

# CITY COUNCIL REPORT



Meeting Date: March 21, 2023  
 General Plan Element: *Character and Design*  
 General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

## ACTION

**Hawkins - CSOK**  
 8-PP-2020

### Request to consider the following:

1. Approval of a final plat for a new subdivision, comprised of three (3) commercial lots and one (1) residential lot, on a 5.1-acre site located at Southwest corner of E. Shea Boulevard and N. 114th Street, with Central Business (C-2), Service Residential (S-R), and Single-family Residential, Planned Residential Development (R1-18 PRD) zoning.

### Goal/Purpose of Request

The applicant's request is for approval of a final plat for a subdivision with three (3) commercial lots and one (1) residential lot.

### Key Items for Consideration

- No community input received as of the date of this report
- The Development Review Board voted to approve the preliminary plat, on July 7, 2022, with a vote of 5-0.

## LOCATION

11355 E Shea Bl

## OWNER

Kci Investments  
 480-951-1800

## APPLICANT CONTACT

BRITTNEE ELLIOTT  
 HAWKINS COMPANIES  
 208-908-5637



Action Taken Approved on Consent

## **BACKGROUND**

### **General Plan**

The 2035 General Plan Conceptual Land Use Map designates +/-0.89 acres of the subject site as a Employment - Office land use, +/- 1.97 acres of the site as Commercial, and the other +/- 2.15 acres as a Suburban Neighborhoods land use designation. The 2035 General Plan Land Use Element describes the Employment - Office land use designation as areas that have a residential scale and character. These uses generate low to moderate traffic volumes and could be located along collector as well as arterial streets. They are generally one-story structures, with at-grade parking (Zoning categories determine building heights and setbacks). Commercial uses provide a variety of goods and services to the people who live, work, or visit Scottsdale and have been designated through the community at various locations. The size and scale of neighborhood-serving commercial uses should be compatible with surrounding areas. The Suburban Neighborhoods land use designation includes medium to small lot single-family neighborhoods or subdivisions. Suburban neighborhoods may be used as a transition between less intense residential areas and non-residential areas such as office or retail uses.

### **Shea Area Plan**

The subject site is located within the boundary of the City Council adopted 1993 Shea Character Area Plan. As defined in that plan, the subject property is also located within the Shea Corridor Overlay, which is generally located ¼ mile north and south of Shea Boulevard from Hayden Road to the eastern city limit. The Shea Character Area Plan contains goals, policies, and guidelines to enhance and protect existing neighborhoods, encourage site planning that is sensitive to environmental features, and to ensure that new development is compatible with existing development.

### **Zoning**

The site was annexed into the City in 1975 (Ord. #891) and zoned to the Single-family Residential (R1-43) zoning designation. In 2021 the City Council approved a zoning district map amendment, giving the site its current zoning designation of Central Business (C-2), Service Residential (S-R), and Single-family Residential, Planned Residential Development (R1-18 PRD) zoning (Case 8-ZN-2020).

### **Context**

Located on the southwest corner of E. Shea Boulevard and N. 114<sup>th</sup> Street, the property is one of a few vacant undeveloped sites along the Shea Corridor. Surrounding properties to the east, north and west have already been developed with both residential and non-residential uses.

### **Adjacent Uses and Zoning**

- North: East Shea Boulevard, existing multi-family condominiums, zoned Multi-family Residential District (R-5)
- South: East Beryl Avenue, existing single-family residences, zoned Single-family Residential Planned Residential Development District (R1-43 PRD)
- East: North 114<sup>th</sup> Street, multi-family residential and office condominiums, zoned Multi-family Residential Planned Community District (R-4 PCD) and Service Residential Planned Community District (S-R PCD)

- West: Existing single-family residences, zoned Single-family Residential Planned Residential Development District (R1-43 PRD)

**Other Related Policies, References:**

Scottsdale General Plan 2035, as amended  
1993 Shea Character Area Plan  
8-ZN-2020  
5-GP-2020  
5-GP-2020#2  
37-DR-2020

**APPLICANT'S PROPOSAL**

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**Development Information**

The development proposal includes three (3) commercial office & retail buildings and one (1) single-family residential lot.

- Existing Use: Vacant
- Proposed Use: Office/Retail/Single-family Residential
- Parcel Size: +/- 5.01 acres
- Building Height Allowed/Proposed: C-1: 24 feet  
S-R: 18 feet  
R1-18 PRD: 24 feet
- Parking Required: 62 spaces (commercial only)
- Parking Provided: 87 spaces
- Open Space Required: 21,111 square feet (commercial only)
- Open Space Provided: 43,433 square feet
- Floor Area: 15,336 square feet (commercial only)

**IMPACT ANALYSIS**

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**Plat**

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The requested preliminary plat includes 3 new parcels for the proposed commercial buildings and 1 new parcel for the single-family residential lot. All of the proposed parcels comply with the applicable development standards for their associated zoning designation. The proposed single-family lot is within a Planned Residential Development (PRD) per the previous zoning approval and future development of this lot will comply with the Development Plan and development standards that were approved with the PRD.

### **Transportation/Trails**

Access for the commercial portion of the site will be provided by two driveways on N. 114<sup>th</sup> Street and access to the proposed residential parcels will be provided by E. Beryl Avenue, which is an existing public local street through the existing Montana Vistas Subdivision. As part of the development, E. Beryl Avenue will be finished with a cul-de-sac including curb and gutter to match the existing street section in the neighborhood.

An 8-foot-wide detached sidewalk and trail improvements will be provided along E. Shea Boulevard as well as a new 6-foot-wide detached sidewalk along N. 114<sup>th</sup> Street. The City is anticipating the future construction of a right-turn deceleration lane at the Shea/114<sup>th</sup> Street intersection. Since the proposed development alone does not warrant the construction of the deceleration lane, the applicant has agreed to coordinate their site plan improvements (sidewalk & trail) with the future deceleration lane.

### **Water/Sewer**

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division. The City of Scottsdale is an Arizona Department of Water Resources designated provider with a 100 years Assured Water Supply and will supply water in accordance with City codes, ordinances, and the City's Drought Management Plan. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

### **Public Safety**

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of service delivery and to identify any potential for future public safety resource needs for the community.

### **Community Involvement**

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

### **Policy Implications**

This final plat is consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots.

## **OTHER BOARDS & COMMISSIONS**

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### **Development Review Board**

Development Review Board heard this case as a preliminary plat request on July 7, 2022 and recommended approval with a 5-0 vote.



### **Staff Recommendation to Development Review Board**

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

### **STAFF RECOMMENDATION**

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#### **Recommended Approach:**

Staff recommends that the City Council approve the Hawkins - CSOK preliminary plat final plat.

### **RESPONSIBLE DEPARTMENT**

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#### **Planning and Development Services**

Current Planning Services

### **STAFF CONTACT**

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Bryan Cluff  
Planning & Development Area Manager  
480-312-2258  
E-mail: bcluff@ScottsdaleAZ.gov

### **APPROVED BY**

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Bryan Cluff, Report Author

3/1/2023

Date



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

3/1/2023

Date



Erin Perreault, AICP, Executive Director  
Planning and Economic Development  
480-312-7093, eperreault@scottsdaleaz.gov

03/05/2023

Date

## ATTACHMENTS

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1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Preliminary Plat
4. Final Plat
5. Site Plan (for reference)
6. July 7, 2022 Development Review Board meeting minutes





Context Aerial

8-PP-2020

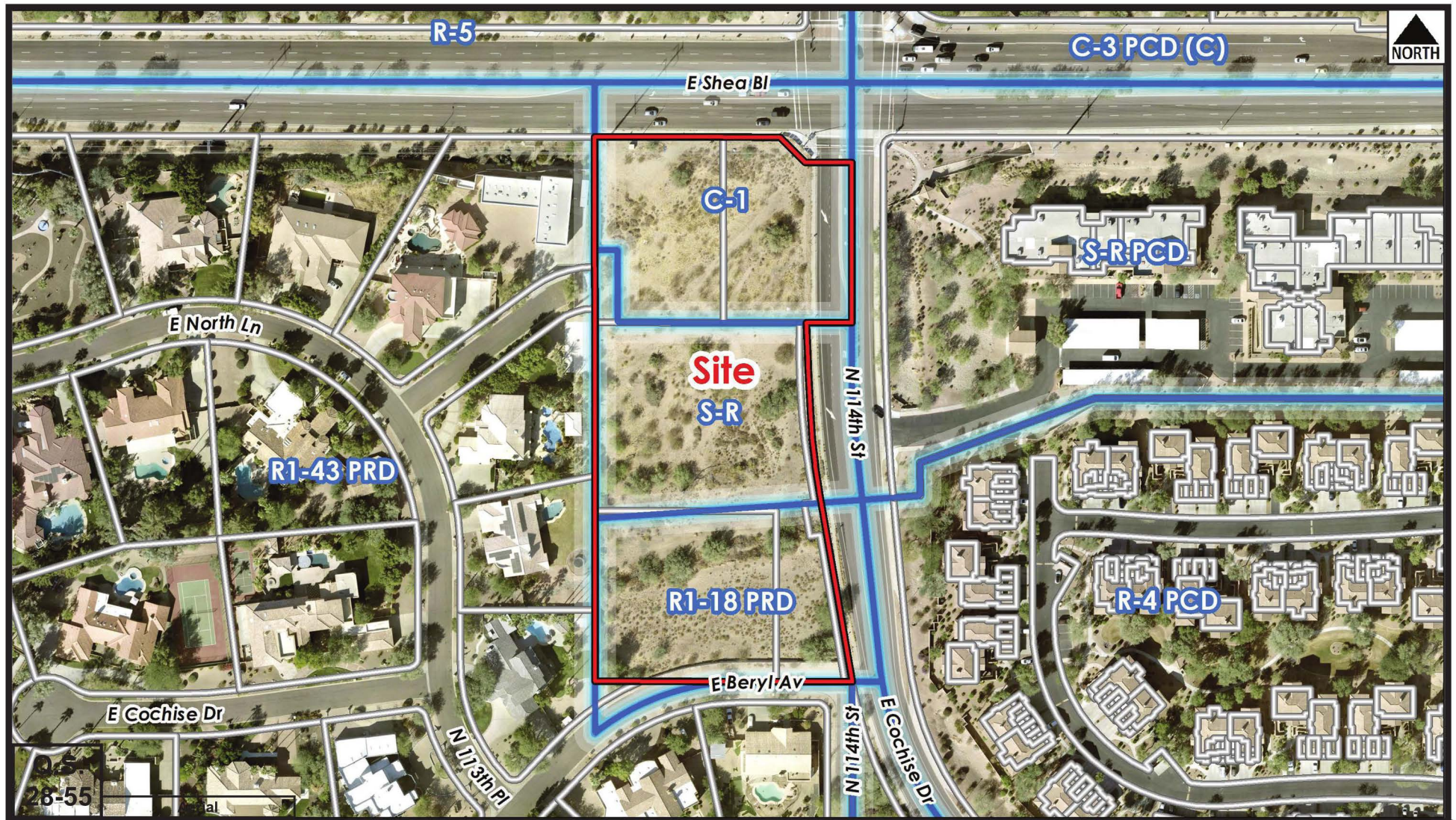




Close-up Aerial

8-PP-2020





Zoning Aerial

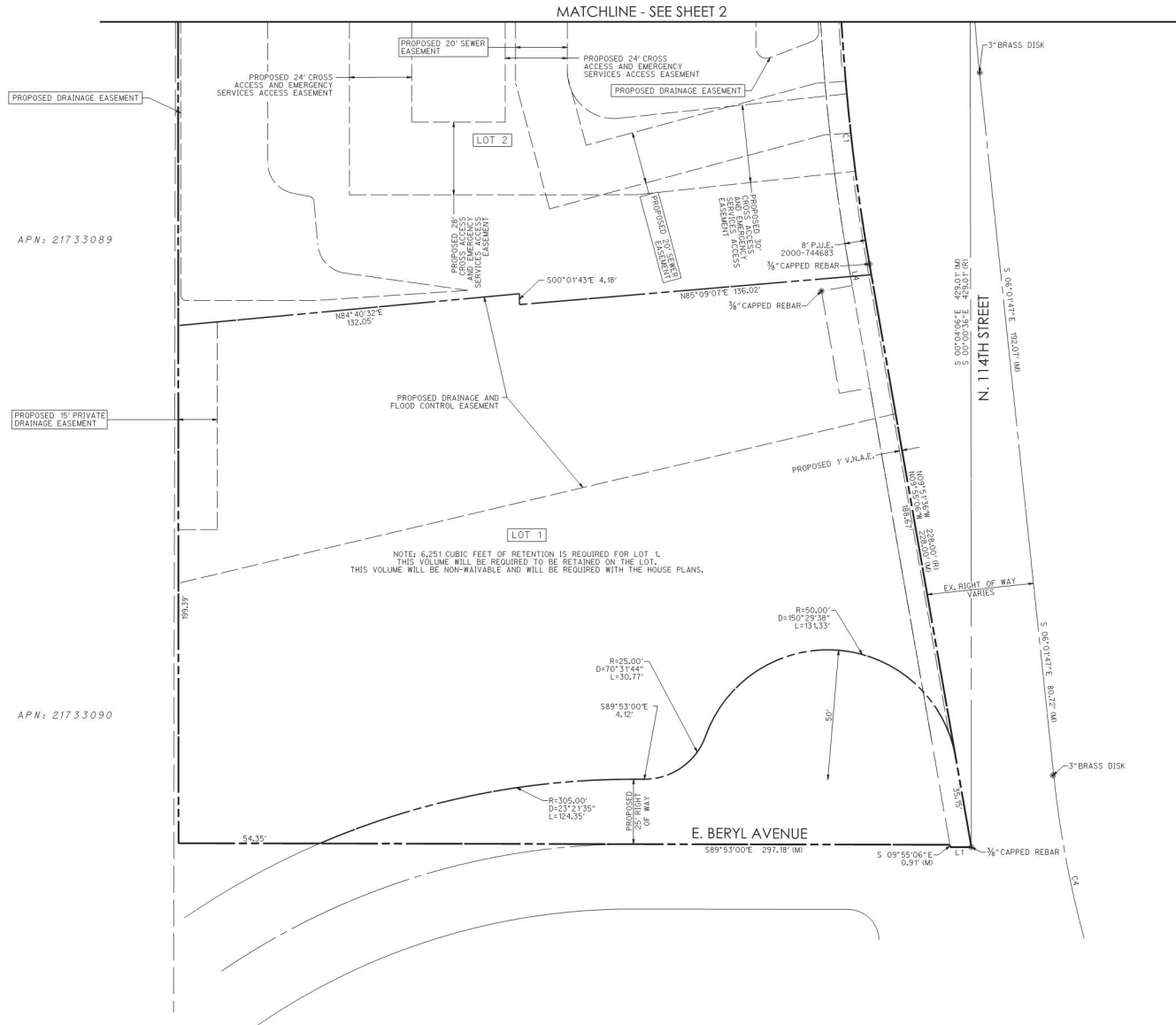
8-PP-2020



## U.S. #28-55







8-PP-2022  
4/28/2022



<p><b>300engineering</b> planning civil engineering surveying</p>	
<p>114TH ST. &amp; SHEA BLVD. RETAIL SWC 114TH ST. &amp; SHEA BLVD., SCOTTSDALE, AZ 85259 PRELIMINARY PLAT</p>	
<p>DATE: 04/21/22 PROJECT NO.: 1831 SHEET NO.: PPT03 3 of 3</p>	

DEDICATION:  
STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS.  
KNOW ALL MEN BY THESE PRESENTS:

GRHH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, RDM CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND MRH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, OWNERS, HEREBY DEDICATES A PORTION OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME "14TH & SHEA RETAIL" AS SHOWN ON THIS FINAL PLAT, THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING THE SUBDIVISION, EACH LOTS, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT.

GRHH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, RDM CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND MRH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, OWNERS, GRANTOR, DEDICATES, IN FEE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON, SEE SRC, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS WITHOUT LIMITATION. GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

GRHH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, RDM CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND MRH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY GRANTS AND CONVEYS TO EACH OWNER OF LOT 2, LOT 3, AND LOT 4 AND ITS PERMEEES, A PERPETUAL, NON-EXCLUSIVE EASEMENT AS SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY FOR RECIPROCAL ACCESS AREAS, INCLUDING BUT NOT LIMITED TO, PEDESTRIAN INGRESS AND EGRESS, OVER AND ACROSS THE DRIVEWAYS AND ACCESSWAYS, PARKING AREAS, SIDEWALKS, WALKWAYS, EXITS AND ENTRANCES (COLLECTIVELY, THE "ACCESS AREAS"), SUCH RIGHTS OF INGRESS AND EGRESS EXPRESSLY DO NOT INCLUDE PARKING RIGHTS.

GRHH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, RDM CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND MRH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY GRANTS AND CONVEYS TO EACH OWNER OF LOT 2, LOT 3, AND LOT 4 A PERPETUAL, NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS, CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "PRIVATE DRAINAGE FACILITIES").

GRHH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, RDM CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND MRH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY GRANTS AND CONVEYS TO EACH OWNER OF LOT 3 AND LOT 4 A PERPETUAL, NON-EXCLUSIVE SHARED REFUSE PRIVATE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF THE REFUSE ENCLOSURE.

GRHH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, RDM CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND MRH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY, OWNERS, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

1. WATER AND SEWER FACILITIES: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES, MANHOLES, PUMPS, VALVES, ACCESS VAULTS AND OTHER RELATED FACILITIES.

2. PUBLIC NON-MOTORIZED ACCESS (PNMA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS MAP FOR ALL MANNER OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO, SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

3. DRAINAGE AND FLOOD CONTROL: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS, CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY.

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

3. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS, LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.

4. AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES; GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.

5. IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE, IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).

6. GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTEE'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

4. EMERGENCY AND SERVICE ACCESS: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO ACCESS.

5. VEHICULAR NON-ACCESS: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

6. SCENIC CORRIDOR (SC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE PERMANENT DESERT OPEN SPACE. HOWEVER, GRANTOR MAY INSTALL VEGETATION, DRIVEWAYS, UNDERGROUND PRIVATE UTILITIES AND OTHER IMPROVEMENTS IN THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE. GRANTOR SHALL MAINTAIN THE PROPERTY, INCLUDING ANY IMPROVEMENTS, FREE OF DEBRIS, IN A SAFE AND NATURAL CONDITION. GRANTEE MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

7. PUBLIC UTILITY (PU): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA, TRANSMISSION AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

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

Attachment 4

FINAL PLAT  
FOR

# 114TH & SHEA RETAIL

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER: GRHH CSOK LLC/RDM CSOK LLC/MRH CSOK LLC

## DEDICATION: (CONTINUED)

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

GRANTOR: \_\_\_\_\_

FOR: GRHH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

GRANTOR: \_\_\_\_\_

FOR: RDM CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

GRANTOR: \_\_\_\_\_

FOR: MRH CSOK LLC, AN IDAHO LIMITED LIABILITY COMPANY

## DEDICATION ACKNOWLEDGEMENT: GRHH CSOK LLC

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_ FOR AND ON BEHALF OF \_\_\_\_\_.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## DEDICATION ACKNOWLEDGEMENT: RDM CSOK LLC

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_ FOR AND ON BEHALF OF \_\_\_\_\_.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## DEDICATION ACKNOWLEDGEMENT: MRH CSOK LLC

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_ FOR AND ON BEHALF OF \_\_\_\_\_.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

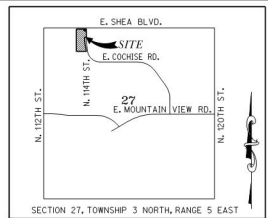
## SURVEY CERTIFICATION:

- THIS IS TO CERTIFY THAT:
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
2. THIS PLAT WAS PREPARED UNDER MY DIRECTION;
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MARCH, 2023;
5. THE SURVEY IS TRUE AND COMPLETE, AS SHOWN;
6. MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION;
7. THEIR POSITIONS ARE CORRECTLY SHOWN, AND;
8. SHOWN MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



REGISTERED LAND SURVEYOR

2-1-23  
DATE



## VICINITY MAP

OWNER/DEVELOPER:  
GRHH CSOK LLC/RDM CSOK LLC/MRH CSOK LLC  
855 W. BRAD ST., UNIT 300  
BOISE, IDAHO 83702

CONTACT: MARK MITCHELL  
PHONE: (480) 223-8239  
EMAIL: MMITCHELL@3ENGINEERING.COM

CONTACT: JAMES A. LOFTIS, R.L.S.  
PHONE: (602) 334-4387  
EMAIL: JLOFTIS@3ENGINEERING.COM

BENCHMARK:  
3" BRASS DISK, LOCATED AT THE INTERSECTION OF  
SHEA BOULEVARD & 114TH STREET.

ELEVATION = 1444.23 (NAVD83)  
CITY OF SCOTTSDALE DATUM

## BASIS OF BEARING:

THE BASIS OF BEARING IS THE CENTERLINE OF EAST SHEA BOULEVARD, ALSO BEING THE NORTHERN SECTION LINE SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST, WHICH BEARS N89°53'00" PER GPS COORDINATE OBSERVATIONS ARIZONA STATE PLANE, CENTRAL ZONE MADS3.

## SITE DATA

EXISTING ZONING: C-0 AND R-18

PROPOSED ZONING: R-18 (LOT 1), SR (LOT 2), C1 (LOT 3), C1 (LOT 4)

PROPOSED SITE AREA: 3.715 ACRES (161,865 SF)

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT - BOUNDARY & LOTS
3	FINAL PLAT - EASEMENTS

## NOTES:

- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATE OF ASSURED WATER SUPPLY.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO LANDSCAPING AND REMOVABLE TYPE FENCING.
- PROPERTY OWNERS SHALL MAINTAIN ALL ADJACENT EASEMENT AND LANDSCAPING AREAS.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS OF THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.

## APPROVAL BLOCK:

APPROVED BY THE CITY COUNCIL OF SCOTTSDALE, ARIZONA THIS THE \_\_\_\_\_

DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_ MAYOR

DATE:

ATTEST BY: \_\_\_\_\_ CITY CLERK

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

BY: \_\_\_\_\_ CHIEF DEVELOPMENT OFFICER

DATE:

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE 37-DR-2020 & 8-PP-2020 AND ALL RELATED STIPULATIONS.

BY: \_\_\_\_\_ DEVELOPMENT ENGINEERING MANAGER

DATE:



3 ENGINEERING, LLC  
3570 E. THOMAS RD., SUITE # 200  
SCOTTSDALE, ARIZONA 85251  
PHONE: (602) 334-4387  
FAX: (602) 490-3230

PROJECT NO: 1831  
DATE: 03/01/23  
SHEET NO: 3  
1 of 3



COPYRIGHT 2014, 3 ENGINEERING, LLC

APR: 217-33-090  
LOT 8

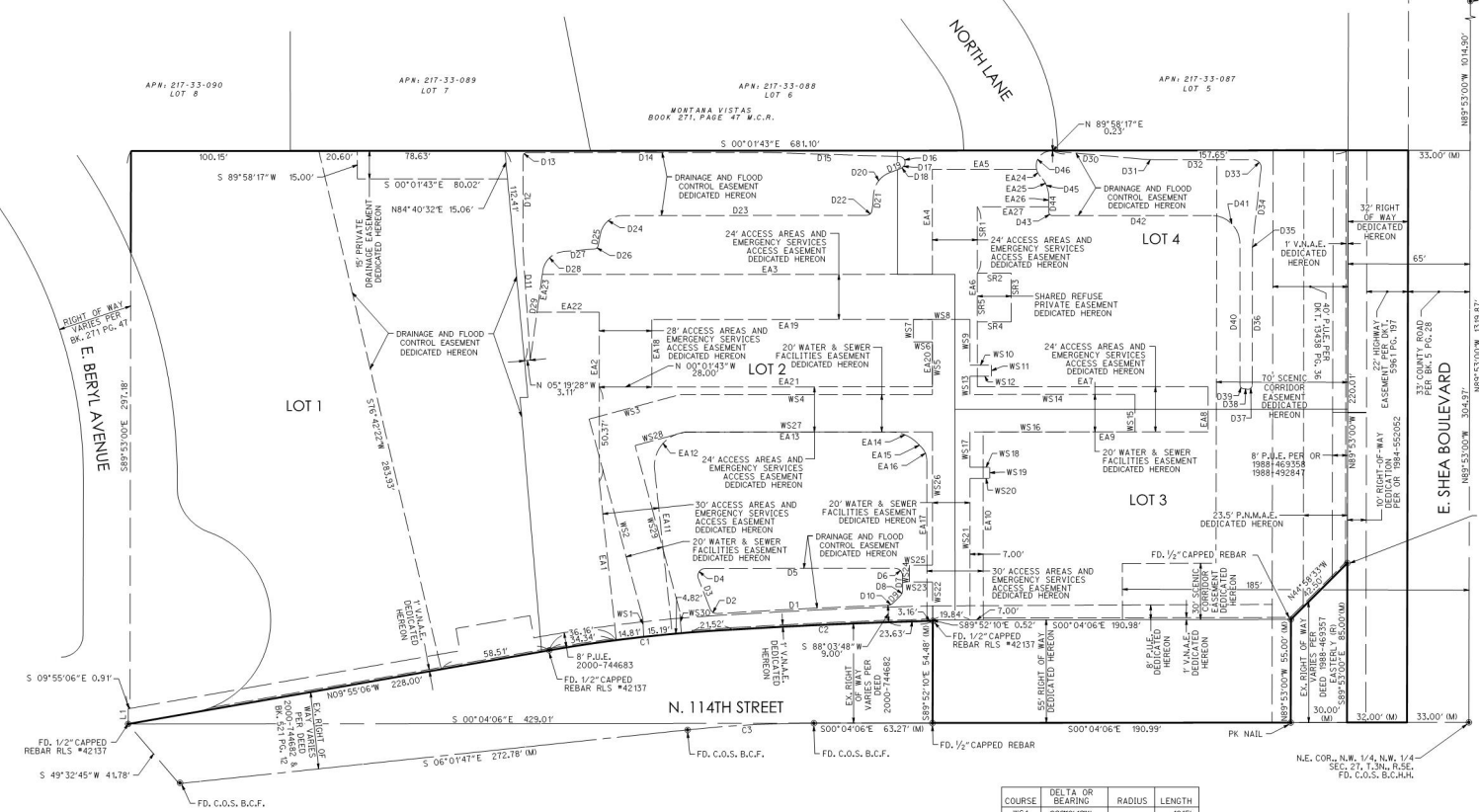
APR: 217-33-089  
LOT 7

APR: 217-33-088  
LOT 6

APR: 217-33-087  
LOT 5

MONTANA VISTAS  
BOOK 271, PAGE 47 W.C.R.

N.W. COR. SEC. 27, T.3N.,  
R.5E. FD. C.O.S. B.C.H.H.



COURSE	DELTA OR BEARING	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
D1	Δ 10°44'42"	2988.97	90.37	N02°48'33"W	90.02
D2	Δ 7°27'04"	400	5.07	N32°37'39"E	47.4
D3	S89°50'10"W		17.30		
D4	Δ 8°02'00"	400	7.75	N55°32'46"W	6.59
D5	N00°04'37"W		100.13		
D6	Δ 90°00'00"	400	6.88	N44°58'17"E	5.66
D7	N89°58'17"E		7.83		
D8	Δ 44°58'08"	400	3.14	N67°33'39"W	3.06
D9	S45°02'35"E		5.50		
D10	Δ 43°09'23"	400	3.07	N23°30'54"W	2.94
D11	S86°12'36"W		5.82		
D12	N89°57'25"W		49.26		
D13	Δ 8°55'42"	200	3.14	N44°59'34"W	2.83
D14	N00°04'37"W		129.36		
D15	N04°44'42"		69.59		
D16	Δ 92°55'44"	300	6.07	N65°44'35"E	5.39
D17	S50°17'49"E		0.60		
D18	Δ 3°57'18"	300	1.67	N36°19'18"W	1.65
D19	S30°20'39"E		6.32		
D20	Δ 64°03'53"	1300	14.55	N52°24'35"W	13.80
D21	S84°28'32"E		9.95		
D22	Δ 84°28'49"	300	4.42	N52°15'08"W	4.03
D23	S00°04'37"E		130.17		
D24	Δ 7°02'24"	1200	16.57	N33°35'25"W	15.29
D25	S79°09'01"E		6.56		
D26	Δ 74°05'40"	200	2.59	N02°06'16"W	2.41
D27	S00°03'28"E		85.96		
D28	Δ 76°56'40"	1200	16.02	N43°37'46"W	14.93
D29	S87°00'00"E		48.05		
D30	N02°17'59"E		47.07		
D31	Δ 10°13'42"	1000	9.22	N02°35'08"E	9.21
D32	N00°04'37"W		50.49		
D33	Δ 98°07'43"	400	67.2	N48°07'38"E	5.96
D34	S83°47'00"E		42.00		
D35	Δ 106°02'00"	700	0.75	N86°48'00"W	0.75
D36	S89°37'02"E		73.47		
D37	Δ 95°57'53"	200	3.35	N45°54'04"W	2.91
D38	S00°04'32"W		2.47		
D39	Δ 83°53'24"	200	2.83	N48°07'35"E	2.67
D40	S89°58'17"W		75.47		
D41	Δ 90°00'00"	1500	23.56	N44°58'17"E	21.01
D42	S00°04'37"E		85.00		
D43	Δ 90°00'00"	200	3.14	N44°58'17"E	2.83
D44	S89°58'17"W		8.34		
D45	Δ 44°13'25"	1500	1.66	N67°42'18"E	1.37
D46	Δ 43°45'39"	800	19.57	N64°40'59"W	15.02

**MEASURED LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°52'10"W	8.12

**RECORD LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°53'00"W	8.13

**MEASURED CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.24'	811.00'	6°56'26"	N06°26'53"W	38.18'
C2	107.09'	2915.91'	2°03'32"	N02°30'43"W	107.08'
C3	67.47'	650.00'	9°56'50"	S03°02'31"E	67.44'

**RECORD CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.21'	811.00'	6°56'11"	N/A	N/A
C2	107.09'	2915.91'	2°03'32"	N/A	N/A
C3	67.47'	650.00'	9°56'50"	S03°02'31"E	67.44'

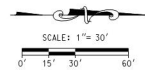
- LEGEND:**
- CORNER OF SUBDIVISION AS NOTED
  - PROPERTY CORNER AS NOTED
  - △ FOUND MONUMENT AS NOTED
  - SUBDIVISION BOUNDARY
  - PARCEL LINE
  - MONUMENT LINE
  - EASEMENT LINE
  - A.P.N. ASSESSOR PARCEL NUMBER
  - M.C.R. MARICOPA COUNTY RECORDS
  - D.K.T. DOCKET
  - P.G. PAGE
  - (R) RECORD
  - (M) MEASURED
  - (C) CALCULATED
  - R/W RIGHT-OF-WAY
  - N.A.O.S. NATURAL AREA OPEN SPACE
  - P.N.A.A.E. PUBLIC NON-MOTORIZED ACCESS EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

COURSE	DELTA OR BEARING	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
EA1	S83°52'18"W		85.00		
EA2	S89°58'17"W		90.37		
EA3	N00°04'37"W		208.03		
EA4	S89°58'17"W		56.00		
EA5	N00°04'37"W		55.60		
EA6	N89°58'17"E		96.00		
EA7	N00°04'37"W		123.00		
EA8	N89°58'17"E		24.00		
EA9	S00°04'37"E		103.00		
EA10	N89°58'17"E		100.05		
EA11	S83°52'18"W		88.20		
EA12	Δ 96°05'59"	1800	30.09	N48°04'42"W	26.77
EA13	N00°04'37"W		107.99		
EA14	Δ 44°02'00"	2000	15.71	N22°28'11"E	15.31
EA15	N44°58'17"E		3.36		
EA16	Δ 45°00'00"	950	7.46	N67°28'11"E	7.27
EA17	N89°58'17"E		85.82		
EA18	S89°58'17"W		36.00		
EA19	N00°04'37"W		196.07		
EA20	N89°58'17"E		36.00		
EA21	S00°04'37"E		196.67		
EA22	S00°04'37"E		33.18		
EA23	N89°00'00"W		20.20		
EA24	Δ 3°32'32"	800	4.40	N71°02'28"E	4.35
EA25	Δ 44°31'50"	1500	1.66	N67°42'18"E	1.37
EA26	N89°58'17"E		5.67		
EA27	S00°04'37"E		38.00		

COURSE	DELTA OR BEARING	RADIUS	LENGTH
WS1	S86°12'48"W		10.95
WS2	S74°55'18"W		109.12
WS3	N50°04'42"W		50.30
WS4	N00°04'37"W		134.52
WS5	S89°58'17"W		28.00
WS6	S00°04'37"E		10.07
WS7	S89°58'17"W		12.00
WS8	N00°04'37"W		30.07
WS9	N89°58'17"E		24.33
WS10	N00°04'37"W		11.54
WS11	N89°58'17"E		6.00
WS12	S00°04'37"E		11.54
WS13	N89°58'17"E		9.67
WS14	N00°04'37"W		88.00
WS15	N89°58'17"E		20.00
WS16	S00°04'37"E		88.00
WS17	N89°58'17"E		18.84
WS18	N00°04'37"W		10.59
WS19	N89°58'17"E		6.00
WS20	S00°04'37"E		10.59
WS21	N89°58'17"E		75.32
WS22	S89°58'17"W		20.69
WS23	S00°04'37"E		12.34
WS24	S89°58'17"W		9.00
WS25	N00°04'37"W		12.34
WS26	S89°58'17"E		71.07
WS27	S00°04'37"E		10.81
WS28	S00°04'42"E		27.66
WS29	N74°55'18"E		96.69
WS30	N86°12'48"E		11.49

**COURSE DELTA OR BEARING RADIUS LENGTH**

SR1	N89°58'17"E		35.33
SR2	N00°04'37"W		18.00
SR3	N89°58'17"E		26.00
SR4	S00°04'37"E		18.00
SR5	S89°58'17"W		26.00



"EASEMENT SHEET"

**3e engineering**  
planning civil engineering surveying

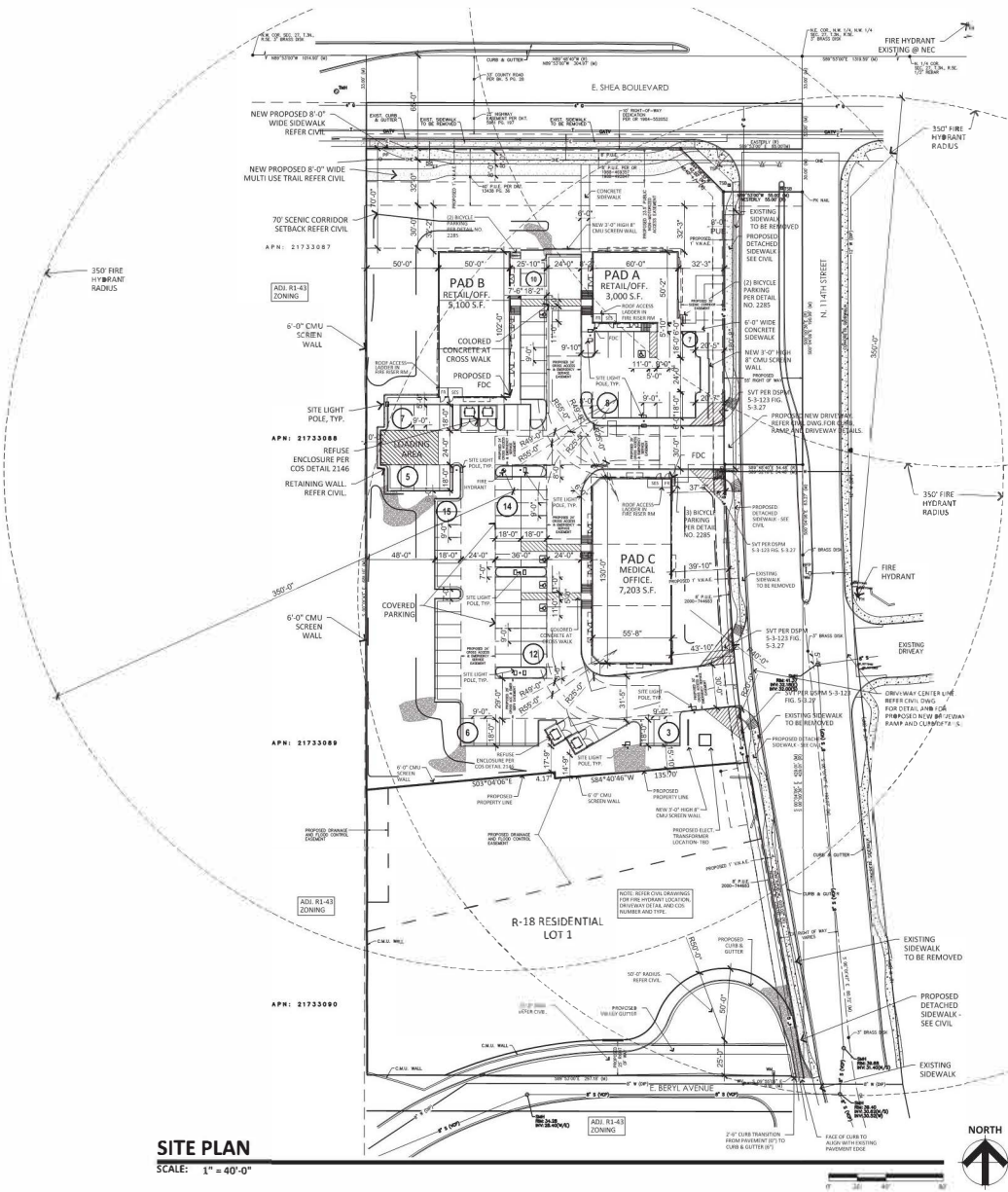
3 ENGINEERING, LLC  
4370 E. THOMAS RD.  
SUITE # 200  
SCOTTSDALE, ARIZONA 85251  
PHONE: (602) 334-4387  
FAX: (602) 490-3230

PROJECT NO:  
**1831**

DATE: 02/01/23

SHEET NO:  
**3 of 3**





**SITE PLAN**  
SCALE: 1" = 40'-0"

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE PROVIDED AS APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

**ATTACHMENT #5**

**114TH AND SHEA RETAIL**  
SWC OF 114TH STREET AND SHEA BLVD  
SCOTTSDALE ARIZONA 85259  
DATE: 03-31-2022 (PRELIMINARY)

## PROJECT DIRECTORY

ARCHITECT:  
RKAA ARCHITECTS, INC.  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: NEIL FEASER  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: nfeaser@rkaa.com

## SITE DATA

PARCEL NUMBER:	217-33-034G, 034F, 034M & 034K
EXISTING ZONING:	C-0 AND R1-18
PROPOSED ZONING:	C1 (PAD A & B), SR (PAD C) AND R-18
PROPOSED SITE AREA:	3.8077 ACRES (165,864.90 S.F.)
MAX. BUILDING HEIGHT:	24'-0" MAX.
C-1 ZONING:	18'-0" MAX.
SR ZONING:	24'-0" MAX.
PROPOSED BUILDING HEIGHT:	18'-0" MAX.
C-1 ZONING:	18'-0" MAX.
SR ZONING:	18'-0" MAX.
PROPOSED USE:	RETAIL / MED. OFFICE / OFFICE
BUILDING AREA:	
PAD A: RETAIL / OFFICE / MEDICAL	3,000 S.F.
PAD B: RETAIL / OFFICE / MEDICAL	5,100 S.F.
PAD C: MEDICAL OFFICE	7,203 S.F.
TOTAL BUILDING AREA:	15,303 S.F.
PARKING REQUIRED:	
PAD A: RETAIL-OFFICE / 250 S.F.	12 SPACES
PAD B: RETAIL-OFFICE / 250 S.F.	21 SPACES
PAD C: MEDICAL OFFICE / 250 S.F.	29 SPACES
PARKING PROVIDED:	
PAD A: RETAIL-OFFICE	15 SPACES
PAD B: RETAIL-OFFICE	22 SPACES
PAD C: MEDICAL OFFICE / 250 S.F.	50 SPACES
TOTAL PARKING REQUIRED:	62 SPACES
COVERED PARKING PROVIDED:	14 SPACES
TOTAL PARKING PROVIDED:	87 SPACES
ACCESSIBLE PARKING REQUIRED: 4%	04 SPACES
ACCESSIBLE PARKING PROVIDED:	05 SPACES
BICYCLE SPACES REQUIRED:	07 SPACES
BICYCLE SPACES PROVIDED:	07 SPACES
PROPOSED LOT -A AREA:	2.5469 ACRES (110,953.31 S.F.)
PROPOSED LOT 1 AREA:	0.6795 ACRES (29,599.48 S.F.)
PROPOSED LOT 2 AREA:	0.5811 ACRES (25,312.58 S.F.)
F.A.R. PROVIDE: PARCEL A (ZONING-C1)	0.138



**VICINITY MAP**  
SCALE: N.T.S.

SP-1  
RKAA# 20047.50







**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, July 7, 2022  
\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Linda Milhaven, Councilmember  
Barney Gonzales, Planning Commissioner  
Doug Craig, Vice Chair  
Shakir Gushgari, Design Member, attended electronically  
Michal Ann Joyner, Development Member

**ABSENT:** Ali Fakhri, Development Member  
Jeff Brand, Design Member

**STAFF:** Brad Carr                      Bryan Cluff  
Eric Anderson                  Jesús Murillo  
Lexie Hartley                  Katie Posler  
Mark Kertis

**CALL TO ORDER**

Councilmember Milhaven called the meeting of the Development Review Board to order at 9:00 AM.

**ROLL CALL**

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

**PUBLIC COMMENT – NON-AGENDIZED ITEMS**

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

**NO SPOKEN OR WRITTEN PUBLIC COMMENT RECEIVED AT HEARING FOR NON-AGENDIZED ITEMS.**

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to July 7, 2022 Development Review Board agenda items, and other correspondence.

\* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:  
[http://scottsdale.granicus.com/ViewPublisher.php?view\\_id=36](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

## **MINUTES**

2. Approval of the June 16, 2022 Development Review Board Meeting Minutes.

**BOARD MEMBER JOYNER MOVED TO APPROVE THE JUNE 16, 2022 DEVELOPMENT REVIEW BOARD MINUTES AS PRESENTED, 2ND BY VICE CHAIR CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER GONZALES, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI AND JOYNER WITH A VOTE OF FIVE (5) TO ZERO (0).**

## **CONSENT AGENDA**

3. **1-PP-2022 (Sereno Canyon Phase 4E)**

Request for approval of a preliminary plat to replat Sereno Canyon Plat Phase 4E, to establish 10 resort units on +/- 21 acres of a 350-acre site, as per Phase 4 of the Sereno Canyon Community Phasing Plan and Final Plat, for a site located generally between E. Alameda Road and the E. Pinnacle Peak Road alignment, at the intersection of N. 124<sup>th</sup> Street and N. 125<sup>th</sup> Street, with Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning.

Staff contact is Jesús Murillo, 480-312-7849

**Applicant contact is Jorge Garre, 480-596-1131**

4. **37-DR-2020 & 8-PP-2020 (Hawkins - CSOK)**

Request for approval of the site plan, landscape plan, building elevations and a preliminary plat for a major subdivision to allow for a new office & retail development with 3 new buildings totaling approximately 15,300 square feet of commercial floor area and 3 commercial lots and 1 residential lot, all on a +/- 3.7-acre site located at the southwest corner of E. Shea Boulevard and N. 114<sup>th</sup> Street, with Central Business (C-2), Service Residential (S-R), and Single-family Residential, Planned Residential Development (R1-18 PRD) zoning.

Staff contact is Bryan Cluff, 480-312-2258

**Applicant contact is Brittnee Elliott, 480-777-1078**

5. **31-DR-2021 (New Corporate Hangar for Set Jet)**

Request for approval of a site plan, landscape plan, and building elevations for an approximately 16,270 square foot hangar and office building located at 15208 N. 75th Street, with Industrial Park (I-1) zoning.

Staff Contact is Katie Posler, 480-312-2703

**Applicant contact is James Elson, 602-903-5311**

**VICE CHAIR CRAIG MOVED TO APPROVE ITEMS 3, 4, AND 5 ON THE CONSENT AGENDA, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER MILHAVEN, COMMISSIONER GONZALES, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI AND JOYNER WITH A VOTE OF FIVE (5) TO ZERO (0).**

**- AGENDA CONTINUED ON NEXT PAGE -**

**REGULAR AGENDA**

**6. 18-UP-2021 (Ashler Hills Park)**

Request for a recommendation from the Development Review Board to the Planning Commission and City Council regarding a Municipal Use Master Site Plan for a new park on a +/- 15-acre site located at the northwest corner of E. Ashler Hills Drive and N. 74<sup>th</sup> Way, with Multiple-family Residential, Environmentally Sensitive Lands (R-5 ESL) zoning.

Staff contact is Katie Posler, 480-312-2703

**Applicant contact is Brad Walldorf, 602-312-7790**

**VICE CHAIR CRAIG MOVED TO RECOMMEND APPROVAL OF 18-UP-2021 WITH RECOMMENDATIONS REGARDING LIMITING PARK HOURS AND THE HEIGHT OF PATHWAY LIGHTING, 2ND BY BOARD MEMBER JOYNER. MOTION PASSED IN FAVOR BY COUNCILMEMBER MILHAVEN, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI AND JOYNER WITH A VOTE OF FOUR (4) TO ONE (1), WITH COMMISSIONER GONZALES DISSENTING.**

**Request to speak cards:**

**Elyse Flack**

**Ron Coates**

**Michael Fiflis**

**Yuri Kuechle**

**Alisa McMahon**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 10:20 AM.