



# Development Review (Minor) Staff Approval

182-SA-2023

**McDowell Mountain Manor  
Construction Yard and  
Native Plant Nursery**

APPLICATION INFORMATION			
LOCATION:	12651 E Happy Valley Rd	APPLICANT:	Jorge Garre
PARCEL:	217-01-025A	COMPANY:	Jorge Garre
Q.S.:	46-58	ADDRESS:	28150 N Alma School Pkwy., Ste Scottsdale, AZ 85262
ZONING:	R1-43 ESL	PHONE:	(480) 596-1131
<b>Request:</b> Request by owner for approval of a construction trailer, construction yard, native plant nursery, and associated improvements located within the McDowell Mountain Manor subdivision on Lots 4, 5, 8, 9, and 12.			

## STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture for construction trailer shall be submitted with final plans approval. Architectural elements, including dimensions, materials, form, color, and texture shall be consistent with ESL guidelines and DR approved materials. Approval is valid for 6 months from the date of the approval.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by Rick Engineering Company, with a city staff date of August 25, 2023.
3. Landscaping in the parking area and the front yard of the model home shall be plants from the Environmentally Sensitive Lands Indigenous Plant list and the Desert Appropriate Plant list.
4. Upon completion of the use as a construction trailer complex, the temporary improvements to these lots shall be removed.
5. Approval requires the dedication of Natural Area Open Space with final plans approval.
6. The final plat shall be recorded prior to the submittal of final plans to implement the proposed construction yard and native plant nursery improvement.

## CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter along with the following plan set for review, using the e-Services Planning Online Center:

**Digital Plan submittals** can be made using the City's e-Services at

<https://eservices.scottsdaleaz.gov/bldgresources/plans> and should include one PDF copy of each of the required plans/documents identified below.

- ARCHITECTURAL: ☒ Site plan and elevations  
IMPROVEMENTS: ☒ Civil Improvement Plans (including Landscape Improvement Plans)  
PERMIT APPLICATION: ☒ **Completed Permit Application**

The permit application may be filled-out and submitted online at:

<https://eservices.scottsdaleaz.gov/bldgresources/plans> or obtained for printing at:

### Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

- Commercial/Multi-family

[http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP\\_Permits/Commercial.pdf](http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP_Permits/Commercial.pdf)



Native Plant Permit Application and associated material

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Codes+and+Ordinances/Native+Plant+Application+Narrative.pdf>

**Expiration of Development Review (Minor) Approval**

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.



Staff Signature: \_\_\_\_\_

Jesus Murillo, 480-312-7849

Date: \_\_\_\_\_

August 25, 2023

**Planning and Development Services**

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)



C:\RICK\Projects\055600\6028\_McDowell\_Mountain\_Monor\Survey\Drawings\6028\_PLAT.dwg -- © 2023 Rick Engineering Company

### PARENT PARCEL LEGAL DESCRIPTION

PER SPECIAL WARRANTY DEED RECORDED AS 2022-0430438, RECORDS OF MARICOPA COUNTY

PARCEL 16, THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN BOOK 191 OF MAPS, AT PAGE 26 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 25 FEET THERE OF, DESCRIBED AS REAL PROPERTY CONVEYED TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, IN DOCUMENT NO. 2007-0630157 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ALL URANIUM, THORIUM, OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN THE PATENT RECORDED IN DOCKET 304, PAGE 447.

TOGETHER WITH:

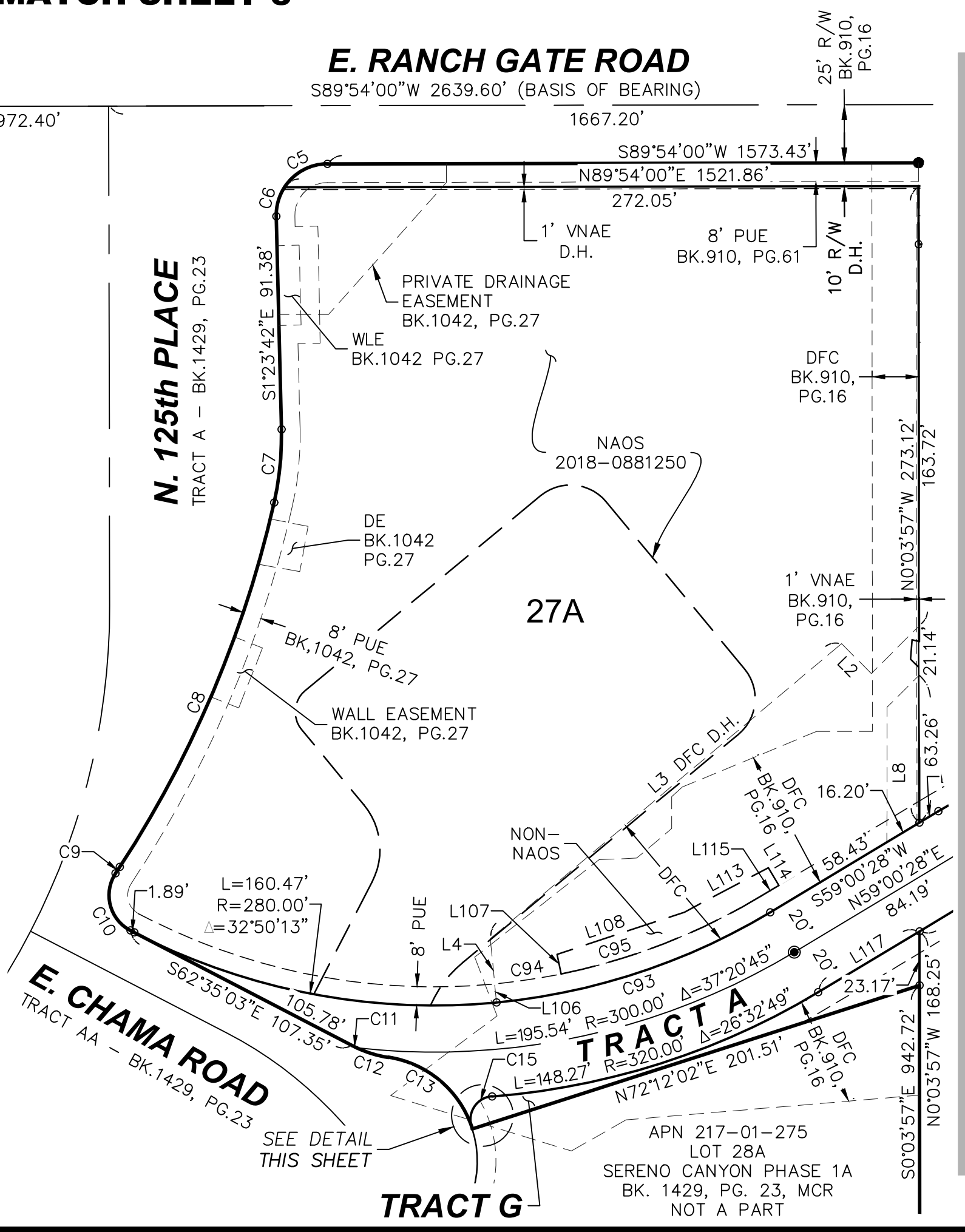
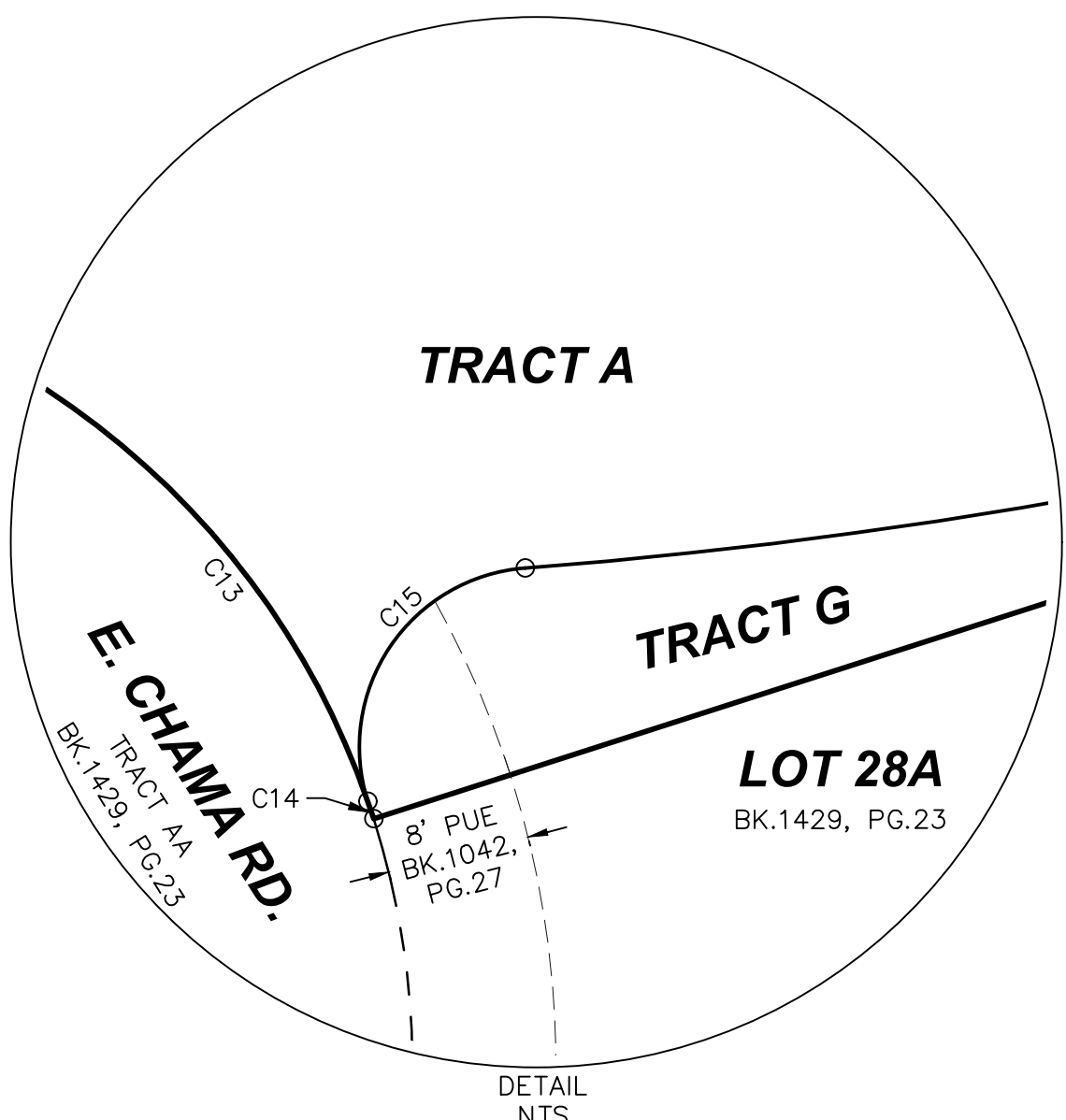
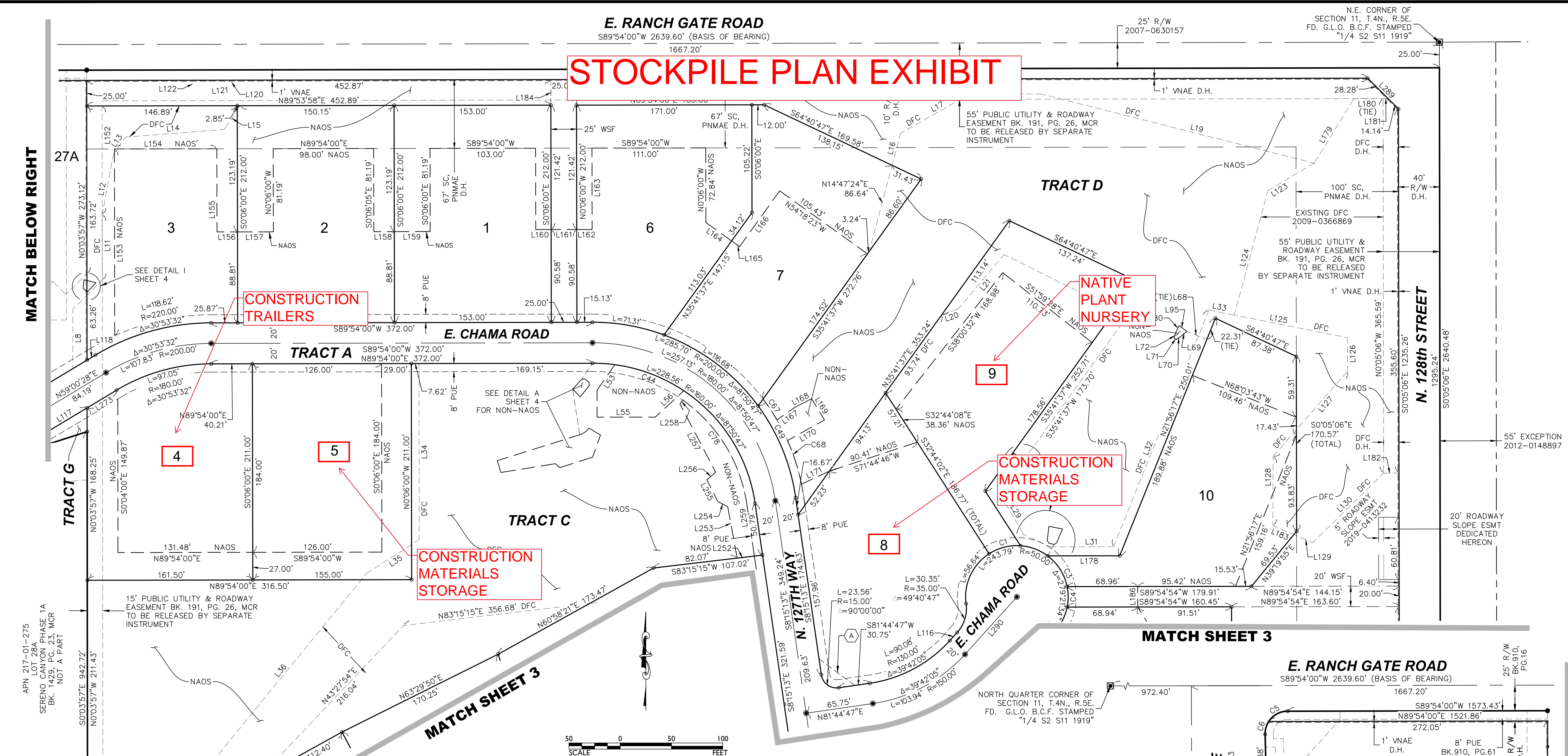
LOT 27A, SERENO CANYON PHASE 1A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 1429 OF MAPS, PAGE 23.



### LEGEND

- FOUND "PK" NAIL
- FOUND 1/2" REBAR
- SET BRASS CAP FLUSH
- SET 1/2" REBAR, RLS #41894
- FOUND BRASS CAP FLUSH
- BK./PG. BOOK & PAGE
- D.H. DEDICATED HEREON
- DOC. DOCUMENT NUMBER
- DFC DRAINAGE AND FLOOD CONTROL EASEMENT DEDICATED HEREON
- ESMT EASEMENT DEDICATED HEREON
- NAOS NATURAL AREA OPEN SPACE EASEMENT DEDICATED HEREON
- PNMAE PUBLIC NON-MOTORIZED ACCESS EASEMENT DEDICATED HEREON
- PUE PUBLIC UTILITY EASEMENT DEDICATED HEREON
- R/W RIGHT OF WAY DEDICATED HEREON
- SDE SIGHT DISTANCE EASEMENT DEDICATED HEREON
- TCE TEMPORARY CONSTRUCTION EASMENT DEDICATED HEREON
- VNAE VEHICULAR NON-ACCESS EASEMENT DEDICATED HEREON
- WLE WATER LINE EASEMENT DEDICATED HEREON
- WSF WATER AND SEWER FACILITIES EASEMENT DEDICATED HEREON
- (A) 35'X35' SD - SITE DISTANCE EASEMENT DEDICATED HEREON

---	BOUNDARY LINE
---	CENTER LINE
---	EASEMENT LINE
---	NAOS LINE
---	ADJACENT BOUNDARY LINE



41894  
ERIC L.  
SOSTROM  
6/28/23  
REGISTERED LAND SURVEYOR  
ARIZONA U.S.A.

SURVEYOR:

2401 W. PEORIA AVE. SUITE #130  
PHOENIX, AZ 85029  
602.957.3350  
rickengineering.com

**RICK**  
ENGINEERING COMPANY  
San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

DRAWN BY: PUE SCALE: 1"=50'  
CHECKED BY: ELS DATE: 6/28/23

FINAL PLAT  
**McDOWELL MOUNTAIN  
MANOR**  
SCOTTSDALE, ARIZONA

Contact Arizona 811 at least two full  
working days before you begin excavation  
**ARIZONA811**  
Call 811 or click Arizona811.com

PROJECT NO.  
**P6028**  
SHEET NO. 2 OF 5

PLAN CHECK NO. 10034-22-1



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- ADJACENT BOUNDARY LINE

APPROVAL  
CASE REVIEW

Staff Signature

182-SA-2023

Case Number

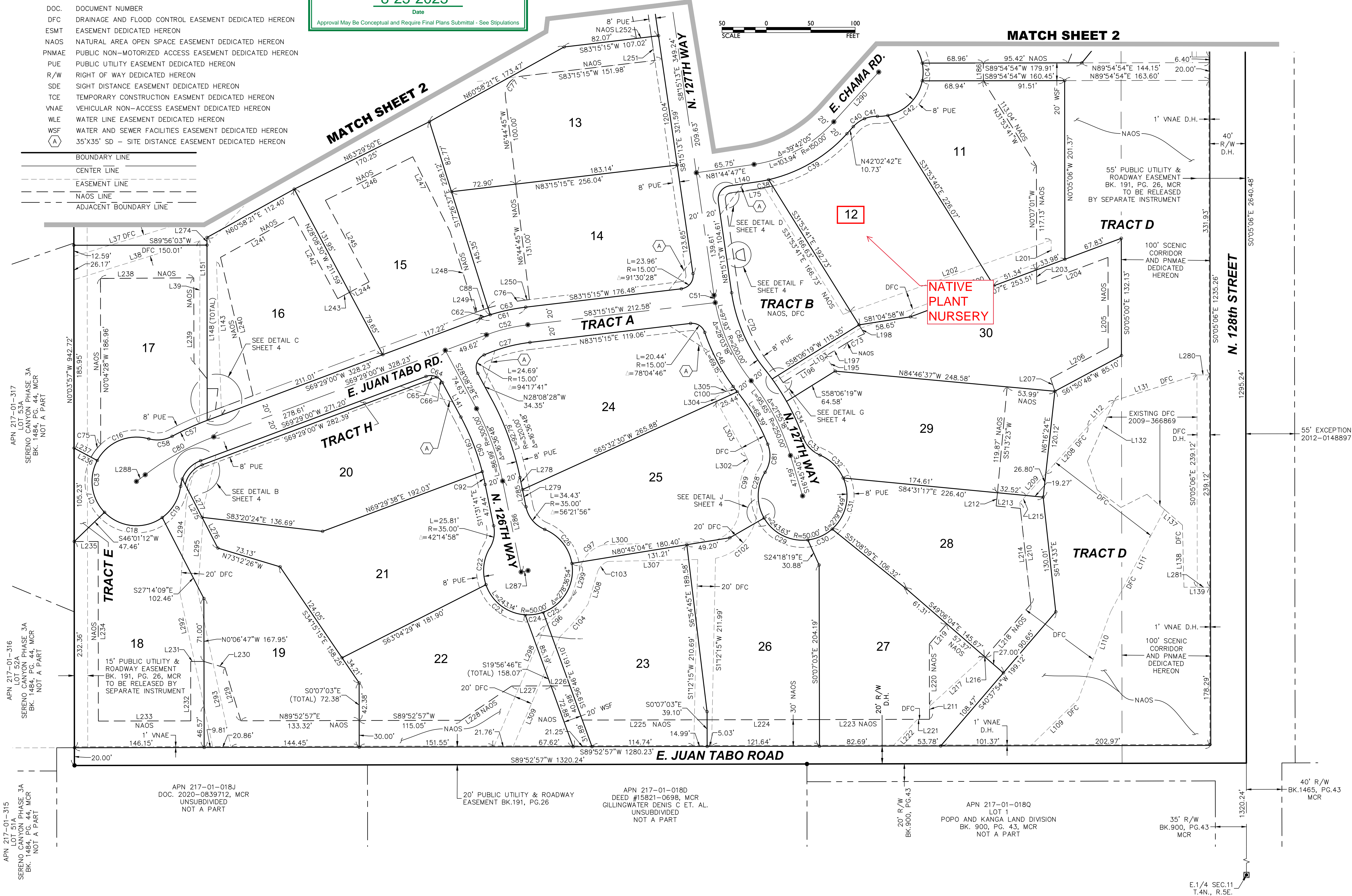
8-25-2023

Date

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations

50 0 50 100  
SCALE FEET

MATCH SHEET 2



SURVEYOR:  
41894  
ERIC L.  
SOSTROM  
8/28/23  
ARIZONA U.S.A.

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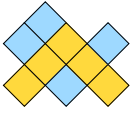
DRAWN BY: PUE SCALE: 1"=50'  
CHECKED BY: ELS DATE: 6/28/23

FINAL PLAT  
MCDOWELL MOUNTAIN  
MANOR  
SCOTTSDALE, ARIZONA



PROJECT NO.  
P6028  
SHEET NO. 3 OF 5

PLAN CHECK NO. 10034-22-1



## **McDOWELL MOUNTAIN MANOR**

### **Stockpile Plan Narrative**

McDowell Mountain Manor 40.0-acre property is located within the Dynamite Foothills Character Areas, bounded by the N. 128<sup>th</sup> Street on the east, E. Ranch Gate Road on the north, Sereno Canyon community on the west and E. Juan Tabo Road on the south.

The proposed subdivision is for 32 single-family residences. Primary access serving the proposed development will be provided by Sereno Canyon via E. Chamma Road.

#### Related Cases on Sonoran Sky property includes:

1-PP-2021      City Council approved Preserve IV preliminary plat for residential units, including Natural Area Open Space plan, water and wastewater reports, and the storm water management report.

The proposed Stockpile Plan (Lots 4-5, 8-9, and 12) conforms to the approved Case 1-PP-2021 documents and stipulations. McDowell Mountain Manor site improvements comprise of E. Chama Road, E. Juan Tabo Road, N. 126<sup>th</sup> Way and N. 127<sup>th</sup> Way, waterlines, fire hydrants, sewer lines, culverts, detention basins, landscape areas and irrigation lines. Natural Area Open Space (NAOS) will be dedicated within Tracts as depicted in the Final Plat recordation.