

RANCH GATE 40

A RESIDENTIAL COMMUNITY ZONING NARRATIVE

CASE #: 8-ZN-2024

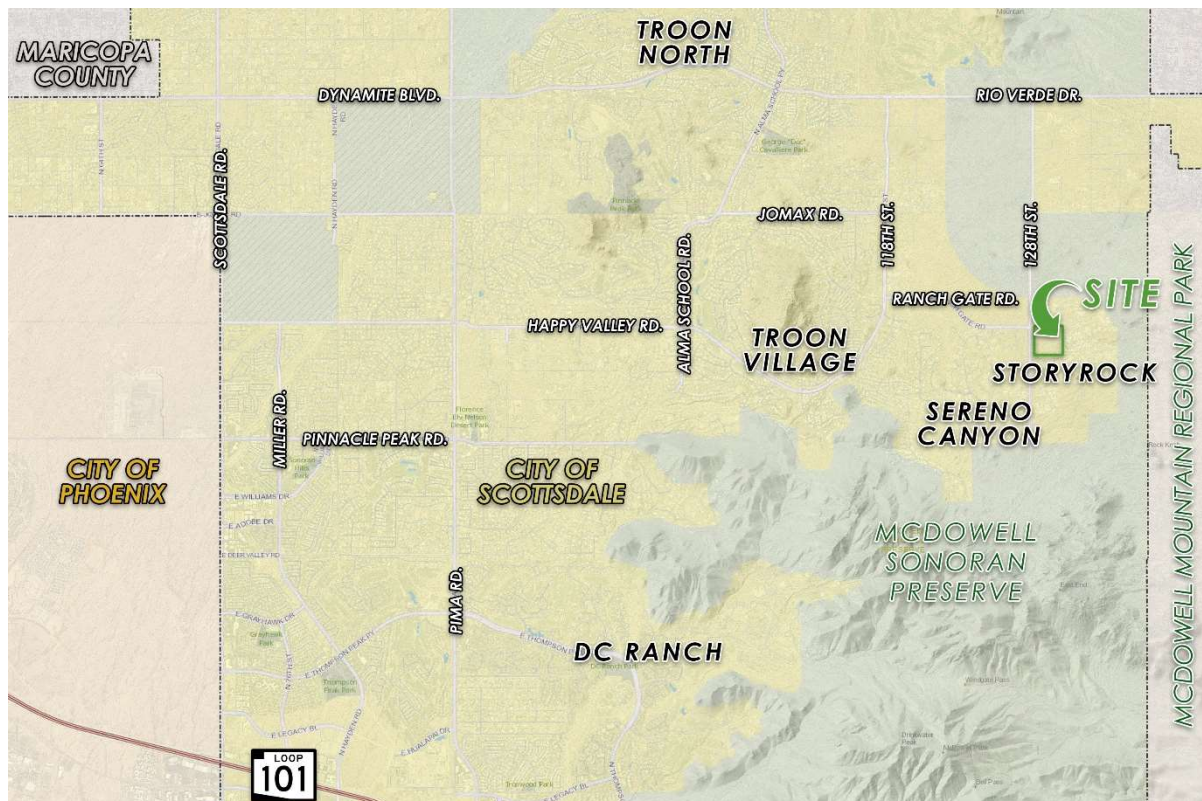


Exhibit A – Vicinity Map

SUBMITTED TO:

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PREPARED BY:

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A. INTRODUCTION

Ranch Gate 40 (the “Project”) is a proposed 32-lot gated residential development located on +/-40.0 gross acres located at the southeast corner of Ranch Gate Road and 128th Street in Scottsdale, Arizona. As shown in *Exhibit A, Site Context*, the Project site is made up of two existing parcels (APN's: 217-01-007B & H), each approximately +/- 20.0 gross acres in size. The property is undeveloped desert, currently zoned R1-130 ESL, and is surrounded by the +/-462-acre Storyrock master planned community, on the north, east and south, which were a part of an approved rezoning (13-ZN-2014) to allow for the 443 lot (0.96 du/ac) community. Other surrounding uses include vacant Arizona State Land located to the northwest and the approved +/-350-acre R-4R/R1-43 Sereno Canyon community (1.5 du/ac) located to the west across N. 128th Street.

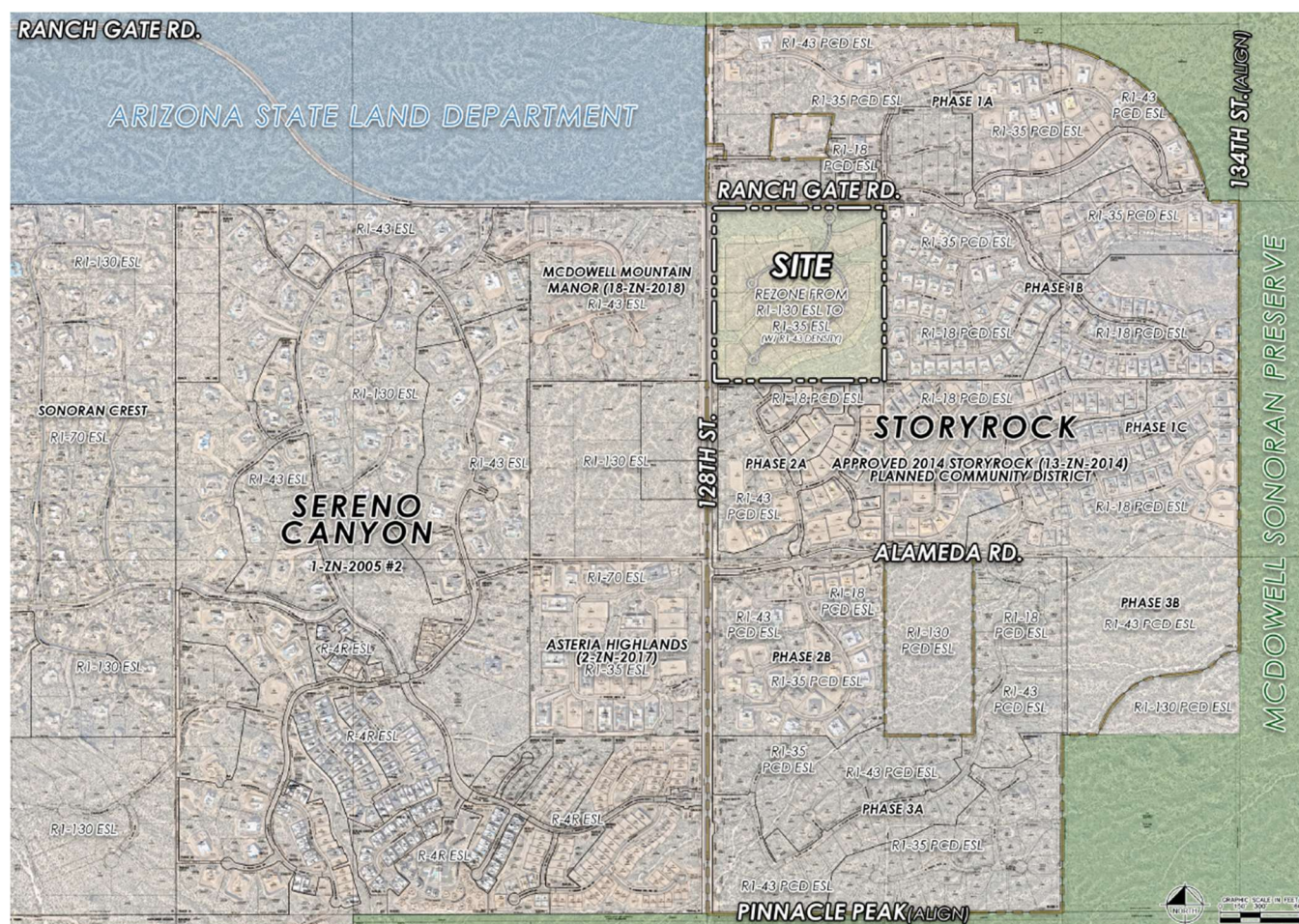


Exhibit B – Site Context

This proposed Rezoning Development Application would look to request the similar R1-35 ESL zoning found to the north, east and south in order to develop a large-lot thirty-two (32) home residential community on +/-40 acres (0.8 du/ac) that is more consistent with the density of the City's R1-43 ESL zoning category (0.83 du/ac). The proposed density would match the approved +/-40-acre McDowell Mountain Manor approval (18-ZN-2018) to the west. The requested zoning would allow this proposal to strategically place the proposed lots in such a way to be sensitive to the surrounding environmental features while preserving a significant amount of the site as Natural Area Open Space (NAOS) with the majority of this area being located in tracts.

Table 1 – Existing Land Use/Zoning Context

On-Site	Use	GP Land Use Designation	Existing/Proposed Zoning	Area (Acre)
217-01-007B	Vacant	Rural Neighborhoods (Max. 1.0 du/ac)	Existing: R1-130 ESL (0.31 du/ac)	+/-20.0
217-01-007H			Proposed: R1-35 ESL (0.80 du/ac)	+/-20.0

Off-site	Use	GP Land Use Designation	Existing Zoning	Area (Acre)
North	Storyrock Single-Family Residential	Rural Neighborhoods (Max. 1.0 du/ac)	R1-18/R1-35/R1-70 ESL PCD (13-ZN-2014) (0.96 du/ac)	+/-462.0
East	Storyrock Single-Family Residential	Rural Neighborhoods (Max. 1.0 du/ac)	R1-18/R1-35 ESL PCD (13-ZN-2014) (0.96 du/ac)	+/-462.0
South	Storyrock Single-Family Residential	Rural Neighborhoods (Max. 1.0 du/ac)	R1-18/R1-43 ESL PCD (13-ZN-2014) (0.96 du/ac)	+/-462.0
West	McDowell Mtn. Manor / Sereno Canyon Single-Family Residential	Rural Neighborhoods (Max. 1.0 du/ac) / Resort	R1-43 ESL (18-ZN-2018) (0.80 du/ac) / R-4R/R1-43 ESL (1.5 du/ac)	+/-40.0 / +/-350.0

The City of Scottsdale General Plan 2035 Future Land Use Map designates the subject property as Rural Neighborhoods. Within this land use designation, uses typically include large-lot single-family neighborhoods where special care is taken to preserve open desert character and environmental features. Clustering of development may be used to preserve desert vegetation, washes, and natural features. This proposal is consistent with the densities in Rural Neighborhoods, which are usually one dwelling unit per one or more acres (max. 40 lots).

Consistent with both the General Plan and surrounding zoning, Ranch Gate 40 is planned to be a high-quality, upscale neighborhood, which takes advantage of north Scottsdale's continued growth and its prime access to the beautiful viewsheds and outdoor recreation opportunities that the surrounding Sonoran Desert has to offer.

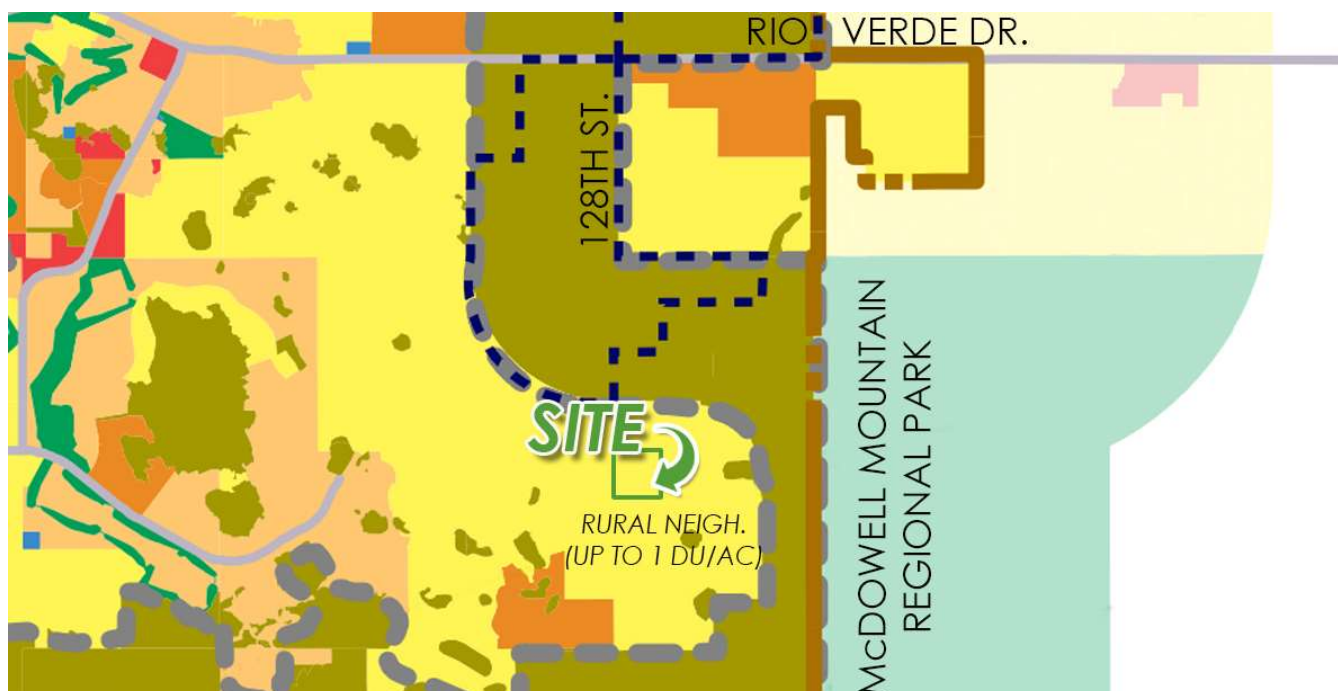


Exhibit C – Existing General Plan Land Use Map

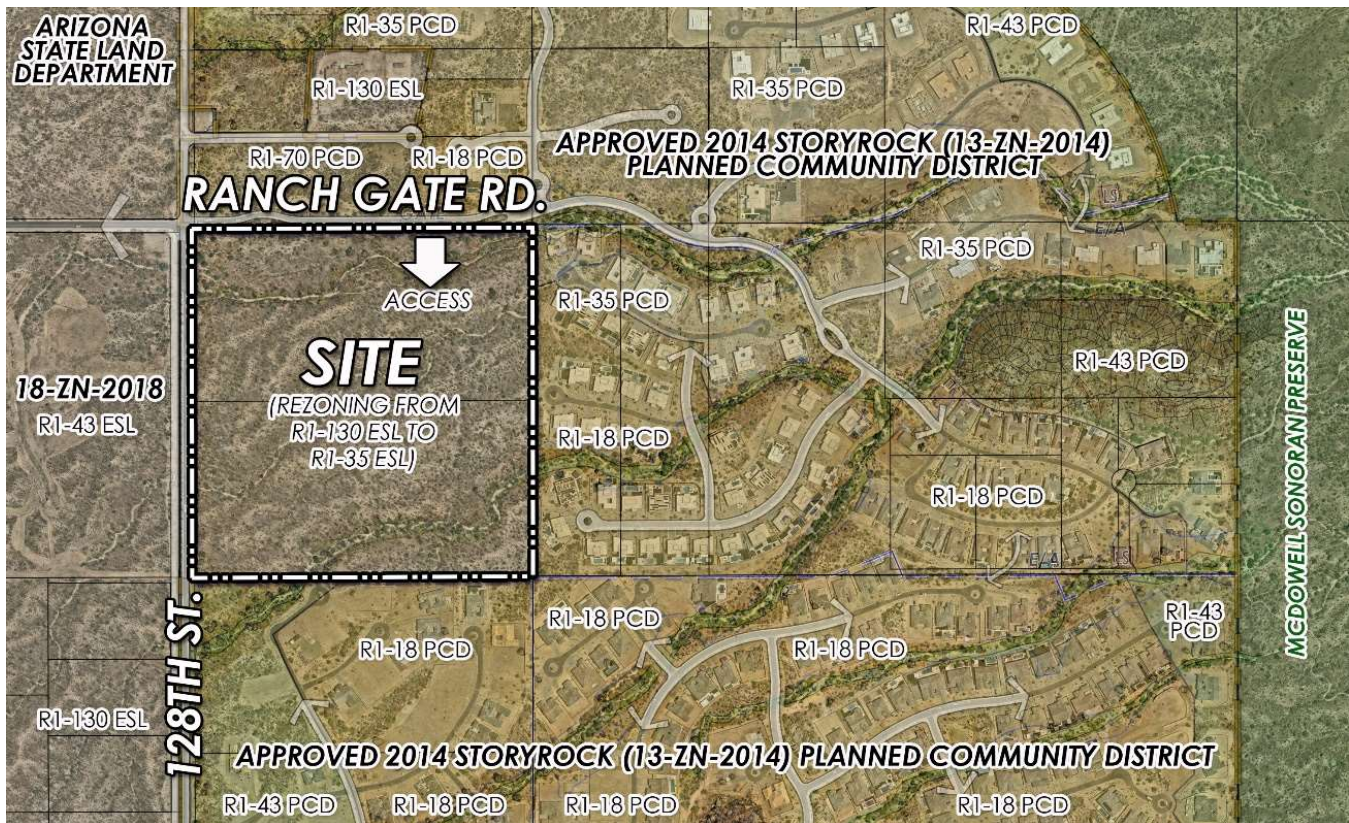


Exhibit D – Surrounding Zoning Map

B. EXISTING CONDITIONS

ESL LANDFORM TYPE

The Ranch Gate 40 property is located entirely within the Upper Desert Landform as defined by Scottsdale's ESL Landforms and Protected Peaks and Ridges map. No protected peaks or ridges are located on the property.

WASHES/DRAINAGE

Although Scottsdale's desert has no streams that flow year-round, there are a great number of natural watercourses, (usually called washes) which cross over the desert floor and carry periodic stormwater flow. Wash features are important not only because they carry storm flows, but because they support more dense and mature vegetation than the rest of the desert and therefore are the habitat for many desert animals.

Ranch Gate 40 has specifically been planned to protect the Projects' most significant washes, in their natural state, while focusing the largest tract areas around these existing drainage and wildlife corridors. These washes will be preserved in the current site plan, acting as large buffers to the surrounding properties, continuing to route runoff and storm water while offering unique views and attractive open space areas adjacent to the proposed residences.

BOULDERS

Ranch Gate 40 only has limited boulder outcroppings within the site, compared to the surrounding areas, mostly located in the southwest portion of the property. These few areas will be preserved where possible. In the case where any small boulders are located within a development envelope they will be preserved and/or used in the

common community landscaping, or the development envelopes will be strategically placed to avoid them allowing future residents the ability to enjoy these natural features. While these boulders will be preserved or utilized onsite, none meet the "Boulder Feature" size criteria for protection as defined in the Environmentally Sensitive Lands Ordinance (ESLO).

TOPOGRAPHY

The Ranch Gate 40 property is planned on the lower slopes of the McDowell Mountains. The property is characterized by varied terrain studded with small boulder outcrops, washes and bajada vegetation groups. Slopes run generally northeast, with the highest elevations found along the southwestern edge of the property and the lowest elevations near the northeast corner.

As required, a slope analysis, analyzing the site's topography, has been provided as part of this application under separate cover. Per ESLO, the base NAOS requirements for Ranch Gate 40 have been based on this analysis as seen below in *Table 2 – Ranch Gate 40 NAOS Requirements - Upper Desert Landform*. The slope analysis of the property indicates that the base NAOS requirement is to be no less than +/-14.45 acres, or approximately 38% of the net property acreage. As part of this rezoning, additional NAOS acreage, beyond that required, will be provided.

Table 2 – Ranch Gate 40 NAOS Requirements - Upper Desert Landform

<i>Slope Category</i>	<i>Net Area (ac.)</i>	<i>Required NAOS (%)</i>	<i>Required NAOS (ac.)</i>
0 to 2	1.3	0.25	0.32
2 to 5	5.4	0.25	1.36
5 to 10	10.3	0.35	3.61
10 to 15	10.2	0.45	4.58
15 to 25	8.7	0.45	3.91
25+	1.5	0.45	0.67
Total	37.4	0.38	14.45

C. PROPOSED DEVELOPMENT PLAN

THEME

The Ranch Gate 40 community embraces its native desert setting while providing high end large lot homes. Architecture will be designed to blend into the natural desert surroundings. A modest gated entry will be designed to provide a unique sense of arrival while blending into the desert to provide a compatible rural feel. The views remain the focus of this low-density community with natural Sonoran Desert landscaping and a relaxing desert atmosphere.

SITE

The proposed 32-lot site plan includes non-uniform development envelopes which take advantage of natural topography and viewsheds from every home. The primary natural washes provide critical drainage while highlighting the native desert setting.

CIRCULATION

As planned for with the Storyrock approvals and construction, the fixed main entry and exit access point for the Project is provided off the existing Ranch Gate Road through a future private entry gate. The proposed internal private 40' rural local residential street meanders through the natural topography, allowing residents the ability to take in views of the natural desert setting, ending in two proposed cul-de-sacs. Emergency access and temporary construction access will be provided to 128th Street via the southwestern most cul-de-sac. Additionally, a trail connection will be made to the existing 128th Street trail alignment, which connects into Toms Thumbs Trailhead and into the McDowell Sonoran Preserve.

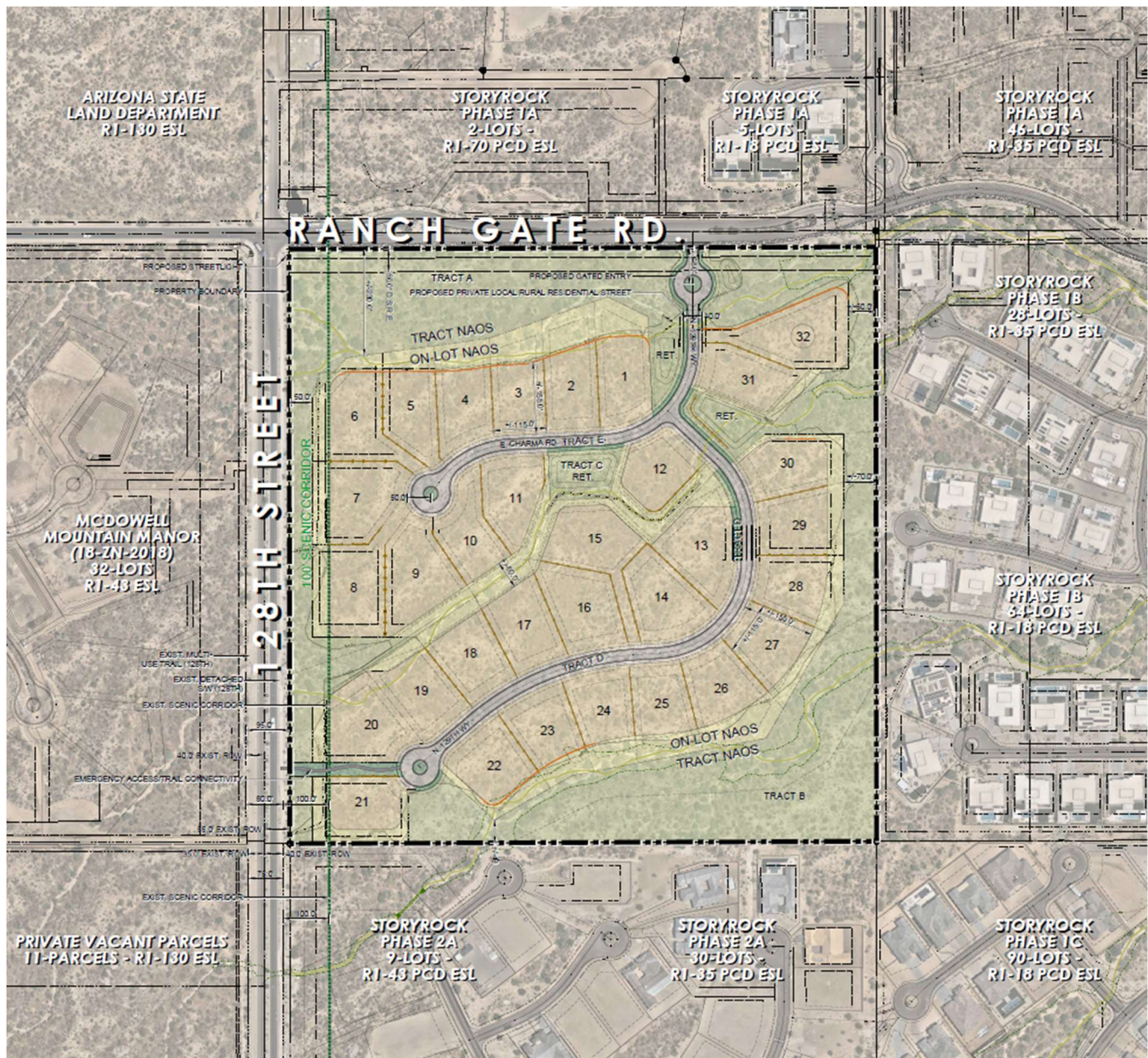


Exhibit E – Conceptual Development Plan

OPEN SPACE

Ranch Gate 40 looks to dedicate +/-18.32 acres of Natural Area Open Space, meaning roughly half (+/-49%) of the developable site will be preserved as NAOS. The majority of the open space can be found along the sites larger natural wash corridors and Project perimeters, where it serves as both a buffer to neighboring properties and as a wildlife corridor. Ample open space areas between neighboring development envelopes further conveys a sense of rural expansiveness for future residents.

WALLS

All site, lot and retaining walls will comply with the DSPM, Zoning ordinance and/or as approved by Staff. Specific wall locations and details will be provided with subsequent submittals for City review. In keeping with the guidelines and policies of the City, no walls be constructed around the perimeter of the community in order to keep large meaningful open spaces

PHASING

The development of Ranch Gate 40 will be based upon current real estate market conditions. Similar to the surrounding approvals, if future phasing is necessary the Project team will coordinate with the City with respect to retention, utilities, and access.

OWNERSHIP AND MAINTENANCE

All private streets, common areas and private onsite improvements including walls and landscaping located within the Ranch Gate 40 community will be dedicated to a Homeowner's Association (HOA) that will manage the ownership and maintenance of those elements. Public utilities and public street frontages will be maintained by the City of Scottsdale and corresponding utility providers.

DEVELOPMENT STANDARDS

The Proposed rezoning request is accompanied with a request for amended development standards (ADS) subject to approval. These ADS will ultimately need to be submitted and approved as part of a subsequent preliminary plat and Development Review Board (DRB) Hearing. Within the proposed R1-35 ESL zoning category, the applicant proposes to abide by the criteria for amended development standards as stated in Section 6.1083 of the ESL Zoning Ordinance. As proposed, not all of the development standards will be amended within Ranch Gate 40. Although, the development plan justifies the amended development standards by protecting and preserving the most sensitive natural environmental features located on this Site. In addition, while the ESL ordinance only requires us to provide 38% of the site area as NAOS, the proposed site plan provides roughly half of the site as open space with 49% of that being dedicated NAOS. A lot of this additional area will be provided in tract areas as preferred by City Staff.

The amended standards will allow for setback and lot size reductions to accommodate proper placement around sensitive areas and large tract areas versus on-lot open space. These areas include existing wash corridors, prominent boulder formations, high natural slope areas and native vegetation. In compliance with the amended development standards, the lot areas will be reduced, and development envelopes will be established in order to maximize open space throughout the community. In addition, all site, lot and retaining walls will comply with the DSPM, Zoning ordinance and/or as approved by Staff. Specific wall locations and details will be provided with subsequent submittals for City review. In keeping with the guidelines and policies of the City, no walls be constructed around the perimeter of the community in order to keep large meaningful open spaces. To encourage this sensitivity to site conditions and provide flexibility in site planning, these development standards may be amended, subject to DRB approval upon finding that the amended development standards achieve

Table 3 – Proposed Development Standard Comparison

Development Standard	R1-130 ESL (ADS) Existing Requirements	R1-43 ESL (ADS) Comparison	Proposed Ranch Gate 40 R1-35 ESL (ADS)
Density (General Plan – 1 du/ac)	0.31 du/ac	0.83 du/ac	0.80 du/ac
Allowed Units (General Plan – 40 Lots)	12 Lots	33 Lots	32 Lots
Minimum Lot Area	97,500 s.f.	32,250 s.f.	26,250 s.f.
Minimum Lot Width	150'	113'	115'
Maximum Height	24'	24'	24' One-Story
Front Setback	45'	30'	30'
Side Setback	22.5'	15'	15'
Rear Setback	45'	26.25'	27'
Minimum NAOS Area	14.45 Acres	14.45 Acres	18.32 Acres
Req. Additional NAOS Area	Not required	Not required	3.87 Acres
Percent of Net Site Area	+/-38%	+/-38%	+/-49%
Min. Req. Tract NAOS	Not required	Not required	+/-13 Acres (+/-71%)

D. CONFORMANCE TO THE ADOPTED PLANS

The City of Scottsdale has outlined their vision for the future of Scottsdale in the General Plan 2035. This document establishes the long-term vision and guides the physical development in the City. The purpose of the plan is to encourage a high-quality, attractive community for residents, businesses, and visitors alike. The General Plan also establishes a rough guide to what housing densities are allowed throughout the City. The 2035 Scottsdale General Plan designates the Subject Site as “Rural Neighborhoods”, a designation that allows up to one (1) dwelling unit per acre. The proposed site plan is in conformance with this designation and therefore no General Plan amendment is being requested as a part of this submittal.

The development team understands the importance of the 2035 Scottsdale General Plan as a guiding document. The site plan has been designed with the following 2035 General Plan principles, elements and goals in mind and seeks to conform to each of them where feasible.

The development of Ranch Gate 40, as proposed, will be a benefit to the community as a whole and will not trigger a General Plan amendment based on the four criteria of the 2035 General Plan, as analyzed below.

1. Change in Land Use Category: Ranch Gate 40 will remain Rural Neighborhoods based on its consistency with the described rural densities and the special care taken to preserve the area’s open desert character and environmental features. Also, as encouraged within Rural Neighborhoods, the clustering technique has been utilized to take extra care in the sites grading and to preserve desert vegetation, washes, and natural features.
2. Area of Change Criteria: No land use change is being proposed.
3. Character Area Criteria: Ranch Gate 40 complements the Dynamite Foothills Character Area Plan as described below on page 24.
4. Water/Wastewater Infrastructure Criteria: The future zone change of this site was anticipated as part of the Storyrock master planning efforts with this property being identified as a 40-lot community, within the approved engineering reports, utilizing the maximum 1 du/ac density. This planned off-site infrastructure has been constructed and is stubbed to the site.

SCOTTSDALE GENERAL PLAN 2035

Scottsdale's unique community values and vision are incorporated in the proposed development by enhancing neighborhoods and communities, integrating the southwestern and desert character, and promoting quality of life through livability within Ranch Gate 40 and the surrounding area.

Historical Context - Scottsdale's Six Guiding Principles

In 1994 there was a comprehensive review of the General Plan called CityShape 2020 which was an extensive educational and community outreach process responsible for creating the basis for planning in Scottsdale today. Ranch Gate 40 acknowledges and supports the six "guiding principles" of CityShape 2020 listed below and recognizes their importance in Scottsdale development.

- 1. Preserve meaningful Open Space**
- 2. Enhance Neighborhoods**
- 3. Seek Sustainability**
- 4. Support Economic Vitality**
- 5. Advance Transportation**
- 6. Value Scottsdale's Unique Lifestyle and Character**

Approval of Ranch Gate 40 rezoning, with the proposed amended development standards, will fulfill the guiding principles in the following ways:

1. Preserve Meaning Open Space

The McDowell Sonoran Preserve, located within a mile to the north, west, and south of the proposed development, is a prime example of the City's effort and commitment to preserving open space, which will directly benefit the community through the recreational opportunities it provides. Ranch Gate 40 looks to continue the commitment Scottsdale has made to open space, through the proposal to incorporate generous buffers, preserve existing desert landscaping, and keep roughly half (+/-49%) of the net site as NAOS.

2. Enhance Neighborhoods

Ranch Gate 40 follows north Scottsdale's neighborhood model of unique desert living with optimal recreational opportunities. Residents will be living amongst surrounding trails and trailheads while maintaining access to urban essentials. Storyrock and Sereno Canyon surround the Project, acting as complimenting communities, allowing for residents to extend and build relationships.

3. Seek Sustainability

Scottsdale's commitment to sustainability is highlighted in Ranch Gate 40's low density, low impact proposal which utilizes the natural desert landscaping and emphasizes low water-use vegetation.

4. Support Economic Vitality

With the development of Ranch Gate 40, along with several other planned communities, the local economy will continue to grow and thrive. An increase in residents will strengthen the economy through increased sales, essentially sustaining local business owners nearby. The increasing demand will also allow residents to explore new business and entrepreneurial opportunities.

5. Advance Transportation

Scottsdale's land patterns and emphasis on transportation routes will continue to be supported through this development. Ranch Gate 40 will utilize existing infrastructure planned for this Project as a part of the Storyrock approvals.

6. Values Scottsdale's Unique Lifestyle and Character

Scottsdale's irreplaceable desert character and unmatched lifestyle is seen as a building block for the Ranch Gate 40 community. Residents will enjoy exceptional views, take advantage of nearby trails/outdoor space, and indulge in nearby fine dining and shopping experiences. This community encourages a lifestyle that Scottsdale residents appreciate and enjoy.

Scottsdale's Twenty-Four Plan Elements

The Scottsdale General Plan includes twenty-four plan elements, listed below, that relate to the eight chapters (Character & Culture, Sustainability & Environment, Collaboration & Engagement, Community Well-Being, Connectivity, Revitalization, Innovation & Prosperity, Implementation) of the General Plan.

I. Character & Design	XIII. Safety
II. Land Use	XIV. Circulation
III. Arts, Culture & Creative Community	XV. Bicycling
IV. Open Space	XVI. Neighborhood Preservation & Revitalization
V. Environmental Planning	XVII. Conservation, Rehabilitation, & Redevelopment
VI. Conservation	XVIII. Growth Areas
VII. Water Resources	XIX. Cost of Development
VIII. Energy	XX. Public Services & Facilities
IX. Community Involvement	XXI. Public Buildings
X. Healthy Community	XXII. Economic Vitality
XI. Housing	XXIII. Tourism
XII. Recreation	XXIV. Education

Ranch Gate 40 recognizes and promotes the community's vision as seen through the goals and policies of the following most relevant elements.

I. Character and Design Element

Appropriate development in Scottsdale will strike a balance that respects the natural desert settings, historically significant sites and structure and the surrounding neighborhood context, with the objectives and needs of future generations.

Ranch Gate 40 encompasses the natural desert setting within development materials and architecture. The McDowell Sonoran Preserve serves as a focal point for the neighborhood incorporating views, access, and character. The homes and area will benefit future generations for years to come.

Character and Design Element Goals:

CD1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and context.

Response: Ranch Gate 40 is closely tied to the surrounding desert setting. The Sonoran Desert that defines this development and its natural, southwestern setting will be an integral part of the community's character and its main attraction. Recognizing these facts and the Rural/Rural Desert Character Type, site planning and design will be sensitive, protecting the property's desert vegetation, boulder outcrops, wildlife corridors and washes while preserving roughly half of the net site as NAOS. Ranch Gate 40 will utilize a cluster development approach, similar to surrounding ESL planned communities, in order to maximize this preservation of open space.

CD2. Develop, maintain, and refine Character Areas and Character Area Plans to foster quality development and consistent character and context within various areas of the community.

Response: Ranch Gate 40 as described below on page 24 and as recommended in the Dynamite Foothills Character Area Plan, will be developed to allow preservation of large tracts of natural desert open space. Additionally, roughly half of the net site will be preserved as NAOS.

CD3. Foster quality design that enhances Scottsdale as a unique southwestern desert and tourism community through development review processes.

Response: Scottsdale's well-being depends on the attractiveness, sustainability and prosperity of the community. North Scottsdale's biggest asset may be the natural setting it provides for people to live, work and play. Ranch Gate 40 is a community that respects and enhances this Sonoran Desert environment and the unique climate, topography, vegetation and context that it provides, all of which are considered amenities that will help sustain the quality of life of its future residents. A safe, attractive, and context compatible development will be ensured through a required, subsequent development review process if approved.

CD4. Enhance the design of streets and public spaces to improve Scottsdale's visual quality, experience, Sonoran Desert context, and social life.

Response: Ranch Gate 40 will minimize the impact of the proposed access roads by providing a 100' Scenic Corridor along 128th Street and a very large buffer along Ranch Gate Road, exceeding the minimum 50' Desert Scenic Roadway Buffer requirement. This large landscape area will create a visually appealing streetscape that will blend into the natural desert.

CD5. Promote the value and visual significance landscaping has on the character of the community.

Response: The key to achieving a Rural Desert character is the element of openness through natural undisturbed desert. With roughly half of the net site being NAOS, the majority of the area will be maintained as natural desert vegetation resulting in substantial, preserved, mature landscaping. Preservation of the character area is essential to maintaining and enhancing the value of the area. To this end, in addition to natural desert, Ranch Gate 40 will employ a landscape palette and design guidelines that aim to enhance the naturalized desert setting for the community, encouraging native

and desert adapted species that require less water than exotic, more water intensive plants found in other parts of Scottsdale and the valley. Landscaping will be in the spirit of the ESLO.

CD6. Minimize light and noise pollution.

Response: All outdoor lighting selected for this Site will be consistent with the Environmentally Sensitive Lands Ordinance and will be "dark sky compliant" in order to ensure that the star-filled night skies of North Scottsdale will be preserved, and nighttime views remain unobstructed.

CD7. Honor Scottsdale's western and equestrian lifestyle.

Response: Through use of site-appropriate materials and monumentation, Ranch Gate 40 intends to celebrate the desert lifestyle and western character of the surrounding area and will be designed consistently with the surrounding developments to shape this community's Sonoran Desert image.

II. Land Use Element

Scottsdale will ensure a variety of living, working, and leisure opportunities through different land uses, vital neighborhoods, thriving business and tourism communities, and open spaces for people to recreate, reflect, and enjoy.

Residents will benefit from the relaxed Ranch Gate 40 atmosphere. The outdoor enthusiasts will appreciate the natural desert setting and recreational opportunities. All ages will be able to enjoy and reflect within this unique neighborhood full of beautiful open spaces.

Land Use Element Goals:

LU1. Enhance Scottsdale's economic viability by encouraging land uses that reinforce the city's reputation as the premier international tourist destination in the Southwest and sustain the city's role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale's character and physical appearance.

Response: Ranch Gate 40 seeks to strengthen Scottsdale's identity by providing a community consistent with the existing Rural Neighborhoods Land Use, which contributes to the surrounding area's character and helps to promote Scottsdale's defining qualities within the region.

LU2. Sensitively transition and integrate land uses with the surrounding natural and built environments.

Response: In an area surrounded by residential uses, the low-intensity feel found in this area of Scottsdale will be maintained by proposed large perimeter buffers separating the proposed Ranch Gate 40 residences from neighboring properties, providing a transition between existing and proposed developments.

LU3. Maintain a balance of land uses to support a high quality of life.

Response: The proposed residential subdivision provides additional housing opportunities in this area that are within the planned General Plan density and are consistent with the surrounding land use patterns. The 32 lots within the proposed gated community all front onto two private cul-de-sacs allowing access and creating a sense of community between the two enclaves.

Additionally, plentiful opportunities for outdoor recreation and leisure exist within this portion of Scottsdale. Future residents will be able to take advantage of these benefits, found within the McDowell Sonoran Preserve and the surrounding recreation areas.

LU4. Develop context appropriate land use patterns that support a variety of compatible mobility choices and services.

Response: The proposed community will blend into the existing neighborhood with the help of open space buffers between new residences and neighboring properties. Nearby open space systems, storm water drainage, and sensitive wildlife habitat and migration routes are all sensitive networks that will be handled with care. While automobiles are expected to be the primary method of mobility for residents of Ranch Gate 40, alternative access to the region's surrounding amenities is encouraged with its convenient proximity to a significant number of trails and bikeways.

LU5. Promote land use patterns that conserve resources, including land, clean air, water, and energy.

Response: The proposed residential subdivision is consistent with the land use pattern in this area, including having roughly half the site be open space, ensuring the preservation of natural resources within the community. In addition, the proposed 32-lot community will have a minimal impact due to the utilization of City infrastructure.

III. Arts, Culture & Creative Community Element

Arts and culture are as integral to Scottsdale's character as the Sonoran Desert. The Scottsdale Visioning process of the early 1990s recognized this aspect, making it one of the Four Dominant Themes that define Scottsdale's unique characteristics.

ACC4. Identify and protect Scottsdale's historic, archaeological, and cultural resources, to promote awareness and sustain community character.

Response: An archaeological survey will be completed with the subsequent preliminary plat application. Should any resources be found, steps will be taken to ensure their preservation and conservation, if necessary.

IV. Open Space Element

Even in built-up areas, a network of parks, scenic corridors, paths, and trails will provide access to nature and urban open spaces, providing recreation opportunities, ecological benefits, and a source of beauty for residents.

Ranch Gate 40 is surrounded by existing trails allowing pedestrian access to natural ecological beauty. The community, just north of the McDowell Sonoran Preserve will utilize the recreation opportunities provided by the Tom Thumb trailhead while promoting scenic corridors and perimeter buffers that take advantage of the 360-degree views.

Open Space Element Goals:

OS1. Provide four primary public and private open space types: the Scottsdale McDowell Sonoran Preserve, natural open spaces, developed open spaces, and continuous open spaces.

OS1.1 Scottsdale McDowell Sonoran Preserve. Provide an integrated public desert open space system consisting of mountains, desert, and natural areas to maintain scenic views, preserve wildlife and desert plant habitats, and protect archaeological and historical resources and sites, while providing public access for educational purposes and passive outdoor recreational opportunities. It is important to sustain Scottsdale's Preserve as natural Sonoran Desert for current and future generations.

Response: Ranch Gate 40 will benefit from the upfront work the city put in to protect the natural desert, in the form of the nearby Preserve, and looks to create a development that continues this trend by preserving over half of the site as open space including its most sensitive environmental features and desert habitats.

OS1.2 Natural Area Open Space. Provide public and private, natural open spaces to preserve wildlife habitat, views, and sensitive historical/archeological sites, and, where appropriate, incorporate areas for passive recreation.

Response: Ranch Gate 40 has been designed in conformance with Scottsdale's Environmentally Sensitive Lands (ESL) Ordinance which identifies the amount of open space that is provided as well as where to place it in order to preserve the sites' highly sensitive features. Conformance to this guiding document will preserve the natural desert open space and contribute to the land use patterns that make up the unique characteristics of Scottsdale. The lots within this community will utilize development envelopes where disturbance occurs allowing roughly half the site to be proposed open space. Disturbance is inevitable with housing developments but can be limited to the least sensitive areas within the site by mindfully placing construction envelopes throughout the site.

OS1.3 Continuous Open Space. Develop a system of continuous open spaces that connect citywide and regionally. Such open spaces include washes (inclusive of Vista Corridors), streetscapes, wildlife corridors, trails, and canals.

Response: Ranch Gate 40 has two main washes that cut through the north and south portions of the site. These drainage corridors will be respected and avoided as it is a significant NAOS area and serve as corridors for wildlife. Homes on this site will be single-story and have buffers from property boundaries that preserve viewshed for neighboring homes. These buffers maintain native vegetation, preserve wildlife corridors, and maintain the sense of openness within this area of Sonoran Desert. Additionally, Ranch Gate 40 will have a 100' Scenic Corridor along 128th Street and a very large buffer along Ranch Gate Road, exceeding the minimum 50' Desert Scenic Roadway Buffer requirement, to preserve views and native vegetation. These areas will have dedicated easements to ensure their protection moving forward.

OS1.4 Developed Open Space. Offer public and private parks and open spaces to accommodate both active and passive recreation.

Response: Similar to the surrounding developments, the natural desert will be the main amenity within Ranch Gate 40, focusing on the development of a community that will be able to benefit from and encourage residents to enjoy the surrounding activities and hiking trails within the area. The nearby natural features in this area of northern Scottsdale will be easily accessible to the residents of this community. More people will benefit from these recreational facilities and services with the addition of these houses that are near Scottsdale's trails and recreation areas.

OS2. Fulfill the Scottsdale McDowell Sonoran Preserve initiative to create an integrated desert open space and wildlife corridor system that connects to the regional Sonoran Desert open space system.

Response: With the proximity to the Scottsdale McDowell Sonoran Preserve, being connected to surrounding open space in adjacent developments will ensure Ranch Gate 40's respect for its unique location while minimizing the impact on the natural environment. This contributes to the community's visual and physical connectivity to open space and the surrounding mountains.

OS3. Maintain the lush desert character and wildlife corridors by protecting and preserving natural open spaces.

Response: Roughly half of the site will be open space which includes the lush natural desert as well as enhanced desert landscaping which will seamlessly blend into the sites Sonoran Desert character. The Site's most sensitive features, including large washes, wildlife corridors, native vegetation, and boulder features have mindfully been preserved.

OS4. Visually and physically connect open spaces to maintain a continuous open space system.

Response: The homes within Ranch Gate 40 have been positioned in such a way that the Sonoran Desert and mountains in the surrounding area are able to be enjoyed. This site, located in North Scottsdale, has views of the McDowell Mountains to the south, Troon Mountain to the west, the Tonto National Forest to the north, and Four Peaks to the east. The home sites have been positioned to make the most of these views. Additionally, with its proximity to the McDowell Sonoran Preserve, residents will benefit from connectivity to local trails and the Toms Thumb Trailhead.

OS6. Design and manage open spaces to relate to surrounding land uses and character.

Response: Being integrated within the surrounding developments and paired with the sensitive design of the Ranch Gate 40 development plan will ensure that the design pays respect to the surrounding development and topography, view corridors, wildlife corridors, and open space while maintaining existing viewsheds as areas are developed.

V. Environmental Planning Element

Scottsdale is a community that embraces conservation and preservation of the environment. Because of its rich history and legacy of Long-range thinking, it has a particularly handsome endowment to protect and retain.

Ranch Gate 40 will be a community that offers future residents and visitors a healthy, safe, clean and sustainable environment while being conscious of maintaining scenic views, ensuring protected habitats for wildlife and desert plants, protecting resources and utilizing its location for passive and active outdoor recreational opportunities.

Environmental Planning Element Goals:

EP1. Protect and enhance Scottsdale's human and Sonoran Desert habitats.

Response: The development team for this community believes in actively preserving the natural desert to enhance the quality of life of the residents and will do so by declaring roughly half of the Site as preserved open space.

EP2. Demonstrate and expand the city's leadership in environmental stewardship and sustainability

Response: A sustainable balance between the natural resources and this development will be provided with the almost fifty percent open space, retaining Scottsdale's image and heritage of the Sonoran Desert it is in.

EP3. Promote local and regional efforts to improve air quality.

Response: Ranch Gate 40 will utilize existing roadways and is sensitive to the environmental impacts this community will have. Paved roads and limited density will generate less dust, ultimately improving the air quality.

EP4. Expand the circular economy by maximizing resource recovery, reuse and recycling, and promoting use of recycled, recyclable, and renewable materials.

Response: Recycling will be promoted by designing an internal street network that allows both trash and recycling trucks to access the site.

EP5. Encourage environmentally sound green buildings and low-impact site plans that support sustainable desert living.

Response: Ranch Gate 40 will support the sustainable desert living by committing to protect and enhance the natural elements of this site.

EP6. Meet or surpass all applicable water quality standards.

Response: Ranch Gate 40 will use Scottsdale's municipal water supply which will be tested to ensure it meets or exceeds federal drinking water standards.

EP7. Identify and reduce heat islands.

Response: Ranch Gate 40 will be developed with the majority of the site being natural desert. By limiting hardscape and focusing on maximizing the natural desert habitat Ranch Gate 40 will help reduce the heat island effect.

VI. Conservation Element

Scottsdale is continuously improving efforts to safeguard and conserve its environmental resources. The community is dedicated to the efficient use of natural resources and steadfastly works toward the long-term sustainability of non-renewable resources. Many resources, such as wildlife, watersheds, and others, however, cross geographic and jurisdictional boundaries. Therefore, regional coordination is essential in achieving the community's conservation goals.

Ranch Gate 40 looks to be a community that helps contribute to this goal of conservation to provide a healthy and diverse environment for future generations.

Conservation Element Goals:

CONSV1. Achieve a sustainable balance between the conservation of natural resources and development of the built environment.

Response: In addition to the preservation of significant natural area open space (+/-49%), Ranch Gate 40 will have a native plant inventory allowing all viable native plants to be salvaged and a sense of maturity from the beginning of development.

CONSV2. Protect and manage Sonoran Desert biodiversity and native ecosystems.

Response: Ranch Gate 40 will preserve, salvage, and revegetate native plants to maintain the biodiversity and long-term sustainability of the area's desert environment and character. Additionally, the sites two main washes will be preserved for wildlife movement through the site into the surrounding desert.

CONSV3. Protect the integrity of watersheds.

Response: Ranch Gate 40 will be developed to maintain the sites natural flows through the main washes while creating additional retention basins, consistent with the City of Scottsdale's drainage requirements, to ensure the site maintains its historic watershed.

CONSV4. Conserve water and encourage the reuse of wastewater.

Response: Water will be conserved by planting low water-use plants and the natural desert landscaping in the area, reducing water needs throughout the Site.

CONSV5. Retain and prevent erosion of significant watercourses and water bodies.

Response: Ranch Gate 40 will minimize clearing and grading within site, with roughly half of the development remaining as open space, including the preservation of the sites main wash corridors which will maintain its native plants as the primary means to control erosion while retaining its Sonoran Desert character.

VII. Water Resources Element

Scottsdale has a multi-faceted water resources portfolio aimed at providing the community with a reliable long-term assured water supply. This portfolio consists of surface water supplies, which include Salt and Verde River water from Salt River Project and Colorado River water from Central Arizona Project; groundwater supplies; and reclaimed water.

Ranch Gate 40 proposed development will benefit from the City's long-term planning and contribute towards the sensitive development that ensures water for future generations by efficient use of water on a daily basis.

Water Resources Element Goals:

WR1. Ensure renewable, long-term water supplies for the community.

Response: Ranch Gate 40 will meet the requirements for the City of Scottsdale with the extension of the existing water line stub to serve the community.

WR2. Plan, prepare for, and adapt to significant climatic impacts on the water supply, such as short-term and extended drought.

Response: Low water use plants and sustainable building techniques are proposed for this community as the development team recognizes the value of water and wastewater resources contributing to a sustainable community.

IX. Community Involvement Element

Per the Regional Plan Vision Statement, Scottsdale will be a community where constructive dialogue involving individuals, the business community, organizations, institutions, and government is the cornerstone of successful planning, decision making, and community building.

Ranch Gate 40 proposed development trends with the growth in north Scottsdale. The interest to live, recreate, and work in this natural desert environment has made north Scottsdale the unique community it is today.

Community Involvement Element Goals:

CI1. Seek early and ongoing community involvement through broad public input in project and policy-making discussions.

Response: The Project team understands the importance of communication with the surrounding property owners and stakeholders from the early stages of this Project. The team is committed to working with these neighboring communities to ensure this addition is seamless with the area it is in. The development team has been responsible for posting the site, hosting neighborhood meetings, being available for comments, and responding to feedback promptly and professionally.

CI2. Proactively seek direct input from all areas of the community on civic matters through vigorous outreach programs.

Response: The owner has personally spent time at the site talking with neighbors about this proposed Project. There has also been a notification letter mailed to all property owners within the required distance of the site and a Citizen and Neighborhood Involvement Report has been included with this application.

CI3. Distribute city information in ways relevant to personal and professional interests.

Response: The increase understanding and insight into the challenges of this community are relayed to the community through notifications and neighborhood meetings. Surrounding neighbors are encouraged to contact this development team by attending in person meetings, by phone, or by email.

CI4. Foster community partnerships to share information and work toward collaborative solutions.

Response: The development team knows they are responsible for sharing information, responsibilities, and solutions regarding this community to surrounding neighbors.

XI. Housing Element

The City's vision is to incrementally but steadfastly expand housing opportunities for current and future citizens. Ranch Gate 40 will create large-lot housing opportunities providing variety in the expanding housing market.

Housing Element Goals:

H1. Support diverse, safe, resource-efficient, and high-quality housing options.

Response: The new housing, associated with the thirty-two lots, for Ranch Gate 40 will include physical design, building structure, and lot layout relationships that will blend existing and new construction naturally with the surrounding neighborhood all while following Scottsdale's development standards. Additionally, a Homeowners Association (HOA) will be formed for this community that will ensure the property is maintained and the quality of dwellings is preserved to ensure the residences have a consistent character and quality.

H2. Provide a variety of housing options that meet the socioeconomic needs of people who live and work in Scottsdale.

Response: The Ranch Gate 40 rezoning will allow for a smaller and more affordable housing options than the current zoning and will be similar to the surrounding community which offer energy efficiency with the use of housing and landscape designs that contribute to a long-term reduction in the cost of housing while benefiting the environment it is in. These additional houses will serve Scottsdale's employment base while also expanding the demographics and economics of the city.

H3. Provide housing options that allow for all generations of Scottsdale residents to continue to live here, regardless of life stage or ability.

Response: The homes offered within Ranch Gate 40 will be available to anyone with single-story floor plans that will be especially appealing to the elderly, families with young children, and those with special needs.

H4. Abide by regulations that prevent housing discrimination practices toward any person, as required by local, State, and Federal laws.

Response: Home sales will comply with local, State, and Federal laws prohibiting discrimination in housing and support fair and equal access to housing.

XIV. Circulation Element

Mobility choices will provide alternatives to the automobile, increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life.

By utilizing existing roadways and surrounding trails, the community of Ranch Gate 40 will provide a high quality of life to homeowners and tourists.

Circulation Element Goals:

C1. Design and improve transportation corridors to safely and efficiently move people and goods.

Response: Ranch Gate 40 perimeter road right-of-way has already been dedicated to the standards approved within the development. Internal roads will be dedicated as a Rural/ESL local street, which fits within the roadway intensity hierarchy and adequately accommodates the future demands of this street. Roadway improvements within this proposed development will be designed in such a way as to ensure safety and efficiency with access to people, goods, and information within the community.

C2. Reduce the number, length, and frequency of automobile trips to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

Response: Ranch Gate 40 will reduce the reliance of automobiles by providing a development that supports a balance of land use relationships and alternate modes of transportation by having a close proximity to the McDowell Sonoran Preserve giving residents the option of using a variety of mobility including automobiles, bicycles, and foot.

C3. Continue to develop an effective, safe, and connected multimodal transportation system (e.g., streets, trails, bikeways, shared-use paths, transit).

Response: The Ranch Gate 40 roadway infrastructure was designed in such a way that it is sensitively and safely integrated with the natural setting of the site ensuring that the internal street avoids areas of major slopes, native vegetation, washes, and boulders within the development.

C4. Plan for the expansion and modification of the transportation system.

Response: Ranch Gate 40 will provide necessary internal roadway connections in addition to the necessary emergency access which will help improve the surrounding transportation system.

C5. Protect neighborhoods from negative impacts of regional and citywide transportation networks.

Response: Ranch Gate 40 will have both large open space buffers surrounding the community as well as a gated entry protecting unwarranted traffic and allowing an aesthetic that protects livability within the community. Additionally, homes within this community will be well buffered from the adjacent roadways including a 100' Scenic Corridor along 128th Street and a very large buffer along Ranch Gate Road, exceeding the minimum 50' Desert Scenic Roadway Buffer requirement. These corridors will enhance the natural beauty and unique Scottsdale characteristics with their design and aesthetics.

C6. Actively work with regional jurisdictions and other agencies to coordinate and implement regional mobility systems and connections.

Response: Ranch Gate 40 is located near regional pedestrian, bicycle shared-use path, and trail systems, particularly those in the McDowell Sonoran Preserve which connect to Scottsdale's systems.

C7. Balance the sensitive relationships and respective mobility needs of schools and neighborhoods.

Response: Ranch Gate 40, as designed within its surrounding context, will have no impact on the safety between schools and their exposure to vehicles.

C8. Provide a comfortable and accessible transportation system to increase ability to reach goods, services, and activities. Many factors affect accessibility, including mobility (physical movement), the quality and affordability of transportation options, transportation system connectivity, and land use patterns.

Response: Ranch Gate 40 will allow for pedestrian circulation where applicable to ensure pedestrian safety and comfort while providing the local street cross-section that reflects the design and character of the rural environmentally sensitive areas.

XVI. Neighborhood Preservation and Revitalization Element

The City of Scottsdale encourages that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods' defining features, and ensuring their long-term attractiveness and economic integrity, we can create and/or enhance the unique character and special qualities of each neighborhood.

Ranch Gate 40 homes will be high quality development and will be encouraged to blend within the native surroundings. The homes will showcase the existing views and encompass the desert palette inside and out. The Sonoran Desert influence and lifestyle will work as a backbone to the community design.

Neighborhood Element Goals:

NPR1. Preserve and enhance the character, identity, and quality of Scottsdale's diverse neighborhoods.

Response: Ranch Gate 40 will increase the number of housing options for this part of Scottsdale. Residents of this community will have the opportunity to take advantage of the nearby recreation facilities and preserved natural areas that are within the community. Ranch Gate 40 will be designed to help recognize, preserve, and enhance this unique Scottsdale neighborhood that will respond to the goals presented within the Dynamite Foothills Character Area Plan.

XVII. Conservation, Rehabilitation, & Redevelopment Element

Scottsdale focuses on the conservation and rehabilitation of aging properties, seeking creative infill development strategies, and supporting context-sensitive redevelopment.

Ranch Gate 40 looks to provide a context appropriate development while involving residents in infill and redevelopment decisions affecting their neighborhoods.

Conservation, Rehabilitation, & Redevelopment Element Goals:

CRR1. Support high-quality, context-appropriate redevelopment, rehabilitation, and conservation to promote long-term neighborhood stability.

Response: The aesthetics and built environment within this development will be sensitive to the existing neighborhood and will look to sustain Scottsdale's quality of life.

CRR2. Sustain long-term economic well-being through redevelopment, rehabilitation, and conservation.

Response: The visual aesthetic impressions that tourists, citizens, and businesses have for this city will be positively impacted by the addition of this development. Economic investments within this community will be enhanced by the quality impressions people have of this city.

XX. Public Services and Facilities Element

Scottsdale will continue its efficient and high-quality customer service to all Scottsdale citizens by planning, managing, and operating a safe, reliable, and affordable water supply and wastewater reclamation system.

Ranch Gate 40 will work with the surrounding developments to access utilities and allow for residents to tie into City resources. All methods will be safe, reliable, and affordable for residents.

Public Services and Facilities Element Goals:

PSF1. Maintain an innovative, sustainable solid waste collection, recycling, and disposal delivery system.

Response: Ranch Gate 40 has been designed to accommodate both trash and recycling pickup services in the development.

PSF2. Provide and maintain utility and infrastructure systems that match the character of Scottsdale and deliver reliable, efficient service.

Response: The development team for this Project will cooperate with power and communication utility companies with provisions of services within the community.

PSF3. Efficiently plan and manage infrastructure, facilities, and public service operations.

Response: Ranch Gate 40 will benefit from the City of Scottsdale's service facilities, particularly those aimed at public safety, emergency, social, recreational and maintenance needs for the community.

PSF4. Provide a state-of-the-art library system that serves the community's informational, educational, and creative aspirations for all age groups.

Response: The closest library to Ranch Gate 40 is the Appaloosa Library at 7277 East Silverstone Drive and will serve as an educational and community resource for future residents of this community.

PSF5. Partner with other jurisdictions and agencies to achieve maximum efficiency in city service delivery.

Response: Ranch Gate 40 residents will have the option to take advantage of resources within both Scottsdale and the greater valley.

XXI. Public Buildings Element

Scottsdale will continue its efficient and high-quality customer service to all Scottsdale citizens by planning, managing, and operating a safe, reliable, and affordable water supply and wastewater reclamation system.

Ranch Gate 40 will work with the surrounding developments to access utilities and allow for residents to tie into City resources. All methods will be safe, reliable, and affordable for residents.

Public Buildings Element Goals:

PB1. Provide safe, accessible, and adaptable public buildings to meet the evolving needs of the community.

Response: Ranch Gate 40 will have entry monumentation and open spaces that are owned and maintained by the community's HOA and will increase the appeal of the community. While no public buildings are on site, there are a handful of public recreational opportunities that are easily accessible for future residents to benefit from.

PB3. Collaborate with schools to plan for and secure facilities as key features of neighborhoods.

Response: A letter has been mailed to the Cave Creek Unified School District notifying them of the proposed community and will allow them to ensure they have resources that will accommodate the potential additional students.

XXII. Economic Vitality Element

The City's competing needs of residents and businesses will be balanced so neighborhoods are protected and enhanced while business districts are competitive and attractive.

The location of Ranch Gate 40 will help support the nearby business districts by providing cliental and potential staff. North Scottsdale has shown economic growth and will continue to grow through this proposed neighborhood.

Economic Vitality Element Goals:

EV3. Sensitively manage land uses to provide and enhance economic development, fiscal health and job growth, while simultaneously protecting the integrity and lifestyle of neighborhoods.

Response: The design of this community will preserve the natural, social, and cultural environments of Scottsdale and will maintain the expectations of quality that both Scottsdale residents and visitors have come to know. This community will provide housing for residents who will in turn patronize Scottsdale's diverse, quality retail and entertainment. Opportunities for job growth and expanded commercial and business activity throughout the surrounding community are provided through the increased residential density. The addition of quality housing stock can enhance Scottsdale's presence and position to attract quality employment and business opportunities.

DYNAMITE FOOTHILLS CHARACTER AREA PLAN

The Dynamite Foothills Character Area Plan came as a result of the citizen-driven group City Shape 2020. A character plan is a recommendation or guideline that strives to implement a specific personality or sense of place into a neighborhood. It uses regulation policies like character plans to outline development but is not a regulatory document.

The Dynamite Foothills area is located in North Scottsdale between the McDowell Mountain and the Lone Mountain alignment, east of 112th Street to 136th Street. This area capitalizes on mountainous view sheds and remote desert environments. In order to meet the vision of Rural Desert character, character strategies like minimizing street widths, strategic building envelopes, accentuating open space, and encouraging native desert landscaping are incorporated. Lower single-family densities with a single-story cap on building height equate to larger lot ranch style homes. Preferred wall designs, and community amenities are suited to acknowledge wildlife corridors and maintain a rural character.

The goals listed below are outlined by Dynamite Foothills Character Area as strategic approaches to maintaining the personality of the area voted by residents and officials. Responses are outlined to explain how Ranch Gate 40 is striving to meet the needs.

Goal 1: Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale.

Native vegetation will be used throughout the site including streetscapes and common areas. Simple screening and undulating perimeter walls complement the meandering roadway and encourage an open and natural community. All setbacks, building scales, and open spaces will be observed and in accordance with the surrounding conservation requirements. Street alignments and building placements have all been purposefully placed in order to preserve the sited most sensitive natural washes and vegetation. Construction envelopes have been strategically positioned to avoid natural features including wherever possible. While some disturbance is inevitable with any type of development, the Project team is confident that most sensitive natural areas have been preserved on the Site.

Goal 2: Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.

Analysis of topography and the natural environment are done to carefully situate the Ranch Gate 40 development envelopes. An excess of NAOS (27% increase) over that of the minimum requirement has been sensitively incorporated into the Ranch Gate 40 community adding to the overall open spaces which make up roughly half of the site.

Goal 3: Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.

Open space can be found throughout the site, including the perimeter of the property. This allows for an optimal transition from development to nature and to other surrounding communities. Drought-tolerant plants have been chosen in order to match the desert landscape.

ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE

The City of Scottsdale Environmentally Sensitive Lands Ordinance (ELSO) is a 134 square mile environmental protection overlay that was adopted in 1991. The overlay encompasses the lands north of Central Arizona Project canal and is in effect to preserve natural open space and elements. City Council has amended this ordinance over the past decade to ensure preservation and development are balanced in all land uses in this area.

Twelve general statements from the ESL are listed below, with responses that outline how Ranch Gate 40 complies with the overlay standards and objectives.

- 1. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.**

Ensuring all potential hazards and sensitive areas are addressed by planning and engineering analysis.

- 2. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.**

The McDowell Sonoran Preserve is seen as an asset to Ranch Gate 40. There is high priority in maintaining unrestricted views as well as caring for existing habitats such as washes, boulders and native vegetation in order to keep the atmosphere of the community relevant.

- 3. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.**

Ranch Gate 40 will protect renewable and nonrenewable resources by utilizing existing transportation networks and preserving roughly half of the site as open space.

- 4. Minimize the public costs of providing public services and facilities in ESL areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.**

Ranch Gate 40 will utilize existing improvements, planned for this site throughout the surrounding Storyrock approvals, for access, water, and emergency services.

- 5. Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL areas.**

The design for the Ranch Gate 40 neighborhood incorporates unforgettable open spaces to view and enjoy while having a natural desert landscape that will be preserved and highlighted in the community.

- 6. Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.**

Ranch Gate 40 is located close to the McDowell Sonoran Preserve and its trails and trailheads, allowing future residents and visitors of the community to appreciate and respect the natural desert and surrounding amenities with the services that they provide.

7. Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.

Ranch Gate 40 will preserve and enhance existing wash corridors necessary in ensuring drainage features remain without negative impacts from the development.

8. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

Ranch Gate 40 will minimize construction impacts by emphasizing and incorporating existing open space and other natural environments. The pattern, design, construction techniques, and materials used for construction will be high in quality in order to respect the natural desert environment.

9. Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials; grading location, design and treatment; and landscaping design and materials.

Ranch Gate 40 intends to use a natural desert palette that is consistent with the surrounding area to continue to respect the natural desert environment. Additionally, all building heights and locations are in compliance with zoning guidelines.

10. Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.

Significant open spaces for corridors and land use buffers will be preserved within the community along with the views, desert vegetation, and boulder features. The Ranch Gate 40 vision and overall goals include maintaining significant open space in its natural state.

11. Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.

Ranch Gate 40 preserves land by creating buffers and open spaces while fulfilling housing demands. The nearby outdoor recreation and commercial development will encourage residents to utilize the area they live in, for recreational activities such as biking and walking on trails, shopping, employment and entertainment needs.

12. Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

This site emphasizes open space to minimize lot sizes, increase tract open space and ensure significant native habitats remain untouched through innovative planning and design of development envelopes and by providing minimal impact during construction and development.

APPENDIX A - SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

Scottsdale's design principles are enforced so new development reflects and enhances the unique climate, topography, vegetation, and historical elements. These elements are considered amenities that uphold the quality of design and sustain the Scottsdale community.

1. The design character of any area should be enhanced and strengthened by new development.

Ranch Gate 40 will encourage to be developed in such a way that it will blend with the natural setting and allow the unique Sonoran Desert character to be showcased and enhanced. This development will also utilize the natural desert setting through the use a consistent native landscape palette.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:

Scenic Views of the Sonoran Desert and Mountains

Scenic Views of the Sonoran Desert and surrounding mountains will be enjoyed by the residents of Ranch Gate 40 with the development envelopes that have been carefully designed in order to avoid sensitive natural features. The views and peacefulness of the natural environment in this area is what makes Ranch Gate 40 another anticipated North Scottsdale community.

Archaeological and historical resources

An archaeological report will be prepared with the subsequent preliminary plat application. Should any resources be found, steps will be taken to ensure their preservation and conservation, if necessary.

3. Development should be sensitive to existing topography and landscaping. A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

The appealing natural setting of the property will be maintained, by keeping the undulating topography and unique desert character, providing texture and color throughout the development.

4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

The Sonoran Desert will be preserved and restored with the large buffers planned within the site that intend to incorporate existing natural habitats and ecological conditions.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

Public spaces such as streets and common tracts will maintain the desert identity with the use of native materials and landscaping, which will blend seamlessly with the natural surroundings.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

Ranch Gate 40 encourages alternative modes of transportation with the surrounding trails and bike paths in the Sonoran Preserve. This prime location allows residents alternative modes of transportation while allowing social interactions to occur.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

Residents of Ranch Gate 40 will have the option of taking advantage of nearby connections to adjacent developments as well as natural shading opportunities with the surrounding and proposed landscaping, trails, and wash corridors found within the nearby area.

8. Buildings should be designed with a logical hierarchy of masses

The buildings within Ranch Gate 40 are all residential and designed with massing that complement the environment that they are located in.

9. The design of the built environment should respond to the desert environment:

The built environment will respond to the desert environment by having a color palette that reflects the natural desert setting with natural colors and vegetation incorporated throughout the site. Additionally, shading opportunities and heat sensitive materials will be encouraged in this desert setting.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

Sustainable building practices at Ranch Gate 40 will be encouraged by considering the incorporation of energy conservative and low impact practices and design.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

Keeping native plants untouched where possible and salvaging qualifying native plants will allow this site to keep a mature feeling. Additionally, a natural buffer will be provided around the perimeter to create a natural desert transition from the surrounding area and this community. A variety of natural vegetation will be used as well as utilizing all open space.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

Low water use plants and native plants will allow Ranch Gate 40 to minimize its water intake and promote efficient water use.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

Light pollution will be minimized with the use of full coverings on all public lighting as well as using minimal decorative lighting. Ranch Gate 40 encourages natural lighting in the community by providing open spaces and strategically placed windows within the homes. This development will minimize glare in the neighborhood to suit the community's environmental needs.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

The minimal signage needed for this community will incorporate natural colors with little lighting and will reflect the quaint community.

- PROPERTY BOUNDARY
- ▮ PRELIMINARY DEVELOPMENT ENVELOPE
- ▮ TRACT NAOS
- ▮ ON-LOT NAOS
- ▮ NON-NAOS/ENHANCES O.S.
(TO BE NATURAL WHEN UNDISTURBED
OR TO MATCH REVEG. CHARACTER)
- SCENIC CORRIDOR
- SCOUR/RETAINING WALLS

LOCATION: **SOUTHEAST CORNER OF RANCH GATE RD. & 128TH ST.**
 APN: **217-01-007H & 217-01-007B**
 ESL LANDFORM: **UPPER DESERT**
 CHARACTER AREA: **DYNAMITE FOOTHILLS**
 GROSS AREA: **+/- 1,746,511 S.F., 40.0 ACRES**
 NET AREA: **+/- 1,629,520 S.F., 37.4 ACRES**
 GENERAL PLAN LAND USE DESIGNATION: **RURAL NEIGHBORHOODS**
(ALLOWS UP TO ONE (1) DU PER ACRE - 40 LOTS)
 EXISTING ZONING: **R1-130 ESL (0.31 DU/AC)**
 PROPOSED ZONING: **R1-35 ESL**
 PROPOSED UNITS: **32 LOTS (0.8 DU/AC)**
 REQ. NAOS (PER SLOPE ANALYSIS): **+/- 14.45 AC. (38.62%)**
 PROPOSED NAOS: **+/- 18.32 AC. (49%)**
 ADDITIONAL NAOS PROVIDED: **+/- 3.87 AC (+/- 27% INCREASE)**
 CURRENT USE: **VACANT**
 PROPOSED USE: **SINGLE-FAMILY RESIDENTIAL**

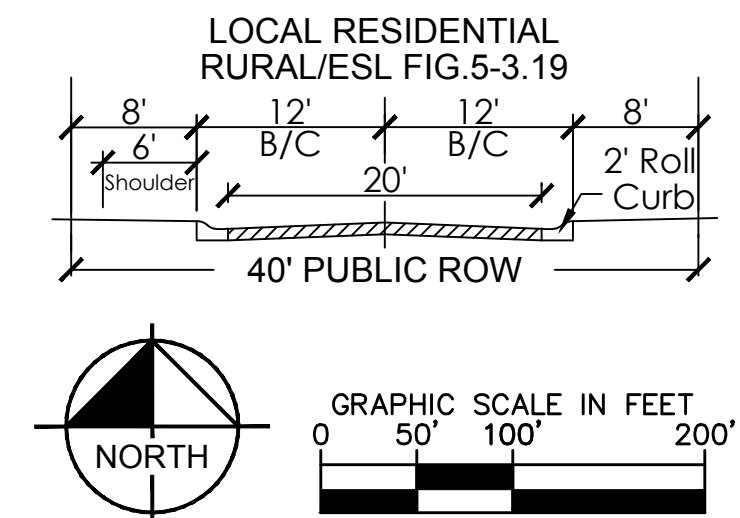
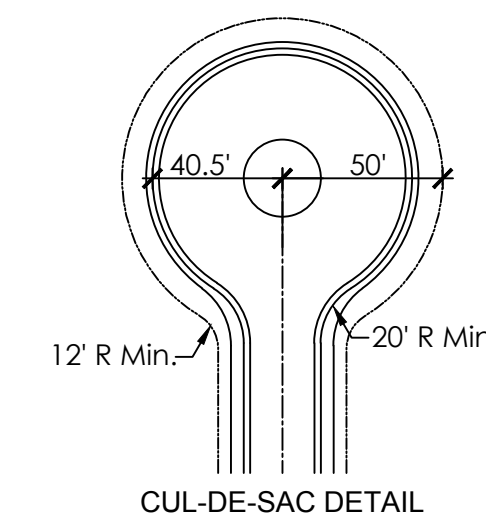
SEWER: **CITY OF SCOTTSDALE** WATER: **CITY OF SCOTTSDALE**
FIRE: **CITY OF SCOTTSDALE** PHONE/CABLE: -
ELECTRIC: **ARIZONA PUBLIC SERVICE** GAS: -

MIN. LOT WIDTH: **115'**,
MIN. LOT AREA: **26,250 S.F.**,
MIN. SETBACK'S: FRONT: **30'**, REAR: **27'**, SIDES: **15'**
ALLOWED/PROPOSED BUILDING HEIGHT:
MAXIMUM 24' FROM NATURAL GRADE
ALLOWED/PROPOSED WALL HEIGHT: **VARIABLE**

NOTE: THIS CONCEPTUAL SITE PLAN IS CONCEPTUAL AND REQUIRES DETAILED SITE PLANNING, ENGINEERING & CITY REVIEWS/APPROVALS.

NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (AC.)
TRACT A	PRIVATE HOA	DRAINAGE / O.S. / NAOS / WSF / E.A.	5.61
TRACT B	PRIVATE HOA	DRAINAGE / OPEN SPACE / NAOS	7.69
TRACT C	PRIVATE HOA	DRAINAGE / OPEN SPACE / NAOS	0.35
TRACT D	PRIVATE HOA	OPEN SPACE / NAOS	0.05
TRACT E	PRIVATE HOA	PRIVATE TRACT / UTILITIES / ACCESS	2.39

LOT #	AREA (SQ.FT.)	AREA (AC.)	LOT #	AREA (SQ.FT.)	AREA (AC.)
1	29,871	0.69	17	27,225	0.62
2	30,154	0.69	18	26,374	0.61
3	26,256	0.60	19	26,307	0.60
4	27,480	0.63	20	31,415	0.72
5	26,450	0.61	21	29,519	0.68
6	34,681	0.80	22	28,959	0.66
7	32,575	0.75	23	26,270	0.60
8	34,740	0.80	24	26,335	0.60
9	34,338	0.79	25	26,261	0.60
10	26,310	0.60	26	32,806	0.75
11	27,298	0.63	27	27,024	0.62
12	32,040	0.74	28	26,251	0.60
13	31,212	0.72	29	26,253	0.60
14	26,572	0.61	30	26,611	0.61
15	34,999	0.80	31	26,547	0.61
16	27,502	0.63	32	32,421	0.74



W

NAOS

EHS

L0D

PH2

●

⊗

PUE

ROW

B/C

TYP.

HE

AE

DE

SE

WSFE

RSB

SSB

FSB

CFS

PRV

BSL

● 80.2
P

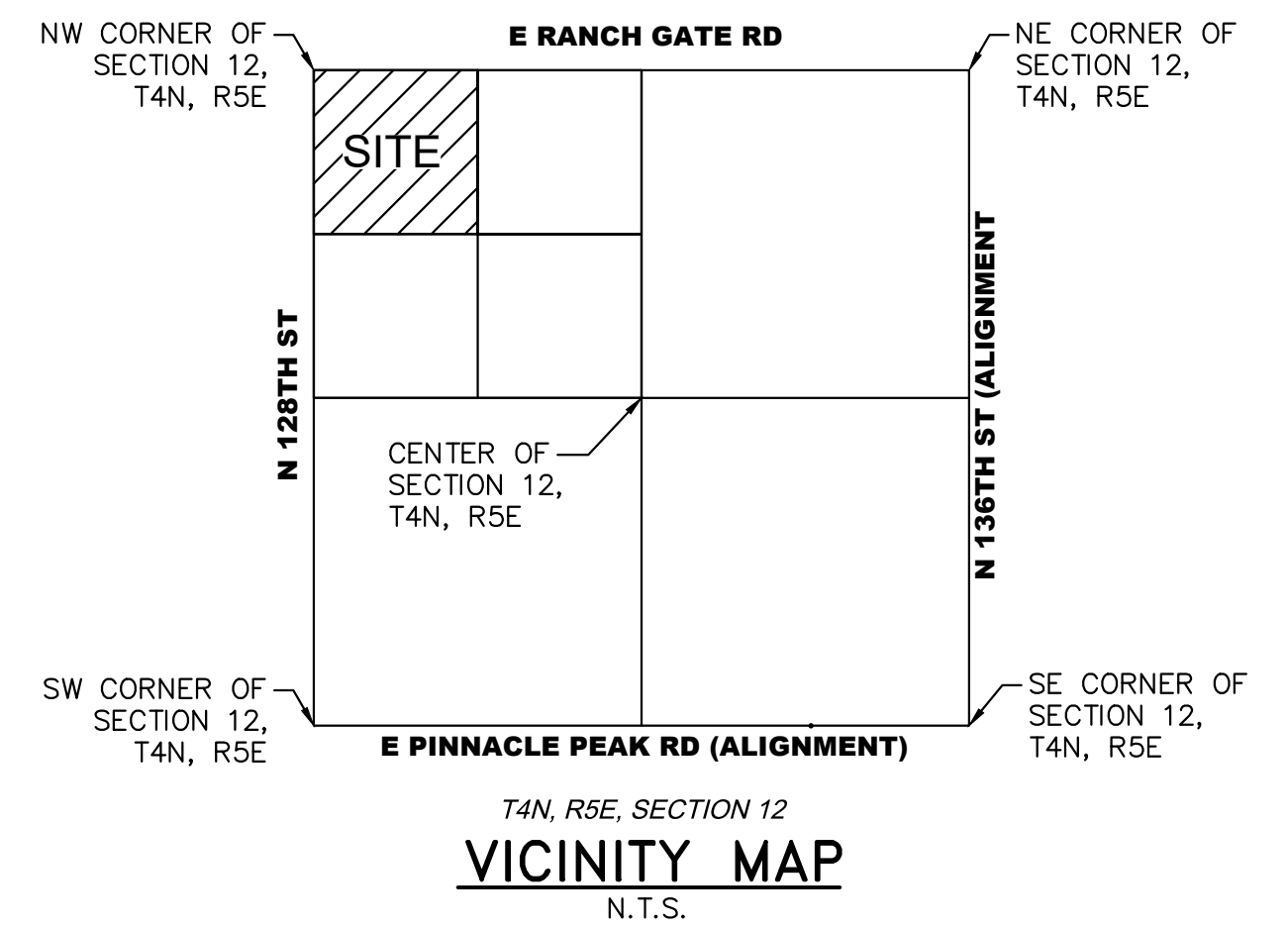
FL

EG

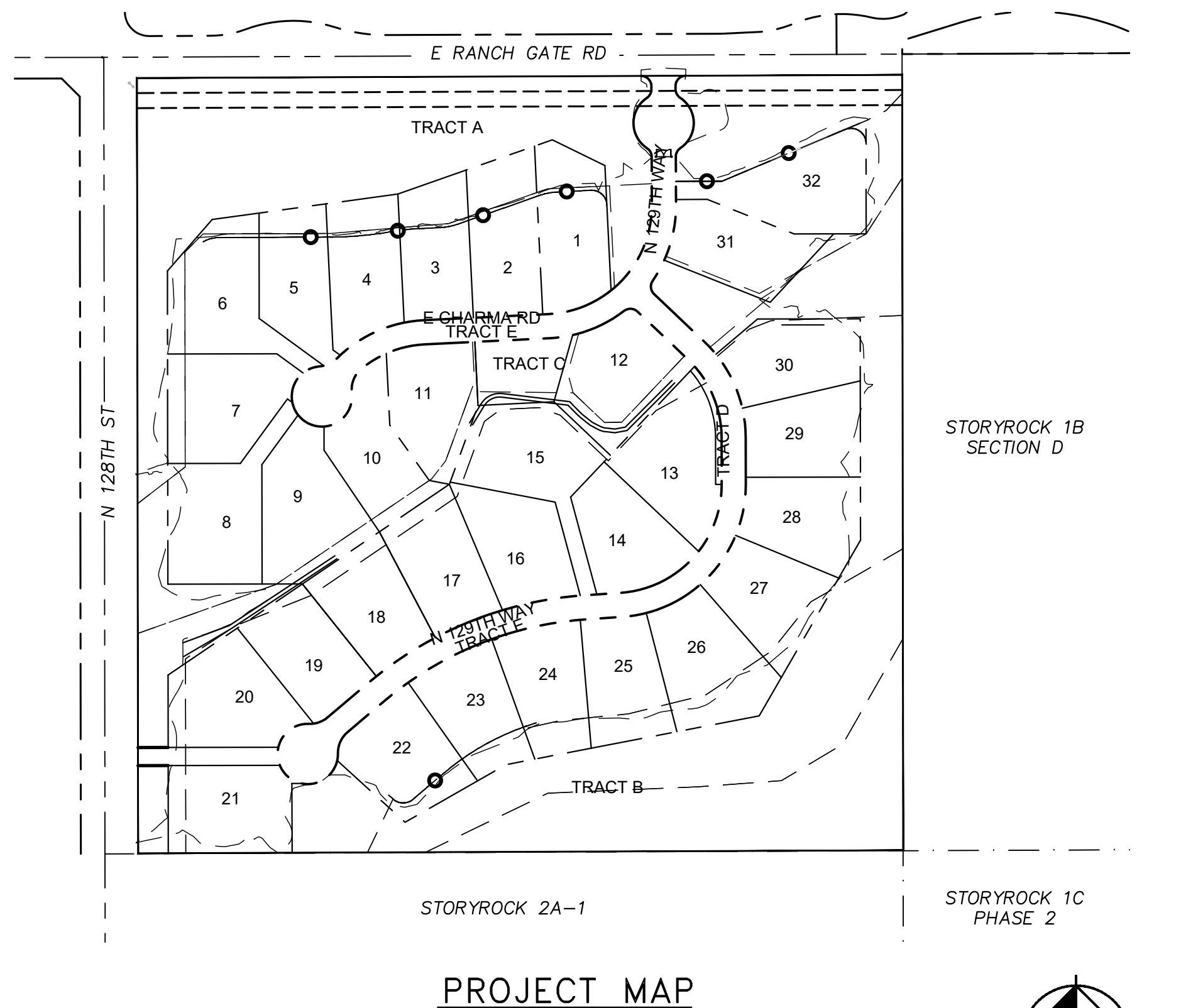
0.95%

10

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SHEET NO.	TITLE
1	COVER SHEET
2-3	SUBDIVISION PLAN
3-4	GRADING AND DRAINAGE
5	CROSS-SECTIONS



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CONTACT: ZACH HILL, P.E.

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TEMPE, ARIZONA 85281
TELEPHONE: (480) 272-7634
CONTACT: JOSHUA MOYSES, R.L.S.

DENISE BIXLER
6040 N 62ND PLACE
PARADISE VALLEY, AZ USA 85253

C&W INVESTMENTS, LLC
7373 N SCOTTSDALE RD STE B210
SCOTTSDALE AZ USA 85253

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	APS
TELEPHONE	-
CABLE T.V.	-
GAS	-

GROSS AREA	40.0 AC±
NET AREA	37.4 AC±
TOTAL NUMBER OF LOTS	32
TYPICAL LOT SIZE	CUSTOM
MINIMUM LOT AREA	26,250 S.F.
DENSITY	0.80 DU/AC
MINIMUM LOT WIDTH	115'

THE WEST MID-SECTION LINE OF THE
NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 5 EAST PER
GILA AND SALT RIVER BASE AND MERIDIAN
WHICH BEARS SOUTH 0°05'06" EAST.

CURRENT: R1-130 ESL
PROPOSED: R1-35 ESL

AREA TABLE		
NAME	AREA (SQ.FT.)	AREA (ACRES)
1	29,871	0.69
2	30,154	0.69
3	26,256	0.60
4	27,480	0.63
5	26,450	0.61
6	34,681	0.80
7	32,575	0.75
8	34,740	0.80
9	34,338	0.79
10	26,310	0.60
11	27,298	0.63
12	32,040	0.74
13	31,212	0.72
14	26,572	0.61
15	34,999	0.80
16	27,502	0.63
17	27,225	0.62
18	26,374	0.61
19	26,307	0.60
20	31,415	0.72

AREA TABLE		
NAME	AREA (SQ.FT.)	AREA (ACRES)
21	29,519	0.68
22	28,959	0.66
23	26,270	0.60
24	26,335	0.60
25	26,261	0.60
26	32,806	0.75
27	27,024	0.62
28	26,251	0.60
29	26,253	0.60
30	26,611	0.61
31	26,547	0.61
32	32,421	0.74

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
TRACT A	PRIVATE HOA	DRAINAGE/OPEN SPACE/NAOS/WSF/EMERGENCY ACCESS	5.61
TRACT B	PRIVATE HOA	DRAINAGE/OPEN SPACE/NAOS	7.69
TRACT C	PRIVATE HOA	DRAINAGE/OPEN SPACE/NAOS	0.35
TRACT D	PRIVATE HOA	OPEN SPACE/NAOS	0.05
TRACT E	PRIVATE HOA	PRIVATE STREET/WSF/PUE/ACCESS	2.39

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS).

REQUIRED NAOS: 14.45± AC. (38.62%)
 PROVIDED NAOS: 18.32± AC. (49%, A 27%± INCREASE)

PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS EXHIBIT, PER LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR WHOLE PROJECT NOT PER LOT BASIS.

UNDERGROUND EXISTING AND PROPOSED OVERHEAD WIRE FACILITIES EXIST ALONG AND WITHIN PROJECT BOUNDARIES.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THE WEST 55.00 FEET; AND
EXCEPT THE NORTH 35.00 FEET, AS CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20190034362;
AND
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAY LAND.

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
04012	1335	M	11/4/2015	"D"	N/A

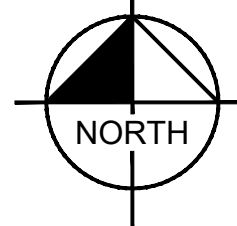
THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

1. UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
2. KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
3. HYDRANT SPACING PER DS&PM 6-1.502.
4. FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)
5. FINAL PLAT AND IMPROVEMENT PLANS AND/OR CC&RS WILL RESTRICT STREET PARKING DUE TO 24' STREET WIDTH.



GRAPHIC SCALE IN FEET

0 25 50 100



02 OF 06

RANCH GATE 40
SUBDIVISION PLAN
SCOTTSDALE, ARIZONA

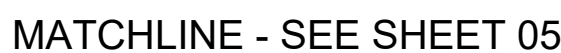
SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: JSG
DRAWN BY: JSG
CHECKED BY: ZJH
DATE: APRIL 2025

Kimley»»Horn

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MESA, ARIZONA 85210 (480) 207-2666

NO		REVISION	RY	DATE	APPR
1		1ST REVIEW COMMENTS	JSG	04/25	ZJH

X-EAV-GW/19188026 -- Ranch Gate 40/**CADP**/**Zoning**/38026ZC.dwg
REFERENCES: X-BD-P/98000ANUS2-DEM-P/R#4 XOT W/STATIONING AND AMPLITUDE T-R -RG-880025D--28 x8902BEM-12B x8902JUT-T-128 x8902V/S xVS x89002BM-SEC0 x89002BM-PH2A xSDM x89002BM-AL
REVISED: 10/18/97 BY: JAMES HERN AND ASSOCIATES, INC. SHALL BE WHOLLY LIABLE TO KME+HERN AND ASSOCIATES, INC.
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Q _{2min}	2(3) CFS
Q _{10min}	10(15) CFS
Q _{100min}	50(58) CFS

PEAK FLOW
 2 CFS = POST CONDITION
 (3) CFS = PRE CONDITION



PROJECT NO.
191988026

DRAWING NAME
88026GD.DWG

04 OF 06

RANCH GATE 40
GRADING AND DRAINAGE
SCOTTSDALE ARIZONA

RANCH GATE 40
GRADING AND DRAINAGE PLAN

SCALE (H): 1"=60'	DESIGNED BY: JSG
SCALE (V): NONE	DRAWN BY: JSG
	CHECKED BY: ZJH

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MESA, ARIZONA 85210 (480) 987-0666

1

1ST REVIEW COMMENTS

			JSG04/25	ZJH
--	--	--	----------	-----

K: EAV_Civil\19980626 - Ranch Gate 40\CAUD\Zoning\86026CD.dwg
 REFERENCES: xTB-P09020BM-128 x86002BM-RG x86002BM-SCD x86002BM-PPHA x86002BM-128 xVS x86002BM-128 xVS x86002BM-128 xVS
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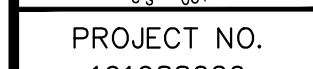
Topographic map of Tract B showing proposed drainage, future pads, and scenic corridors. The map includes contour lines, spot elevations, and various engineering notes. Key features include:

- Future Pads:** Numbered 8 through 28, with future pad elevations ranging from 2629.00 to 2658.00.
- Scenic Corridors:** Indicated by dashed lines and labels.
- Drainage Features:** Includes a 6" channel, 30" WSF, and various culverts (EX. 3-36", EX. 18", EX. 40", EX. 55").
- Flow Rates:** $Q_{100}=77$ CFS, $Q_{100}=4$ CFS, $Q_{100}=63$ CFS, and $Q_{100}=36$ CFS.
- Other Features:** Retaining wall, DFC, and various ESMT (Erosion Control) areas.

STORYROCK 2A - 1
BOOK 1631, PG. 15

13

$Q_2 =$	2(3)	CFS
$Q_{10} =$	10(15)	CFS
$Q_{100} =$	50(58)	CFS



DRAWING NAME
88026GD.DWG

05 OF 06

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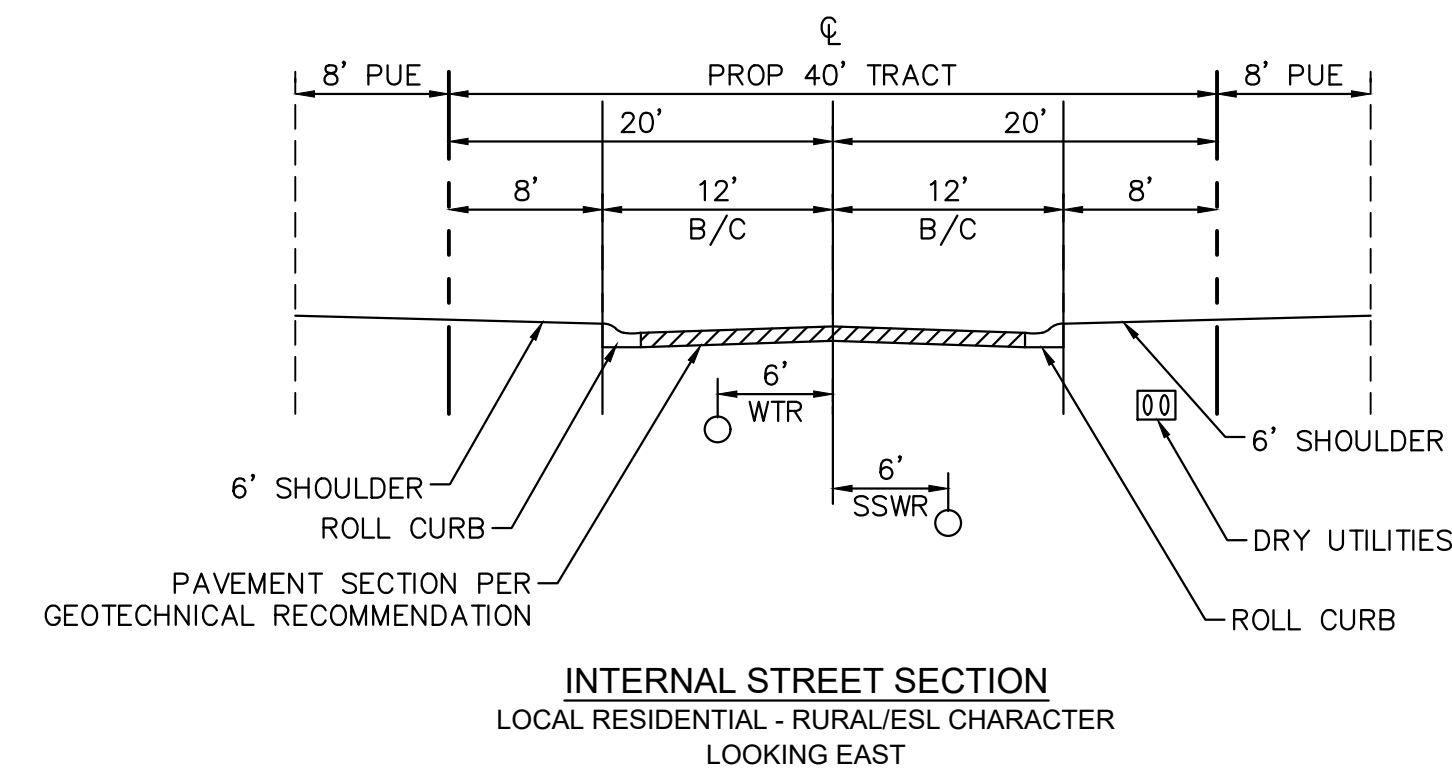
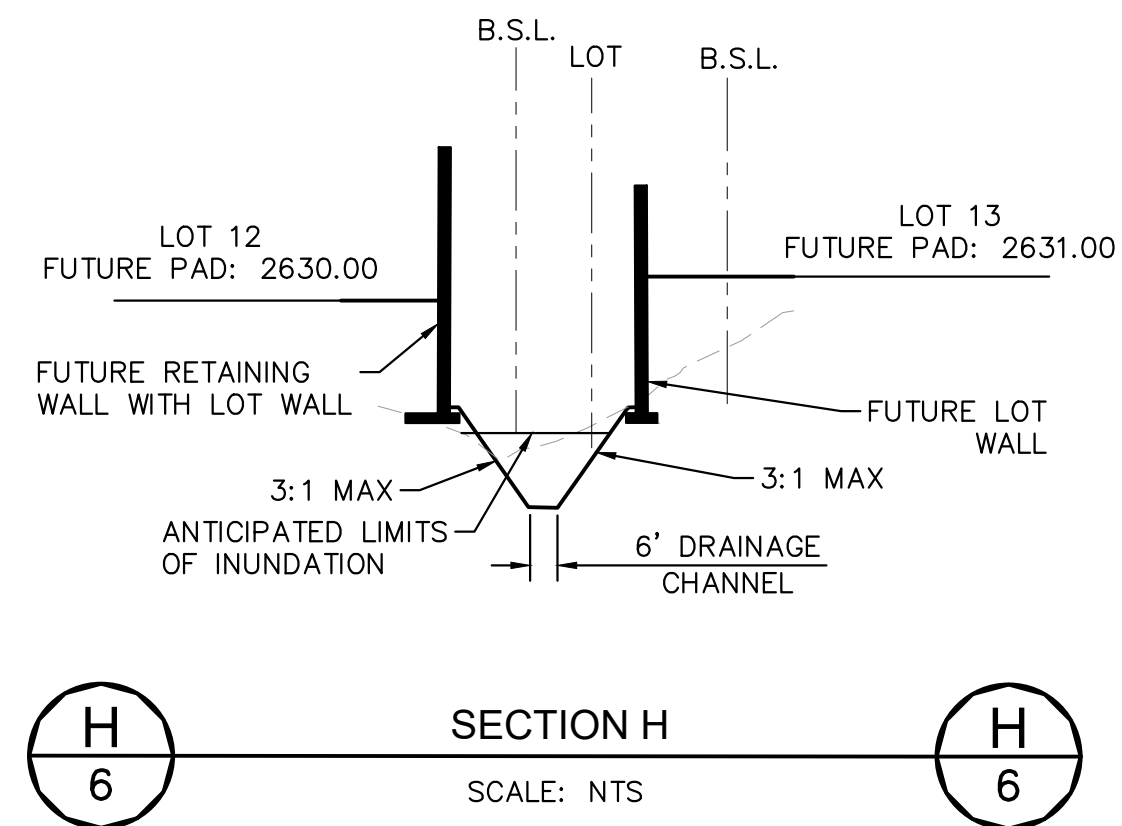
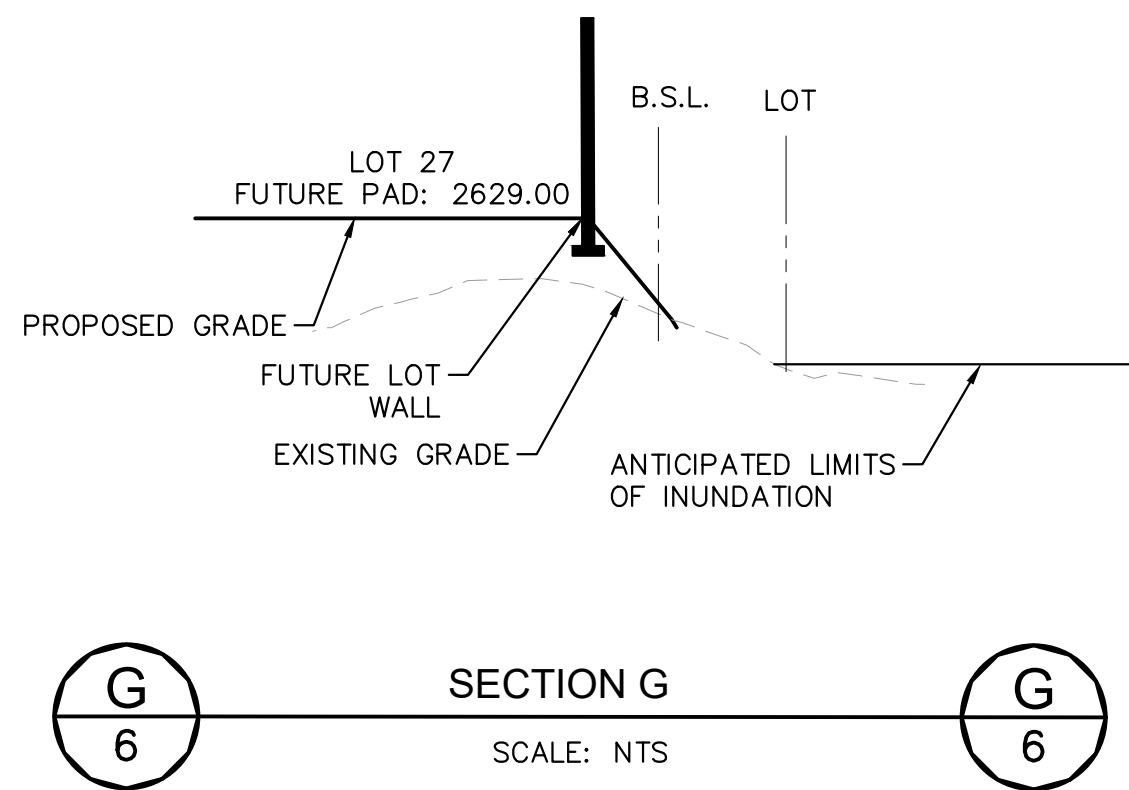
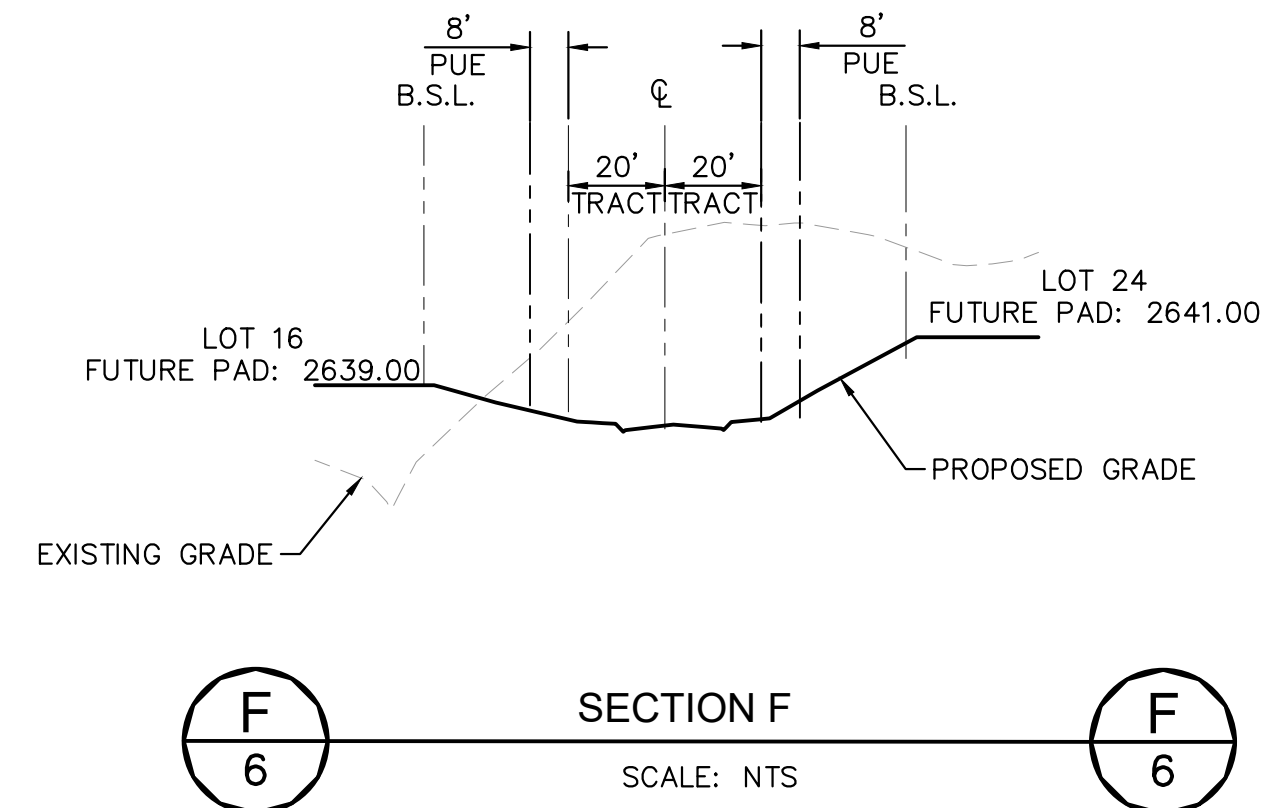
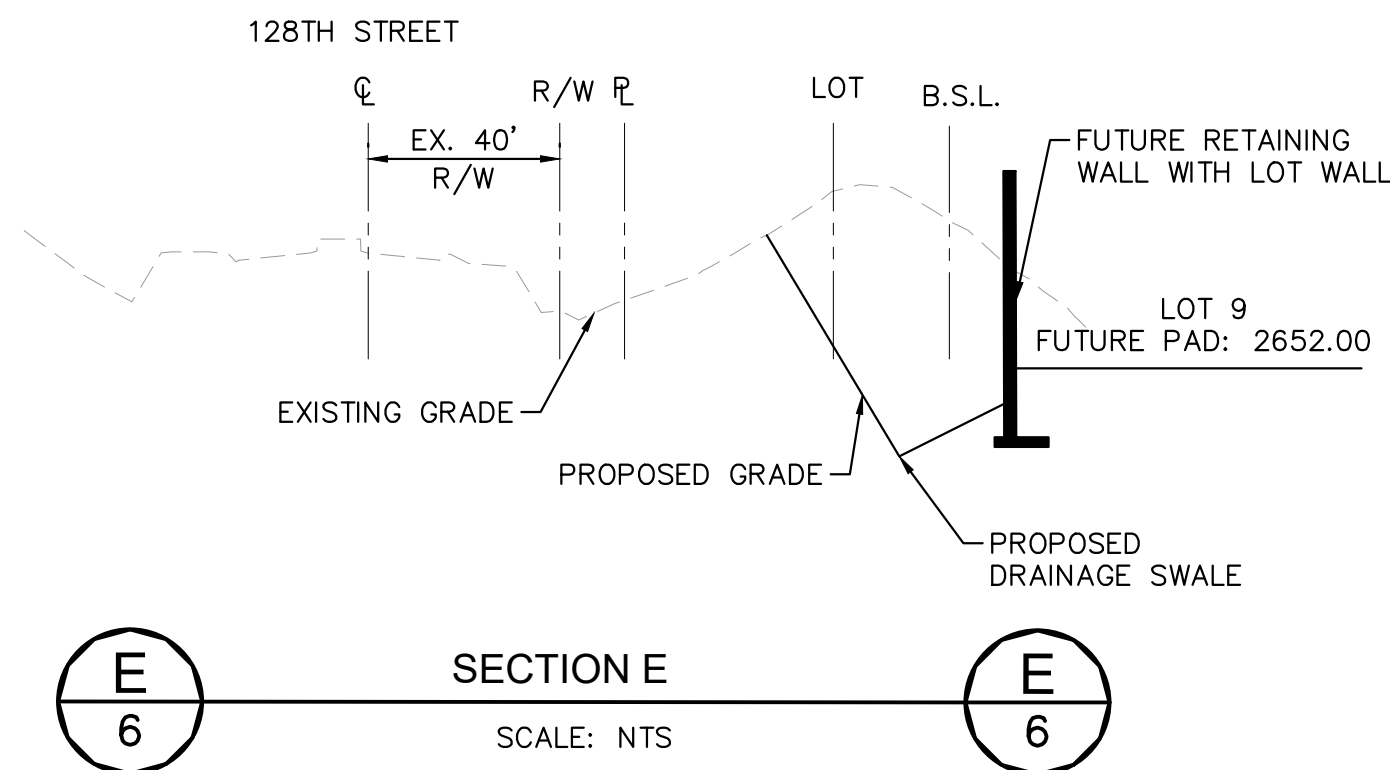
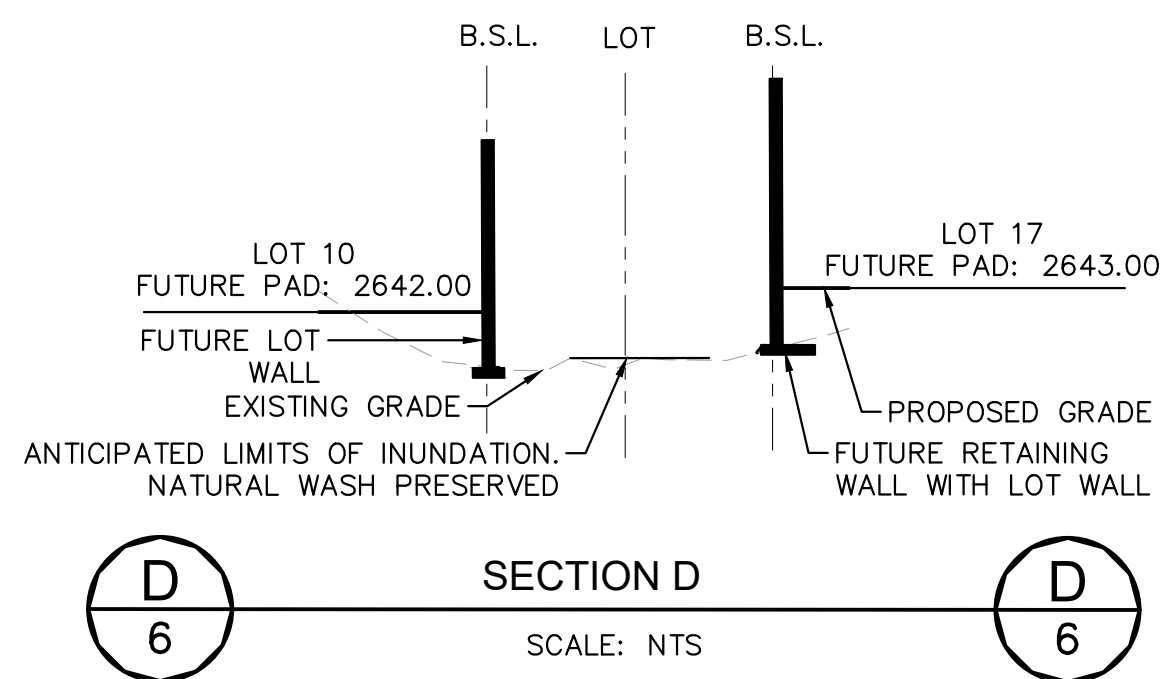
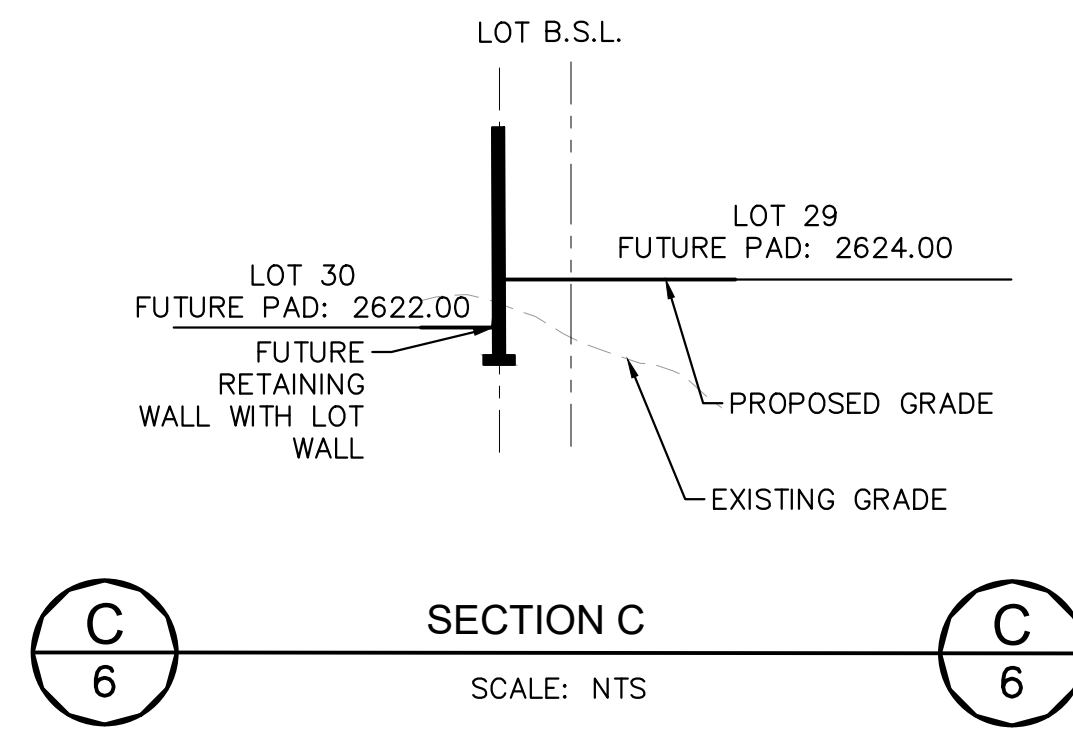
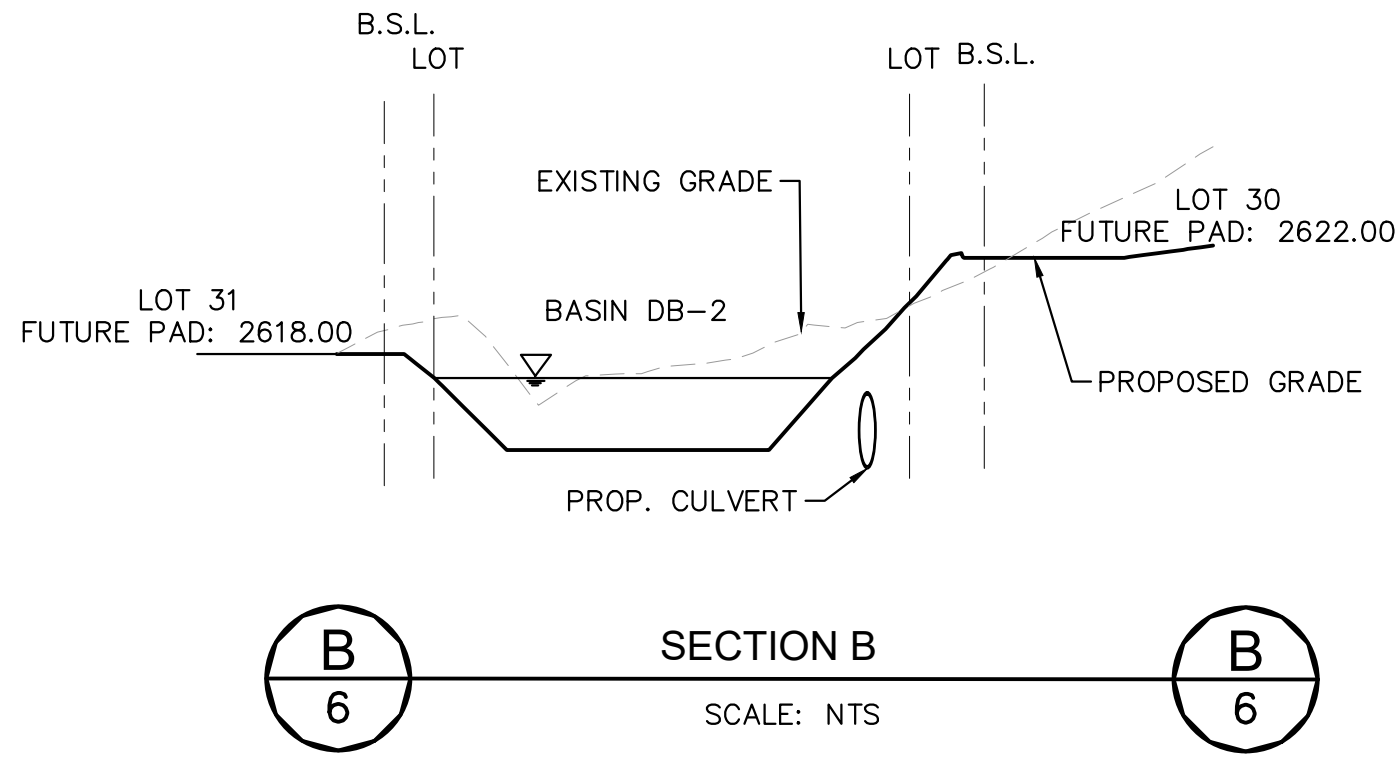
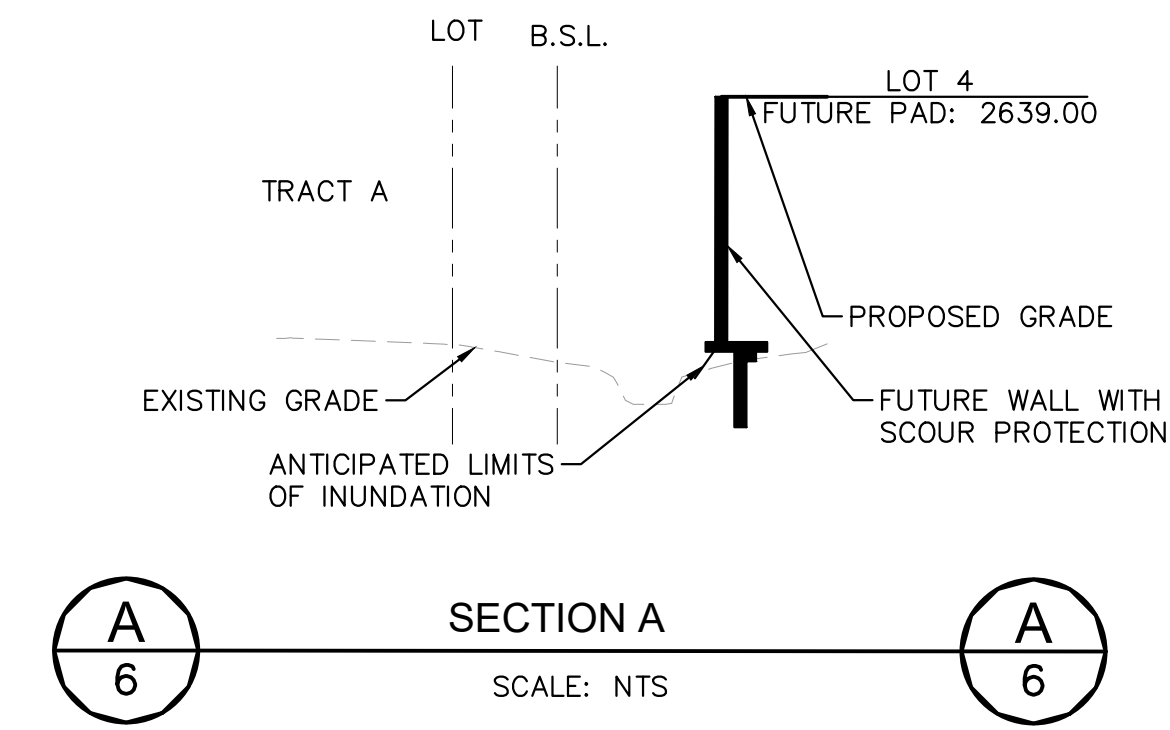
RANCH GATE 40
GRADING AND DRAINAGE PLAN
SCOTTSDALE, ARIZONA

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K:\EAV_Civil\91988076 - Ranch Gate 40\CADD_Zoning\S8026CD.dwg
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BY: JSG
CHECKED BY: ZJH
DESIGNED BY: JSG
DRAWN BY: JSG
DATE: APRIL 2025
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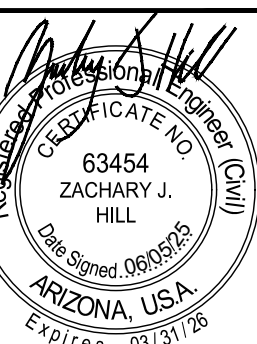


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RANCH GATE 40
CROSS-SECTIONS
SCOTTSDALE, ARIZONA



PROJECT NO.
191988026
DRAWING NAME
88026GD.DWG

