. The Zoning Ordinance provides that the City Council may not act until the Planning Commission has given a recommendation. Therefore, these cases should be continued to the dates specified in the recommendation.

Tommy J. Davis
Assistant City Manager

November 13, 1984

TO: Planning Commission

FROM: Project Review

RE: Continuances - Cases 37-Z-84, 88-Z-84, 93-Z-84, 90-Z-84,
107-Z-84, 108-Z-84 and 44-UP-84

RECOMMENDATION

It is recommended that the Planning Commission recommend CONTINUE the following:

1. 37-Z-84 REQUEST BY COMMISSION INITIATIVE TO AMEND THE SIGN SECTION OF THE ZONING ORDINANCE TO ALLOW NEON WINDOW SIGNS AND 24-HOUR BANKING MACHINE SIGNS SUBJECT TO SIZE LIMITATIONS; AMENDING ARTICLE VIII OF ORDINANCE #455 AS AMENDED, to December 11, 1984;
2. 88-Z-84 REQUEST BY CLARA N. POPPE AND FOUNDATION FOR THE BLIND, OWNERS, DESIGN GROUP, INC., APPLICANT, FOR REZONING FROM R1-7 TO C-0 CONDITIONAL OF A 3.4+ ACRE PARCEL LOCATED 300+ FEET NORTH OF EARLL DRIVE BETWEEN 75TH STREET AND MILLER ROAD, to December 11, 1984;
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7. 44-UP-84 REQUEST BY BOYNE-MAYER CO., OWNER, CHUCK BRADLEY, APPLICANT, FOR APPROVAL OF AN AMENDMENT TO A STIPULATION OF APPROVAL IN CASE 19-UP-84 TO ALLOW TWO ADDITIONAL FUEL FARMS AT 15232 NORTH 75TH STREET, to November 27, 1984.

Continuances for 11/13/84
Page 2

FACTS

The applicant in Case 93-Z-84 requests a two week continuance to allow additional time to modify the development plan to reflect some staff recommended changes. The staff also requests that two related cases, 90-Z-84 and 107-Z-84, be continued for two weeks to allow all three cases to be heard concurrently. The applicants concur with the recommended continuance to November 27, 1984.

The staff requests a one month continuance to December 11, 1984, for Case 37-Z-84 to allow additional time to finalize a recommendation.

The applicant in Case 88-Z-84 requests an additional one month continuance to allow a concurrent use permit and a revised rezoning request to be submitted and advertised. The staff concurs with the requested continuance to December 11, 1984.

The staff requests a two week continuance for Case 108-Z-84 to allow the additional time to resolve concerns with the request. The applicant concurs with the recommended continuance to November 27, 1984.

The staff requests a two week continuance for Case 44-UP-84 to allow the Airport Advisory Commission to review the request and forward its recommendation. The applicant concurs with the recommended continuance to November 27, 1984.

MPL:dy

CITY COUNCIL ACTION REPORT



TO: MAYOR AND CITY COUNCIL DATE: 11/06/84
 FROM: COMMUNITY DEVELOPMENT/PROJECT REVIEW
 SUBJECT: CONTINUANCES - CASES 37-Z-84, 87-Z-84,
 90-Z-84, 93-Z-84, 101-Z-84, 105-Z-84, 106-Z-84,
 107-Z-84, 108-Z-84, 109-Z-84, 44-UP-84 AND 17-A-84

James Roberts

Neal Pascoe

STAFF

AGENDA
ITEM NO.

RECOMMENDATION

It is recommended that the City Council CONTINUE the following cases to November 20, 1984:

1. 37-Z-84 REQUEST BY COMMISSION INITIATIVE TO AMEND THE SIGN SECTION OF THE ZONING ORDINANCE TO ALLOW NEON WINDOW SIGNS AND 24-HOUR BANKING MACHINE SIGNS SUBJECT TO SIZE LIMITATIONS; AMENDING ARTICLE VIII OF ORDINANCE #455 AS AMENDED;
2. 87-Z-84 REQUEST BY AMTITILE TRUST COMPANY, OWNER/APPLICANT, FOR REZONING FROM R1-43 TO PCD (PLANNED COMMUNITY DISTRICT) FOR A 720 ACRE PARCEL AT THE NORTHEAST CORNER OF THE LONE MOUNTAIN ROAD AND THE 104TH STREET ALIGNMENTS;
3. 90-Z-84 REQUEST BY WOODROW AND VICTORIA JOHNSON AND ROSS J. HOLT, OWNERS, MICHAEL N. WIDENER, APPLICANT, FOR REZONING FROM R1-35 TO C-2 OF A 7.1+ ACRE PARCEL LOCATED 658+ FEET SOUTH OF THE SOUTHEAST CORNER OF CHOLLA AND SCOTTSDALE ROADS;
4. 93-Z-84 REQUEST BY HERBERGER ENTERPRISES, INC., OWNER/APPLICANT, FOR REZONING OF 165+ ACRES IN THE NORTHEAST, SOUTHEAST, AND SOUTHWEST QUADRANTS OF SHEA BOULEVARD AND SCOTTSDALE ROAD;
5. 101-Z-84 REQUEST BY GORDON HALL, OWNER, SCHWENN AND ASSOCIATES, APPLICANT, FOR REZONING FROM R1-7 AND C-2 TO P.N.C. OF AN IRREGULARLY-SHAPED 3.9+ ACRE PARCEL AT THE NORTHEAST CORNER OF HAYDEN AND MCDOWELL ROADS;
6. 105-Z-84 REQUEST BY AL BURKE, OWNER, G. WILLIAM LARSON ASSOCIATES, APPLICANT, FOR REZONING FROM R1-190 HD AND C-2 HD TO P.C.G. HD OF A 25.5+ ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF EXTENSION AND JOMAX ROAD;
7. 106-Z-84 REQUEST BY JPH VENTURE, OWNER, ALBERT P. SPECTOR, JR., APPLICANT, TO AMEND THE CONDITIONS OF APPROVAL FOR CASE 47-Z-84, A REZONING FROM R1-35 TO R-4 CONDITIONAL FOR 17+ ACRES LOCATED AT THE SOUTHWEST CORNER OF CAMELBACK ROAD AND 68TH STREET.
8. 107-Z-84 REQUEST BY CHAPARRAL PROFESSIONAL PLAZA, OWNER, G. WILLIAM LARSON ASSOCIATES, APPLICANT, FOR REZONING FROM R1-43 TO C-0 OF A 5+ ACRE PARCEL LOCATED AT THE NORTHWEST CORNER OF MOUNTAIN VIEW ROAD AND SCOTTSDALE ROAD;
9. 108-Z-84 REQUEST BY PIMA ROAD-SHEA BOULEVARD INVESTORS, OWNER, BY G. WILLIAM LARSON ASSOCIATES, APPLICANT, FOR REZONING FROM R1-35 TO I-1 OF A 4.5+ ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF THE DESERT COVE DRIVE ALIGNMENT AND PIMA ROAD.

ACTION TAKEN

XX2-1142 (5-84)

CITY COUNCIL ACTION REPORT

Continuances

10. 109-2-84 REQUEST BY 96TH STREET AND PARKWAY INVESTORS, OWNER, G. WILLIAM LARSON ASSOCIATES, APPLICANT, FOR REZONING FROM R1-35 TO R-4, R-5, AND C-3 OF A 20+ ACRE PARCEL LOCATED 1/4 MILE NORTH OF THE NORTHEAST CORNER OF THUNDERBIRD ROAD AND 96TH STREET ALIGNMENTS;
11. 44-UP-84 REQUEST BY BOYNE-MAYER CO., OWNER, CHUCK BRADLEY, APPLICANT, FOR APPROVAL OF AN AMENDMENT TO A STIPULATION OF APPROVAL IN CASE 19-UP-84 TO ALLOW TWO ADDITIONAL FUEL FARMS AT 15232 NORTH 75TH STREET; AND
12. 17-A-84 REQUEST BY SCHEWENN AND ASSOCIATES ARCHITECTS, APPLICANT, FOR ABANDONMENT OF A CERTAIN PORTION OF RIGHT-OF-WAY KNOWN AS ALMERIA ROAD LOCATED NORTH OF MCDOWELL ROAD AND EAST OF HAYDEN ROAD.

FACTS

The Planning Commission has continued these cases to November 13, 1984. The Zoning Ordinance provides that the City Council may not act until the Planning Commission has given a recommendation. Therefore, these cases should be continued to November 20, 1984.

Tommy J. Davis
Assistant City Manager

October 23, 1984

TO: Planning Commission
FROM: Project Review
RE: Case 108-Z-84 - Additional Stipulation

The staff recommends the modification of stipulation #5 and an additional stipulation for Case 108-Z-84, a rezoning request from R1-35 to I-1 at the northeast corner of Desert Cove Drive alignment and Pima Road, per the following:

- "5. Use of the property shall be limited to business and professional offices I-1 PERMITTED USES ALLOWED IN THE I-G ZONE.
7. The Development Review Board shall pay particular attention to the landscape treatment of the drainage channel along the north property line."

The applicant proposes to allow greater flexibility in tenant mix than anticipated by staff. However, the staff believes that the office-like design of the project will attract non-intensive users. Consequently, the staff recommends that uses not be restricted to just business and professional offices.

Additionally, this stipulation is requested by the applicant in order to resolve concerns raised by the developer of the residential project to the north. The staff concurs with the requested stipulation.

MPL:dy

The Staff recommends approval, subject to the stipulation.

The applicant agreed to the stipulation.

102-Z-84 Commission Initiative - Amend the Scottsdale Zoning Ordinance to Maintain Maricopa County Zoning on Annexed Property for a Maximum of Six Months - Amending Ordinance No. 455, as Amended.

Mr. Leary stated the proposal is to amend the Zoning Ordinance to allow maintenance of County zoning in newly annexed areas to the City for a maximum of six months.

The Staff is recommending approval.

103-Z-84 Council Initiative - Amend the Scottsdale Zoning Ordinance to Change the Membership Composition of the Development Review Board by Replacing the Planning Director with an Additional Design Professional - Amending Section 1.402 of Ordinance No. 455, as Amended.

Mr. Leary briefly stated the proposal is to alter the composition of the Development Review Board by replacing the Planning Director with a fifth public member who is a design professional.

The Staff recommends approval.

104-Z-84 Dreamy Draw Associates, Owner - Martin Ray Young, Applicant - Rezoning From P-2 to C-3/P-3 - A .26± Acre Parcel Located at the Northwest Corner of Becker Lane and Scottsdale Road.

Mr. Leary reported the proposal is to rezone a 2 foot strip along the west end of the property to allow the encroachment of a two foot portion of a building in a required parking area.

The Staff recommends approval, subject to the stipulations.

The applicant concurred with the stipulation.

✓108-Z-84 Pima Road-Shea Boulevard Investors, Owner - G. William Laison Associates, Applicant - Rezoning From R1-35 to I-1 - A 4.5± Acre Parcel located at the Northeast Corner of the Desert Cove Drive Alignment and Pima Road.

Mr. Leary explained the request is to rezone a 3.5± acre parcel for development of an office complex. The property was previously rezoned, but the rezoning reverted due to lack of construction.

Mr. Roberts announced that the revised stipulations, which the Commission had received at their work session, were not satisfactory to the applicant. The applicant has concerns regarding Stipulation #5 relating to proposed uses that might be allowed.

Mr. Roberts advised that at this time Staff would recommend a continuance to November 13, 1984 to allow time for further discussion between the Staff and the applicant.

The applicant concurred with the recommendation for a continuance.

Mr. Hoagland moved that Case 108-Z-84 be continued to November 13, 1984. Mr. Thomas seconded the motion and it carried unanimously.

110-Z-84 Pima Road-Raintree North Investors, Owner -
 G. William Larson Associates, Applicant -
 Rezoning From R1-35 to I-1 - A 2.5± Acre
 Parcel Located 3,300± Feet North of the North-
 west Corner of Thunderbird Road and 90th
 Street Alignment.

Mr. Leary stated the proposal is to rezone a 2.5± acre parcel from R1-35 to I-1 which is consistent with other rezonings in the area and in conformance with the General Plan.

The Staff recommends approval, subject to the stipulations.

The applicant agreed to the stipulations.

55-UP-84 Mric Company, Owner - David Lange, Applicant -
 Approval of a Use Permit for Retail Sales of
 Sprinkler Parts - 9379 East San Salvador Drive,
 Suite 500.

Mr. Leary briefly stated the request is to allow retail sales of sprinkler parts in conjunction with the primary wholesale operation.

The Staff recommends approval, subject to the stipulation.

The applicant was in agreement.

IV. EXPEDITED REZONINGS, USE PERMITS AND ABANDONMENTS (continued)

18. 108-Z-84 REQUEST BY PIMA ROAD-SHEA BOULEVARD INVESTORS, OWNER, BY G. WILLIAM LARSON ASSOCIATES, APPLICANT, FOR REZONING FROM R1-35 TO I-1 OF A 4.5+ ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF THE DESERT COVE DRIVE ALIGNMENT AND PIMA ROAD.
19. 110-Z-84 REQUEST BY PIMA ROAD-RAINTREE NORTH INVESTORS, OWNER, G. WILLIAM LARSON ASSOCIATES, APPLICANT, FOR REZONING FROM R1-35 TO I-1 OF A 2.5+ ACRE PARCEL LOCATED 3,300+ FEET NORTH OF THE NORTHWEST CORNER OF THUNDERBIRD ROAD AND 90TH STREET ALIGNMENT.
20. 53-UP-84 REQUEST BY W & H COMPANY, OWNER, RICHARD BRITT, APPLICANT, FOR AMENDMENT TO THE SCOTT TOYOTA APPROVED USE PERMIT (4-UP-81) TO ALLOW A PARKING STRUCTURE ADDITION AT 6850 EAST MCDOWELL ROAD.
21. 55-UP-84 REQUEST BY MRIC COMPANY, OWNER, DAVID LANGE, APPLICANT, FOR APPROVAL OF A USE PERMIT FOR RETAIL SALES OF SPRINKLER PARTS AT 9379 EAST SAN SALVADOR DRIVE, SUITE 500.
22. 22-A-84 REQUEST BY BOULDERS CAREFREE PARTNERS, APPLICANT, FOR ABANDONMENT OF A CERTAIN PORTION OF RIGHT-OF-WAY LOCATED WITHIN BOULDERS CAREFREE AT THE INTERSECTION OF HAYDEN ROAD AND CAREFREE HIGHWAY ALIGNMENTS.

V. REZONINGS, USE PERMITS AND ABANDONMENTS

23. 111-Z-84 REQUEST BY SCOTTSDALE RANCH, OWNER, REGGIE WINNSINGER, APPLICANT, FOR REZONING FROM S-R PCD TO C-U PCD AND P.N.C PCD OF A 4.65+ ACRE PARCEL LOCATED 1,020 FEET EAST OF THE SOUTHEAST CORNER OF VIA LINDA AND MOUNTAIN VIEW ROAD;
- 112-Z-84 REQUEST BY SCOTTSDALE RANCH, OWNER, REGGIE WINNSINGER, APPLICANT, FOR SITE PLAN APPROVAL OF A PLANNED NEIGHBORHOOD SHOPPING CENTER LOCATED AT THE SOUTHEAST CORNER OF VIA LINDA AND MOUNTAIN VIEW ROAD; AND
- 56-UP-84 REQUEST BY SCOTTSDALE RANCH, OWNER, REGGIE WINNSINGER, APPLICANT, FOR APPROVAL OF A USE PERMIT FOR A GASOLINE SERVICE STATION LOCATED 190+ FEET SOUTH OF THE SOUTHEAST CORNER OF VIA LINDA AND MOUNTAIN VIEW ROAD.

VI. WRITTEN COMMUNICATIONS

PROPOSED COMMISSION INITIATIVE - DOWNTOWN ZONING ORDINANCE

VII. MISCELLANEOUS

VIII. ADJOURNMENT

October 23, 1984

TO: Planning Commission
FROM: Project Review
RE: Case 108-Z-84 - R1-35 to I-1 - NEC Desert Cove/Pima
Owner: Pima Road-Shea Boulevard Investors
Applicant: G. William Larson Associates

RECOMMENDATION

It is recommended that the Planning Commission recommend **CONDITIONAL APPROVAL** of Case 108-Z-84, a rezoning request from R1-35 to I-1 at the northeast corner of the Desert Cove Drive alignment and Pima Road, subject to the following conditions:

1. Development shall be in substantial conformance with the site plan submitted as part of the application.
2. Building height shall be limited to 14 feet for one-story buildings and 22 feet for two-story buildings.
3. Dedication of 30 feet (half-street) terminating into a 45 foot radius cul-de-sac for Desert Cove Drive shall be made within 6 months of the date of City Council approval.
4. A 1 foot V.N.E. (vehicular non-access easement) shall be provided along Pima Road. Access to Pima Road shall be prohibited.
5. Use of the property shall be limited to business and professional offices.
6. In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height standards.

FACTS

1. Relationship of Request to General Plan

_____ Conforms ☒ Marginal _____ Does Not Conform

The land use element of the General Plan indicates light industrial (I-G) as the appropriate land use.

2. Prior Zoning History:

Adopted as R1-35 upon annexation. Case 5-Z-81 rezoned the property to I-G that subsequently lapsed.

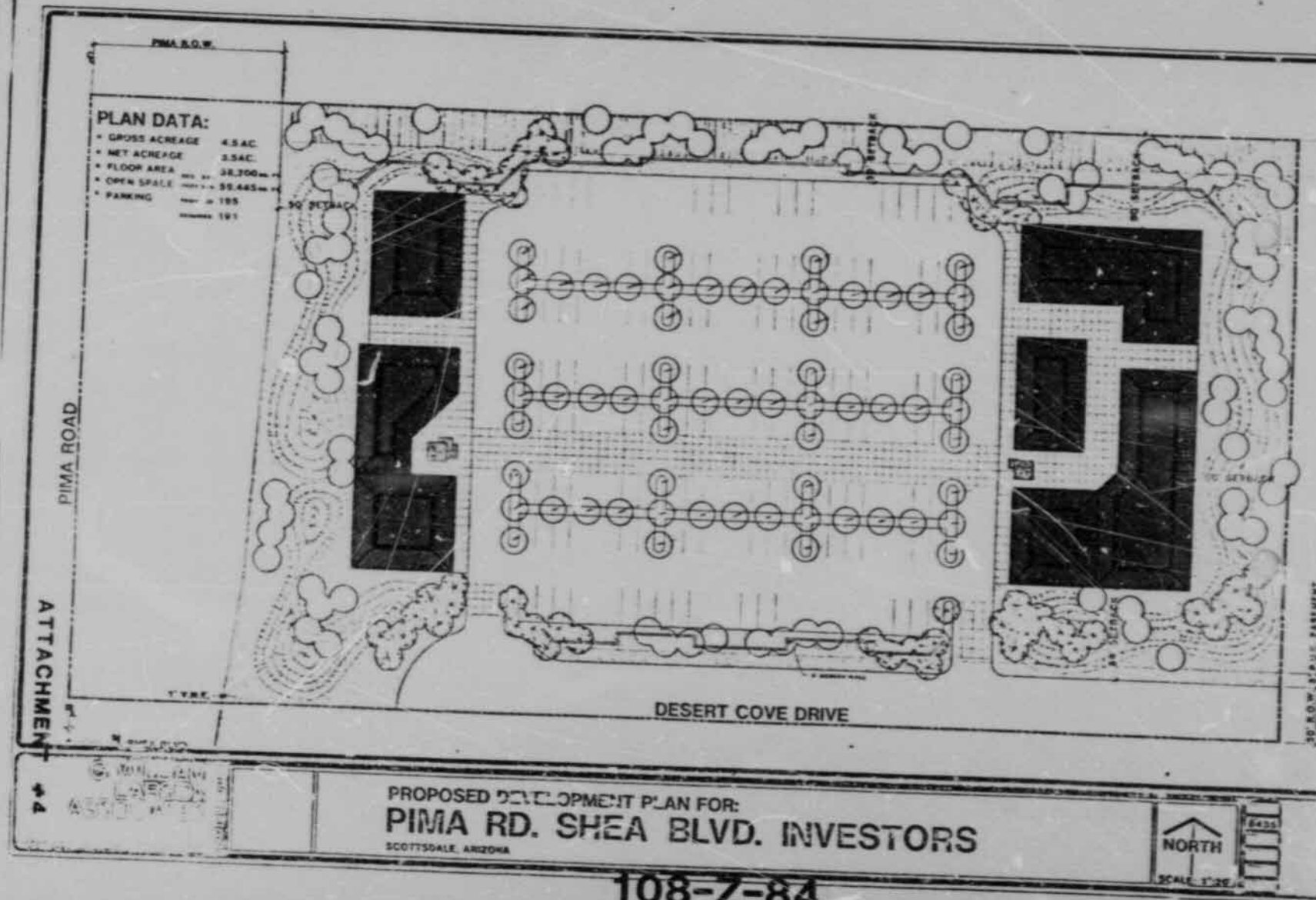
ATTACHMENT #1

Case 108-Z-84
Page 2

The proposal is to rezone a 3.5+ acre vacant parcel for the development of a 30,200 square foot office complex. The property was previously rezoned to I-G in 1991, but the rezoning reverted due to lack of construction. The proposed plan satisfies all the I-G development standards with the exception of the standards for building height. The plan meets the 24' maximum height requirement but exceeds the requirement limiting two-story roof area to 2/3's of the project. However, the two-story elements are located on the south half of the property and buffered by one-story structures and a landscape setback which ranges from 30 to 50 feet. The staff believes that the proposed plan mitigates concerns regarding the building height and massing and will not have any adverse impact on the residential area to the north. The staff recommends approval subject to the conditions.

MPL:dy

Attachments: #2-Aerial
#3-Zoning Map
#4-Site Plan



ORDER

108-2 34

217-25

1P, 1Q, 1R, 20, 2F, 842-845

175-29

1A, 1B, 2, 4, 8A, 8C

mailed 8-9-84
as per application

F22

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PA. TEL. NUMBER TAX AN
OWNERS NAME
CONTRACT TO
BILLING ADDRESS
PROPERTY LOCATION
LEGAL DESCRIPTION

217-25-254 AREA-C
317 LARRY E TATUM
1509 E PICADILLY
PHOENIX AZ 85018
*8838 E CORLEY ST
SCOTTSDALE W. 518

217-25-255 AREA-1
FARLEY, DONALD E
DONALD E. FARLEY
DONALD E. FARLEY
DONALD E. FARLEY
DONALD E. FARLEY

217-25-256 AREA-4
BRIDGEMAN, WILLY D JR
8850 CORTEZ
SCOTTSDALE AZ 85260
#8850 E CO. RD. 160
SCOTTSDALE, VILTA

21-755-157 AREA 4-4
SNIDER DONALD L
8856 E CORTEZ ST
SCOTTSDALE AZ 8526
+8526 E CORTEZ ST
SCOTTSDALE V-STA

KATZ PAUL H & EATHER
RBB-2 E CORTEX
SCOTTSDALE AZ 8520
+RBB-2 E CORTEX ST
SCOTTSDALE VISTA

8801 E. CORTIZ
SCOTTSDALE AZ 85226
*8801 (CHIEF)
SCOTTSDALE VIS A

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PARCEL NUMBER TAX AN
OWNER'S NAME
CONTRACT TO
MAILING ADDRESS
PROPERTY L.P. ACTION
LOCAL GOVERNMENT

217-25-70 AREA 4
SAND INVESTMENT CO
5715 S LAKWOOD
CHESA OR 97115
*BB-1 E COMETZ ST
SCOTTSDALE VIL

217-25-261 AREA-
MOORE TERRANT W
8849 E CORIET ST
SCOTTSDALE AZ 8520
+8849 E CORIET ST
SCOTTSDALE VISTA

217-25-262 RPT
DYOTR MICHAEL E L P
8843 E CORTEZ RD
SCOTTSDALE AZ 852
•8843 E CORTEZ RD
SCOTTSDALE VIZ

217-55-265 AREA-
ROSS IVA F
8837 E CONTEZ ST
SCOTTSDALE AZ 850
+8837 E CONTEZ
SCOTTSDALE AZ 850

SCOTTSDALE 41852
SCOTTSDALE 41852

GRANDING ALAN M E
835 E CORTEZ
SCOTTSDALE AZ 852
+8821 8 CORTEZ
SCOTTSDALE VISTA

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Re: 14. Resolved

PARCEL NUMBER	TAX AREA	SEC-TWP-RSD	MARICOPA AT LOT-4-1R	OWNER'S SEQUENCE-FULL ADDRESS STRUCTURAL INFORMATION	IMPROVEMENT INFO BLDG - POOL SQT	SALS INFO DATE - UNIT FOL NUMBER	TOTAL FV - FY 1980 IMPROV FV - FY 1981 TOTAL ASSESSED ADDITIONAL - AD
OWNER'S NAME CITY/STATE/ZIP MAILING ADDRESS PROPERTY LOCATION LEGAL DESCRIPTION				CONTRACT INFO DATE BOOK/PAGE			
217-25-840	AREA-4890		334	01-31 SINGLE CARPORT RESID CONDITION - EXCEL EST WALL - 2 1/2 INCH PAINTED WOOD FLOOR - ALPHALUM HEATING - 4000 BTU AIR COND - 1/2 TON PAT/POUCH - 1/2 TON CARPORT - 2 CAR	CARD NUM - 1 ONLY FV - 1981 1701-13-10 ROOMS - 75 BATHS - 1 RISC 5077-7620	11/23/81 4575083 PR \$33,042	\$55,000-FV \$10,000-FV \$10,000-FV \$10,000-FV \$10,000-FV
JOHNSON P LIP ALBERT & SANDRA 1100 N SCOTTSDALE AZ 85261 SCOTTSDALE AZ 85261 AD 5 N 24-7-2							
217-25-841	AREA-4890		334	00-11 VACANT LAND	CARD NUM - 1		\$500-FV \$500-FV \$500-FV \$500-FV
SCOTTSDALE AZ 85261 SCOTTSDALE AZ 85261 AD 5 N 24-7-2							
217-25-842	AREA-4890		334	00-11 VACANT LAND	CARD NUM - 1		\$500-FV \$500-FV \$500-FV \$500-FV
EDWARDS EDWARD L MAIN ST EAST CHICAGO IN 46112 EDWARDS BUSINESS PARK N 24-7-2							
217-25-843	AREA-4890		334	00-11 VACANT LAND	CARD NUM - 1		\$500-FV \$500-FV \$500-FV \$500-FV
EDWARDS EDWARD L MAIN ST EAST CHICAGO IN 46112 EDWARDS BUSINESS PARK N 24-7-2							
217-25-844	AREA-4890		334	00-11 VACANT LAND	CARD NUM - 1		\$500-FV \$500-FV \$500-FV \$500-FV
EDWARDS EDWARD L MAIN ST EAST CHICAGO IN 46112 EDWARDS BUSINESS PARK N 24-7-2							
217-25-845	AREA-4890		334	00-11 VACANT LAND	CARD NUM - 1		\$500-FV \$500-FV \$500-FV \$500-FV
EDWARDS EDWARD L MAIN ST EAST CHICAGO IN 46112 EDWARDS BUSINESS PARK N 24-7-2							
217-25-846	AREA-4890	19-03N-01E	27,423-AC	00-02 VACANT LAND	CARD NUM - 1	11/04/81 457111834	\$500-FV \$500-FV \$500-FV \$500-FV
NIM THREE HUNDRED TW SCOTTSDALE AZ 85261 1100 N 1100 N 1100 N 1100 N 1100 N							
217-25-847	AREA-4890	19-03N-01E	40,049-AC	00-02 VACANT LAND	CARD NUM - 1	11/04/81 457111834	\$500-FV \$500-FV \$500-FV \$500-FV
HANSEN MORTUARY INC ETAL 1100 N 1100 N 1100 N 1100 N 1100 N							

PARTIAL NUMBER	TAX AREA
OWNER'S NAME	
CONTRACT TO	
PROPERTY ADDRESS	
*PROPERTY LOCATION	
LEGAL DESCRIPTION	
217-26-0168	AREA-688
COOPER CURTIS CALVIN	
0757 CALTUS DR	
SCOTTSDALE AZ 85260	
4.68' OF W 1/4 OF	
217-26-0169	AREA-688
LOWE ROBALIE	
811 N BOY 527	
ROCKINGHAM NC 28370	
W 3/4 NE 1/4 SEC 20	
217-26-0170	AREA-688
LOWE ROBALIE W	
811 N BOY 527	
ROCKINGHAM NC 28370	
W 1/2 NE 1/4 SEC 20	
217-26-0171	AREA-688
BA	
10004 F DESERT LOVE	
SCOTTSDALE AZ 85260	
*0883 CALTUS DR	
W 2 NE 1/4 NW 10.0	
217-26-0172	AREA-688
AL N EDWARD F JR & M	
10101 N 26TH	
SCOTTSDALE AZ 85260	
IN 2 S W 1/4 NW 10.0	
217-26-0173	AREA-688
FRANK DR	
0670 N FRANK DR	
SCOTTSDALE AZ 85260	
IN 52 OF TR 52 OF	
217-26-0174	AREA-688
LOCKERILL FRANK H & M	
NOX	
WILSON MANITOWA (AM)	
3/4 SEC 12 NE 1/4 NW 10.0	

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PARCEL NUMBER	AREA	SEC-TWP-R	MARICOPA AZ	NUMB SEQUENCE-FULL	LAND USE	IMPROVEMENT INFO	SALTS INFO	TOTAL F&V
OWNER'S NAME			LOT-B-E-T-R		STRUCTURAL INFORMATION	BLDG / FLOOR	AGE / ANCH	AND F&V
CONTRACT								
MAILING								
PROPERTY LOCATION								
LEGAL DESCRIPTION								
217-26-0011	AREA-4800	20-03N-05E		00-12 VACANT LAND	CARD NUM -1		09/28/85	\$29,716
MAST, DONALD F	1/2 AC							\$29,716
717 E MONTICLOSA								
COTTSDALE AZ 85251								
+0701								
W2 NE4 SE4 NW4 SEC 20								
217-26-0011	AREA-4800	20-03N-05E		01-01 SINGLE FAMILY RESID	CARD NUM -1		01/19/85	\$37,400
DAVE, DONALD F & LORRAINE E	1/2 AC							\$37,400
717 E MONTICLOSA								
COTTSDALE AZ 85260								
+0715								
E2 NE4 SE4 NW4 SEC 20								
217-26-0011	AREA-4800	20-03N-05E		00-12 VACANT LAND	CARD NUM -1		04/17/85	\$30,500
UMPHRELL, GARY F & LOURNE DIANE	1/2 AC							\$30,500
1/2 E 1/2 NW 1/4								
COTTSDALE AZ 85251								
W2 NE4 SE4 NW4 SEC 20								
217-26-0011	AREA-4800	20-03N-05E		01-01 SINGLE FAMILY RESID	CARD NUM -1		05/27/85	\$102,800
MAST, WOOD WILLIAM & JEAN C	1/2 AC							\$102,800
717 E MONTICLOSA								
COTTSDALE AZ 85260								
+0785								
E2 NE4 SE4 NW4 SEC 20								
217-26-0011	AREA-4800	20-03N-05E		00-12 VACANT LAND	CARD NUM -1		06/24/85	\$32,500
CHARNICK, BILL C & ANN	1/2 AC							\$32,500
1/2 E 1/2 NW 1/4								
COTTSDALE AZ 85260								
W2 NE4 SE4 NW4 SEC 20								
217-26-0011	AREA-4800	20-03N-05E		01-02 SINGLE FAMILY RESID	CARD NUM -1		06/12/85	\$105,000
CHARNICK, BILL C & ANN	1/2 AC							\$105,000
1/2 E 1/2 NW 1/4								
COTTSDALE AZ 85260								
+0852								
E2 NE4 SE4 NW4 SEC 20								
217-26-0011	AREA-4800	20-03N-05E		00-12 VACANT LAND	CARD NUM -1		10/11/85	\$28,000
SMITH, ALAN & LORRAINE E	1/2 AC							\$28,000
1/2 E 1/2 NW 1/4								
COTTSDALE AZ 85260								
W2 NE4 SE4 NW4 SEC 20								

PARCEL NUMBER TBA AREA
(OWNER'S NAME)
CONTRACT TO
WALTON AND ASSOC
#P JOSEPH LOCATION
LEGAL DESCRIPTION
217-26-0190 AREA-480
PETERSON GARY L & MAR
9900 S JENAN DR
SCOTTSDALE AZ 85254
+9900 324 N 12 E N4 NE4 NW4
217-26-0190 AREA-480
WALLER SCOTT H & LINDA
WALLER SCOTT H & LINDA
SCOTTSDALE AZ 85260
+9920 JENAN DR
SEA NE4 NW4
217-26-0190 AREA-480
WALLER SCOTT H & LINDA
WALLER SCOTT H & LINDA
SCOTTSDALE AZ 85260
+9920 JENAN DR
SEA NE4 NW4
217-26-0190 AREA-480
BOWEN GARY R (WAF) N E
0155 S PARADISE DR
SCOTTSDALE AZ 85260
+9955 PARADISE DR
W2 NE4 SEA NE4 NW4
217-26-0190 AREA-480
NABER NORMA E & MARVIN
NABER NORMA E & MARVIN
SCOTTSDALE AZ 85260
+9955 PARADISE DR
W2 NE4 SEA NE4 NW4
217-26-0190 AREA-480
NABER NORMA E & MARVIN
NABER NORMA E & MARVIN
SCOTTSDALE AZ 85260
+9955 PARADISE DR
W2 NE4 SEA NE4 NW4

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PARCEL NUMBER	TAX AREA	SEC-TWP-RGE	LOT-EX-15	AREA	AZ - NUMBER SEQUENCE-FULL	IMPROVEMENT INFO	SALES INFO	TOTAL FCV -15
OWNER NAME					STRUCTURAL INFORMATION	BLDG / POOL SQT	DATE / AMOUNT	LAND FCV -15
CONTRACT TO					CONTRACT INFO		DATE / AMOUNT	IMPROV FCV -15
MAILING ADDRESS					DATE		BOOK-PAGE	TOT ASSESSED
PROPERTY LOCATION					BOOK-PAGE		FEES NUMBER	ADJUSTMENT
LEGAL DESCRIPTION								
175-10-0084	AREA-4890	24-05N-04E		.675-AC	00-10 VACANT LAND	CARD NUM -1	05/29/80 14,700-1435	\$12,400-15 \$12,400-15 16.0 E
175-10-0085	AREA-4890	24-05N-04E		13.210-AC	00-10 VACANT LAND	CARD NUM -1	05/29/80 14,711-1085	\$12,400-15 \$12,400-15 16.0 E
175-10-0086	AREA-4890	24-05N-04E		1.230-AC	01-01 SINGLE FAMILY RESID	CARD NUM -1	05/30/79 15,556-0359	\$12,400-15 \$12,400-15 16.0 E
175-10-0087	AREA-4890	24-05N-04E		4.020-AC	00-10 VACANT LAND	CARD NUM -1	09/14/79 13,808-0016	\$12,400-15 \$12,400-15 16.0 E
175-10-0088	AREA-4890	24-05N-04E		10.190-AC	00-10 VACANT LAND	CARD NUM -1		\$12,400-15 \$12,400-15 16.0 E

PARCEL NUMBER	TAX AREA	SEC-TWP-RGE	LOT-EX-15	AREA	AZ - NUMBER SEQUENCE-FULL	IMPROVEMENT INFO	SALES INFO	TOTAL FCV -15
OWNER NAME					STRUCTURAL INFORMATION	BLDG / POOL SQT	DATE / AMOUNT	LAND FCV -15
CONTRACT TO					CONTRACT INFO		DATE / AMOUNT	IMPROV FCV -15
MAILING ADDRESS					DATE		BOOK-PAGE	TOT ASSESSED
PROPERTY LOCATION					BOOK-PAGE		FEES NUMBER	ADJUSTMENT
LEGAL DESCRIPTION								
175-10-0089	AREA-4890	24-05N-04E		1.230-AC	01-01 SINGLE FAMILY RESID	CARD NUM -1	05/30/79 15,556-0359	\$12,400-15 \$12,400-15 16.0 E
175-10-0090	AREA-4890	24-05N-04E		4.020-AC	00-10 VACANT LAND	CARD NUM -1	09/14/79 13,808-0016	\$12,400-15 \$12,400-15 16.0 E
175-10-0091	AREA-4890	24-05N-04E		10.190-AC	00-10 VACANT LAND	CARD NUM -1		\$12,400-15 \$12,400-15 16.0 E
175-10-0092	AREA-4890	24-05N-04E		1.230-AC	01-01 SINGLE FAMILY RESID	CARD NUM -1	05/30/79 15,556-0359	\$12,400-15 \$12,400-15 16.0 E
175-10-0093	AREA-4890	24-05N-04E		4.020-AC	00-10 VACANT LAND	CARD NUM -1	09/14/79 13,808-0016	\$12,400-15 \$12,400-15 16.0 E

Real Estate Data, Inc.

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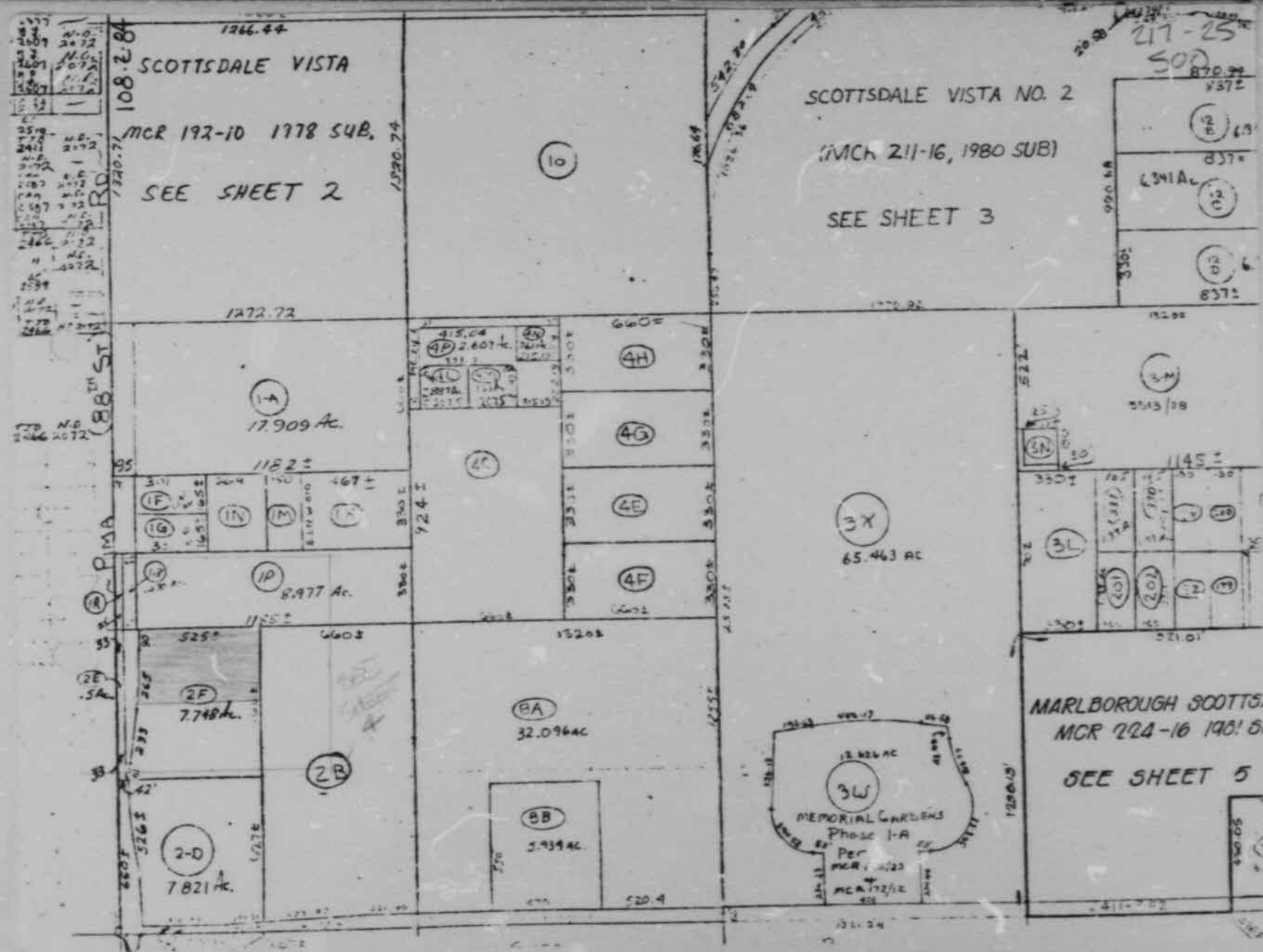
PARCEL NUMBER	TAX AREA	SEC-TWP-RGE	LOT-EX-15	AREA	AZ - NUMBER SEQUENCE-FULL	IMPROVEMENT INFO	SALES INFO	TOTAL FCV -15
OWNER NAME					STRUCTURAL INFORMATION	BLDG / POOL SQT	DATE / AMOUNT	LAND FCV -15
CONTRACT TO					CONTRACT INFO		DATE / AMOUNT	IMPROV FCV -15
MAILING ADDRESS					DATE		BOOK-PAGE	TOT ASSESSED
PROPERTY LOCATION					BOOK-PAGE		FEES NUMBER	ADJUSTMENT
LEGAL DESCRIPTION								
175-10-0094	AREA-4890	24-05N-04E		5.980-AC	00-10 VACANT LAND	CARD NUM -1	09/17/79 13,900-0368	\$12,400-15 \$12,400-15 16.0 E
175-10-0095	AREA-4890	24-05N-04E		2.947-AC	00-10 VACANT LAND	CARD NUM -1	05/30/79 15,556-0359	\$12,400-15 \$12,400-15 16.0 E
175-10-0096	AREA-4890	24-05N-04E		.901-AC	00-10 VACANT LAND	CARD NUM -1	05/30/79 15,556-0359	\$12,400-15 \$12,400-15 16.0 E
175-10-0097	AREA-4890	24-05N-04E		.901-AC	00-10 VACANT LAND	CARD NUM -1	05/30/79 15,556-0359	\$12,400-15 \$12,400-15 16.0 E
175-10-0098	AREA-4890	24-05N-04E		2.174-AC	00-10 VACANT LAND	CARD NUM -1	05/30/79 15,556-0359	\$12,400-15 \$12,400-15 16.0 E
175-10-0099	AREA-4890	24-05N-04E		2.174-AC	00-10 VACANT LAND	CARD NUM -1	05/30/79 15,556-0359	\$12,400-15 \$12,400-15 16.0 E

PARCEL NUMBER	TAX AREA	SEC-TWP-RGE	LOT-EX-15	AREA	AZ - NUMBER SEQUENCE-FULL	IMPROVEMENT INFO	SALES INFO	TOTAL FCV -15
OWNER NAME					STRUCTURAL INFORMATION	BLDG / POOL SQT	DATE / AMOUNT	LAND FCV -15
CONTRACT TO					CONTRACT INFO		DATE / AMOUNT	IMPROV FCV -15
MAILING ADDRESS					DATE		BOOK-PAGE	TOT ASSESSED
PROPERTY LOCATION					BOOK-PAGE		FEES NUMBER	ADJUSTMENT
LEGAL DESCRIPTION								
175-10-0100	AREA-4890	24-05N-04E		5.980-AC	00-10 VACANT LAND	CARD NUM -1	09/17/79 13,900-0368	\$12,400-15 \$12,400-15 16.0 E
175-10-0101	AREA-4890	24-05N-04E		2.947-AC	00-10 VACANT LAND	CARD NUM -1	05/30/79 15,556-0359	\$12,400-15 \$12,400-15 16.0 E
175-10-0102	AREA-4890	24-05N-04E		.901-AC	00-10 VACANT LAND	CARD NUM -1	05/30/79 15,556-0359	\$12,400-15 \$12,400-15 16.0 E
175-10-0103	AREA-4890	24-05N-04E		.901-AC	00-10 VACANT LAND	CARD NUM -1	05/30/79 15,556-0359	\$12,400-15 \$12,400-15 16.0 E
175-10-0104	AREA-4890	24-05N-04E		2.174-AC	00-10 VACANT LAND	CARD NUM -1	05/30/79 15,556-0359	\$12,400-15 \$12,400-15 16.0 E

108-Z-84

R1-35 TO I-1 N. SIDE OF
DESERT COVE E. OF PIMA RD

2/2



4. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ (the probability of getting heads on both coins) = $\frac{1}{4}$ of the time.

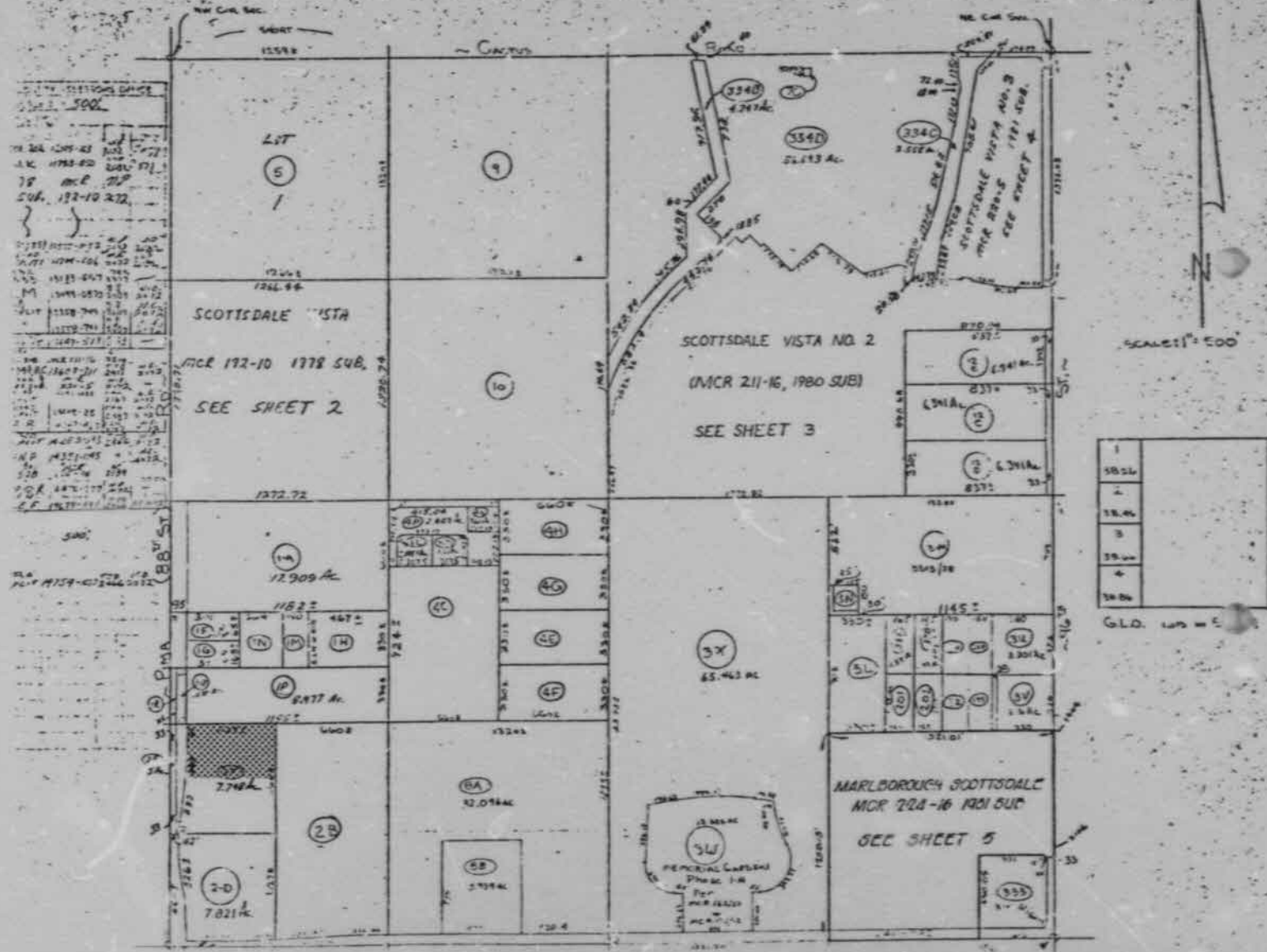


SEC. 19 — 3N5E

BOOK 27

MAP 25

SHEET 1 OF 5



CHRISTOPHER H. COLE • 2111 EAST HIGHLAND • SUITE 175 • PHOENIX, ARIZONA 85016 • (602) 956-9711

September 28, 1984

Planning & Zoning Commission
City of Scottsdale

To Whom It May Concern:

This letter will authorize G. William Larson and/or G. William Larson Associates, Inc. to act as representative/applicant on behalf of Pima Road-Shea Boulevard Investors for the purpose of rezoning the 4.5 acre parcel located in the northeast quadrant of Desert Cove and Pima Road.

OWNER

Pima Road-Shea Boulevard Investors

Christopher H. Cole

By: Barry A. Lbert *ATTY IN FACT*

Barry A. Lbert, Attorney in Fact
for Christopher H. Cole, General
Partner



EXHIBIT "A"PARCEL NO. 1:

The North half of the Northwest quarter of Lot 4, Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT Commencing at the Southwest corner of said Section 19; thence North 0 degrees 11 minutes 31 seconds East, along the West line of said Section 19, a distance of 660 feet to the TRUE POINT OF BEGINNING; thence continuing North 0 degrees 11 minutes 31 seconds East, along the said West line of Section 19, a distance of 660 feet; thence East, along the North line of the said Northwest quarter of Lot 4, a distance of 95 feet to a point; thence South, along a line parallel to and 95 feet East of the said West line of Section 19, a distance of 90 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 2,178.48 feet, concave to the Northwest, a distance of 265 feet, more or less, to a point of tangency; thence South 7 degrees 33 minutes 03 seconds West, a distance of 233 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 1,988.48 feet, concave to the East, a distance of 61 feet, more or less, to the South line of the said Northwest quarter of Lot 4; thence West, along said South line, to the TRUE POINT OF BEGINNING, as set forth in instrument recorded in Docket 15802, page 705.

PARCEL NO. 2:

The South half of the Northwest quarter of Lot 4, Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT Commencing at the Southwest corner of said Section 19; thence North 0 degrees 11 minutes 31 seconds East, along the West line of said Section 19, a distance of 660 feet to the TRUE POINT OF BEGINNING; thence continuing North 0 degrees 11 minutes 31 seconds East, along the said West line of Section 19, a distance of 660 feet; thence East, along the North line of the said Northwest quarter of Lot 4, a distance of 95 feet to a point; thence South, along a line parallel to and 95 feet East of the said West line of Section 19, a distance of 90 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 2,178.48 feet, concave to the Northwest, a distance of 265 feet, more or less, to a point of tangency; thence South 7 degrees 33 minutes 03 seconds West, a distance of 233 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 1,988.48 feet, concave to the East, a distance of 61 feet, more or less, to the South line of the said Northwest quarter of Lot 4; thence West, along said South line, to the TRUE POINT OF BEGINNING, as set forth in instrument recorded in Docket 15802, page 705.

STATE OF ARIZONA

COUNTY OF

MARICOPA

in DOCKET

I hereby certify that the within instrument was filed and recorded
and indexed in DEEDS

15841-427-428

DKT 15841 PG 427

DEED 1A

Fee No.

51023

Compared

Photostated

Fee:

5.00

at the request of PIONEER NATIONAL TITLE INSURANCE COMPANY

FEB 19 1982 -3 45

When recorded, mail to:

Philip F. Schneider, Jr.
Fennemore, Craig, von Ammon & Udall
6991 E. Camelback Road, #A-201
Scottsdale, AZ 85251

Witness my hand and official seal.

BILL HENRY, County Recorder

By *[Signature]* Deputy Recorder

110121-UG SRA

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

HOCO LAND COMPANY, an Arizona corporation

do hereby convey to

PIMA ROAD & SHEA BOULEVARD INVESTORS, a limited partnership
formed under the laws of the State of Arizona

the following real property situated in Maricopa County, Arizona:

See Exhibit "A" attached hereto and by reference incorporated herein.



SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And I or we do warrant the title against all persons whomsoever subject to the matters above set forth.

Dated this 19th day of February, 1982.

HOCO LAND COMPANY, an Arizona corporation

By *[Signature]*

Its President

STATE OF ARIZONA

County of Maricopa

ss.

This instrument was acknowledged before me
this 19th day of February, 1982 by
Joseph Hyman, the President
of HOCO LAND COMPANY, an Arizona
corporation, on behalf of the

Brenda Grant

Notary Public

My commission will expire 6/7/82

STATE OF

County of

ss.

This instrument was acknowledged before me
this _____ day of _____, 19____ by

Notary Public

My commission will expire

PIONEER NATIONAL TITLE INSURANCE COMPANY
PHOENIX, ARIZONA

REZONING SUBMITTAL REQUIREMENTS



REZONING
SHOPPING LIST:

- ☒ APPLICATION FORM - Complete and Accurate
- ☒ CHECK FOR \$ _____ Payable "CITY OF SCOTTSDALE"
- ☒ MAPS - Two 8½" x 11", Drawn to scale and dimensioned, showing the location and size of the property and its relationship to surrounding streets
- ☒ PROOF OF OWNERSHIP - Copy of Deed, Title Report, or _____
- ☒ LETTER OF AUTHORIZATION - If Application is not signed by Property Owner
- ☐ OTHER
 - ☒ SITE PLAN - _____ Copies 24" x 36" and one 8½" x 11" Transparency
 - ☐ ELEVATIONS - _____ Copies 24" x 36" and one 8½" x 11" Transparency
 - ☐ TRAFFIC STUDY - Number Copies _____
 - ☐ NARRATIVE REPORT - Number Copies _____
 - ☐ PRD ADDENDUM
 - ☐ PCD ADDENDUM
 - ☐ HILLSIDE ADDENDUM
 - ☐ ORDINANCE PLAN CHECK w/work sheet
 - ☐ _____
 - ☐ _____
 - ☐ _____
 - ☐ _____

PRE-APP COORDINATOR COMMENTS: STANDARD SUBMITTAL REQUIREMENTS
PRE-AP PRIOR TO GROCERY LIST. NP

rezoning application



NOTE: NO APPLICATION FOR REZONING WILL BE ACCEPTED UNLESS ALL THE FOLLOWING MATERIAL AND INFORMATION ARE COMPLETE AND ACCURATE. AN APPLICATION FOR SPECIFIC HEARING DATE(S) MUST BE SUBMITTED NO LATER THAN 5:00 P.M. OF THE CORRESPONDING APPLICATION DEADLINE DATE. THERE WILL BE NO EXCEPTIONS TO THIS POLICY.

- ☐ PRE-APPLICATION MEETING WITH THE ZONING STAFF PRIOR TO FORMAL APPLICATION.
- ☐ CHECK PAYABLE TO THE "CITY OF SCOTTSDALE". THE NON-REFUNDABLE APPLICATION FEE FOR REZONING TO THE FOLLOWING IS:

SINGLE-FAMILY RESIDENTIAL - \$200
 MULTI-FAMILY RESIDENTIAL - \$200 + \$10 PER ACRE OVER ONE. MAXIMUM FEE \$500
 NON-RESIDENTIAL - \$200 + \$25 PER ACRE OVER ONE. MAXIMUM FEE \$500
 PLANNED RESIDENTIAL DEVELOPMENT (PRD) - \$200 + \$1 PER DWELLING UNIT.
 PLANNED COMMUNITY DISTRICT (PCD) - \$1,000 + \$1 PER DWELLING UNIT.

- ☐ MAPS Two (2) 8 1/2" x 14", DRAWN TO SCALE AND DIMENSIONED, SHOWING THE LOCATION AND SIZE OF THE PROPERTY TO BE REZONED AND ITS RELATIONSHIP TO EXISTING STREETS.
- ☐ LETTER OF AUTHORIZATION FROM THE PROPERTY OWNER IF THE APPLICATION IS SIGNED BY AN AGENT.
- ☐ COPY OF DEED OR TITLE REPORT.

to be filled out by applicant - please type

request rezoning from R1-35 to J-1
 reason for request CONFORM TO GENERAL PLAN
 general location NORTH EAST QUADRANT OF DESERT COVE, # PIMA RD.
 property size 4.5 AC.
 legal description ATTACHED

attach additional sheets if necessary

owner PIMA ROAD SHEA BLVD. INVESTORS William Larson
2111 E. HIGHLAND, SUITE 172, PHX, ARIZ. 85016 956-9711
 applicant WILLIAM LARSON ASSOC. INC William Larson
8070 E. MORGAN TRAIL, SCOTTSDALE AZ 85263 951-2017

additional persons to be notified of hearings:

CASE NUMBER 108-2-84 PLANNING COMMISSION HEARING DATE _____
 APPLICATION DEADLINE 10-1-84 CITY COUNCIL HEARING DATE _____

3939 civic center plaza scottsdale, arizona 85251 (602) 994-2501

CP1-1069 (7-79)

108-Z-84

R1-35 TO I-I N SIDE OF DESERT

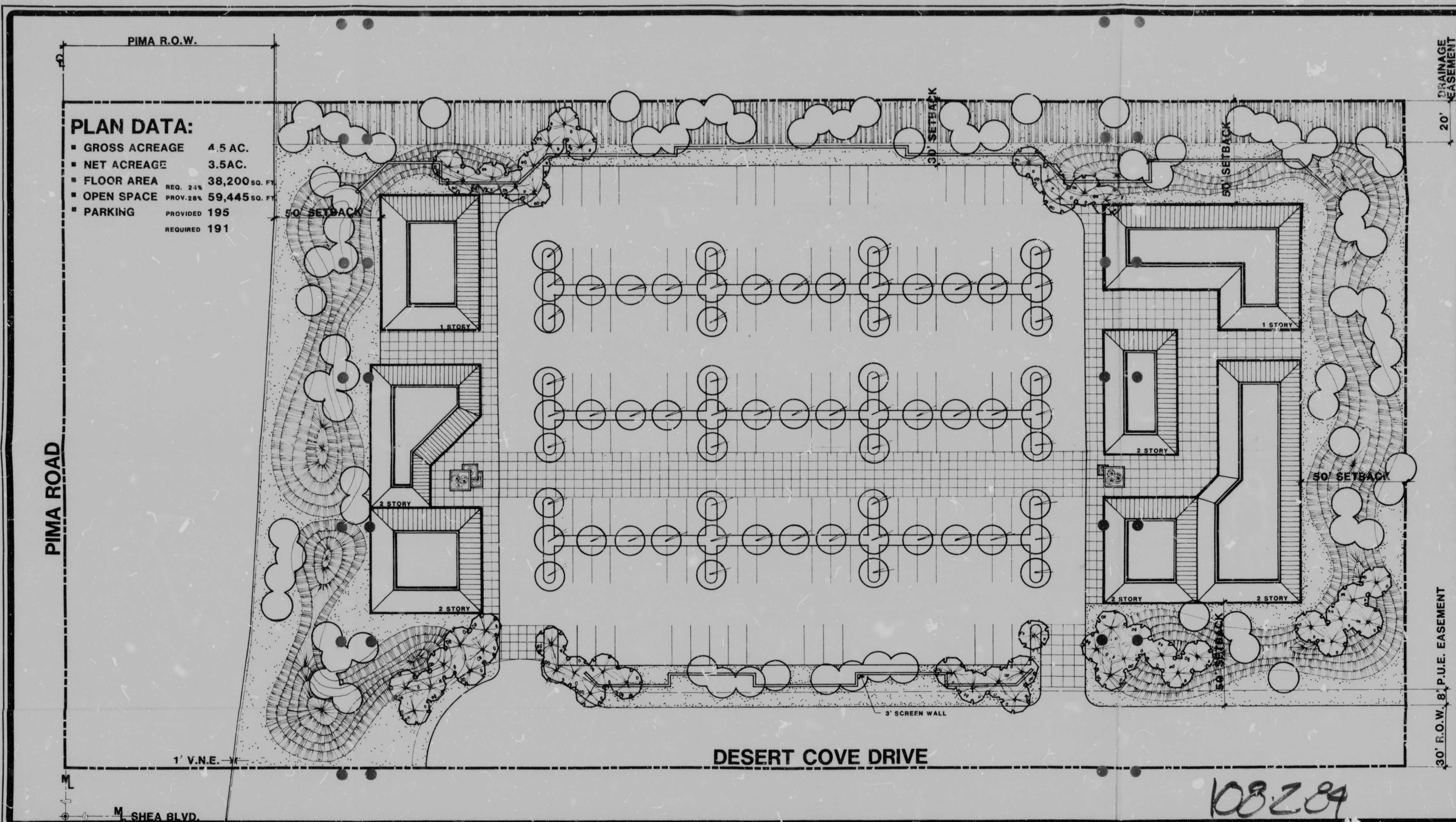
COVE E OF PIMA RD G.WM. LARSON/APPL

PIMA RD & SHEA BLVD. INVESTORS/OWNER

100-Z-84R1-35 to I-1 N side of Desert
Cove E of Pima Rd G.W. Larson/appl
Pima Rd & Shea Blvd Investors/owner
Approved 12-4-84

PLAN DATA:

▪ GROSS ACREAGE	4.5 AC.
▪ NET ACREAGE	3.5 AC.
▪ FLOOR AREA	REQ. 24% PROV. 28% 38,200 SQ. FT.
▪ OPEN SPACE	PROV. 28% 59,445 SQ. FT.
▪ PARKING	PROVIDED 195 REQUIRED 191



**G. WILLIAM
LARSON
ASSOCIATES**

4211 Winfield Scott Plaza, Scottsdale, AZ 85251

(602) 994-0044

PROPOSED DEVELOPMENT PLAN FOR:

PIMA RD. SHEA BLVD. INVESTORS

SCOTTSDALE, ARIZONA

APPROVED

NORTH

SCALE: 1"=20'

DATE	
REVISION	8435
DRAWN	
CHECKED	
APPROVED	
ACCEPTED	