

PLANNING COMMISSION REPORT



Meeting Date: May 24, 2023
General Plan Element: *Land Use*
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

Sonoran Sky Abandonment 1-AB-2009#2

Request to consider the following:

1. A recommendation to City Council regarding a request by owner to abandon the 55-foot E. Pinnacle Peak Road half-street right-of-way, the 40-foot roadway and public easement along the N. 124th Street alignment, the 30-foot roadway and public utility easement along the 122nd Street alignment (except the southern 250 feet), and the 30 to 60-foot roadway and public utility easement along E. Paraiso Drive located within parcels 217-09-019A, 217-09-019B, and 217-09-019C with Single-Family Residential, Environmentally Sensitive Lands (R1-130 ESL) zoning. Abandonment associated with the Sonoran Sky final plat (3-PP-2006#3).

Goal/Purpose of Request

This request is to abandon the roadway easement located along the boundary of the subject site. The subject site consists of six parcels (parcel numbers 217-08-019B, 217-09-019C, 217-09-0019D, 217-09-019E and 219-09-056). The abandonment areas are located along the E. Pinnacle Peak Road, N. 124th Street, the 122nd Street, and E. Paraiso Drive alignments.

Key Items for Consideration

- Site is located within the Dynamite Foothills Character Area
- McDowell Sonoran Preserve bounds the property to the east and farther south of the site
- Access not impacted by this proposed abandonment
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan
- Abandonment associated with the Sonoran Sky final plat (3-PP-2006#3).
- No public input received regarding the proposed abandonment

OWNER

Betty Belsher
Greg Belsher
(602) 313-7206

APPLICANT CONTACT

Zach Hill
Kimley-Horne
(602) 313-7206

LOCATION

Between the N. 122nd Street and N. 124th Street alignments, and between E. Paraiso Drive and E. Pinnacle Peak Road



BACKGROUND

General Plan

The General Plan Land Use Element designates this 41-acre property as Rural Neighborhoods. This land use designation includes areas of relatively large-lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre, or more, of land. The proposal meets and is at the lower spectrum of the density expected for this Land Use Element designation.

Character Area Plan

This property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is intended to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections. The proposal locates the provided NAOS over drainage ways and boulder outcroppings. Entrance to the project is through the Sereno Canyon resort community. This new point of access eliminated a crossing over the large wash located within the southwestern portion of the site.

Zoning

The site was annexed into the City in October of 1983 (Ord. #1611) and zoned to the Single-family Residential District (R1-130) zoning designation. There has been no zoning activity on the site since annexation and the initial rezoning of the site.

Right-of-Way

The subject rights-of-way were dedicated as per the Goldie Brown Pinnacle Peak subdivision plat in 1978, through docket 11806/626.

Context

This project is located along the northern end of the McDowell Mountains. The Sereno Canyon Resort Community is located to the north. Troon Highlands Estates is located to the west and is zoned R1-18/ESL/HD.

The McDowell Sonoran Preserve is located immediately east, and farther west and south of this site. The Preserve contains Hillside Conservation, Environmentally Sensitive Lands (HC/ESL), Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL), and Conservation Open Space, Environmentally Sensitive Lands (COS/ESL) zoning designations within its boundary.

A large desert wash enters the property, at the base of the southern boulder formation, and then flows west-northwest across the site. Most notably, there is a significant ridge that runs across the

site from the southeast part to the northwest. Near the west-center part of the site there is a large boulder formation on top of this ridge, as well as another one along the south edge of the property. The portion of the site that is southwest of the ridge is only visible off-site from a small area, while the northeast portion of the site is visible from much of the recently approved Sereno Canyon subdivision. Please refer to context graphics attached.

Related Policies, References:

2035 Scottsdale General Plan, as amended
Dynamite Foothills Character Area Plan
Scottsdale Transportation Master Plan
36-ZN-1984, 113-ZN-1984, 6,ZN-1991, 3-PP-2006 and 1-AB-2009

APPLICANTS PROPOSAL

Development Information

The development proposal includes the abandonment of the roadway easement located along the boundary of the subject site. The subject site consists of six parcels (parcel numbers 217-08-019B, 217-09-019C, 217-09-0019D, 217-09-019E and 219-09-056). The abandonment areas are located along the E. Pinnacle Peak Road, N. 124th Street, the 122nd Street, and E. Paraiso Drive alignments.

- Existing Use: Undeveloped Lands
- Proposed Use: 13-lot subdivision
- Parcel Size: 41.2 acres
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- NAOS Required: 22.64 acres
- NAOS Provided: 24.84 acres
- Density Allowed: 0.31 dwelling units per acre
- Density Proposed: 0.31 dwelling units per acre

IMPACT ANALYSIS

Land Use

This abandonment request is in conjunction with the proposed subdivision plat, Sonoran Sky. The proposed preliminary plat is a 13-lot subdivision that has been submitted under case number 9-PP-2006#3. All required public right-of-way and tracts being dedicated for private access shall be dedicated with the final plat. The internal private streets being proposed shall provide access to all lots within the subdivision.

Traffic/Trails

The access point to the site has been relocated from the previously approved preliminary plats. The primary and only access for the site will be provided from N. 123rd Street, through the existing Sereno Canyon resort community. The subject property will no longer provide access from the south portion of the site.

Site and landscape improvements within the subdivision include private streets, a tract for the desert wash, and drainage basins. The lots are generally arranged in four clusters: southwest of the main ridge and above the large desert wash; along the ridge at the southeast corner of the site; and in the

northeast quadrant of the site. The corridor along the major desert wash, the southern boulder formation, and the primary ridgeline, will be retained as a large open space corridor. These lots will be accessed by a private road system that includes two cul-de-sacs. At the end of the western cul-de-sacs there will be tract extensions for a sewerline utility connection.

A trail will be located along the southern portion of the site, along E Paraiso Drive, that will connect the pedestrian path entering the site from the east to the regional trail located within the wash corridor that runs through the southwestern part of the site. The internal street system will provide a trail easement so that the residents may connect to the trail system at the southwest portion of the street system (Tract "A").

Emergency/Municipal Services and Utilities

All existing emergency and municipal access will be provided to the properties surrounding the abandonment area and maintained through existing dedicated right-of-way along E. Black Rock Road/N. 123rd Street. No impacts are anticipated.

Public Utilities

The public utilities have been notified of the applicant's request. The utility companies have indicated that there are no conflicts with the proposed abandonment and support the abandonment. A public utility easement will be retained over the area of the abandonment.

Open Space, Scenic Corridor

The NAOS is located over the significant rock outcropping features and drainageways. The building envelopes are found in four clusters located in between these natural features. Clustering of building envelopes is encouraged by the Environmentally Sensitive Lands Ordinance. The significant desert wash shall be protected within a tract. Most of the rock outcroppings are located on-lot due to the minimum requirement for net lot area. Those lots which contain a significant boulder outcropping feature will also provide a "non-building area" easement in addition to the Natural Area Open Space easement required by the ordinance.

Community Involvement

With the submittal of the preliminary plat application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. Staff received comments from surrounding residents regarding access into the site, this subdivision's dependence on the adjacent lot to the west for sewerline connection, the associated abandonment, and the financial responsibility (payback agreement) of the existing booster pump station located on the Estates at Miramonte Subdivision.

The residents of the Troon Highlands Estates community have obtained ownership of the property located to the west of this site and agreed to provide a sewerline easement to the benefit of this project. The Troon Highlands Estates community will also be submitting an abandonment application that compliments the associated Sonoran Sky abandonment application. The access to the site is preferred by all parties involved, and the financial responsibility of the Estates at Miramonte booster pump station have been resolved.

Staff received inquiries about the potential of construction disturbances within the McDowell Sonoran Preserve. Staff provided information of the proposed construction and the location of proposed building envelopes. No further information was requested.

Staff received inquiries about the abandonment request, and no further information was requested.

Policy Implications

The associated final plat is consistent in density with the underlying zoning district. Approval of this request will enable the final plat to be recorded, establishing the lots.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon the 55-foot E. Pinnacle Peak Road half-street right-of-way, the 40-foot roadway and public easement along the N. 124th Street alignment, the 30-foot roadway and public utility easement along the 122nd Street alignment (except the southern 250 feet), and the 30 to 60-foot roadway and public utility easement along E. Paraiso Drive located within parcels 217-09-019A, 217-09-019B, and 217-09-019C, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owner will record the Sonoran Sky final plat.
2. The property owner shall pay to the city \$558,256.24 as compensation for the abandonment of right-of-way.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jesus Murillo
Senior Planner
480-312-7849
E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

5-11-2023

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-7713 Email: tcurtis@scottsdaleaz.gov

5/12/2023

Date



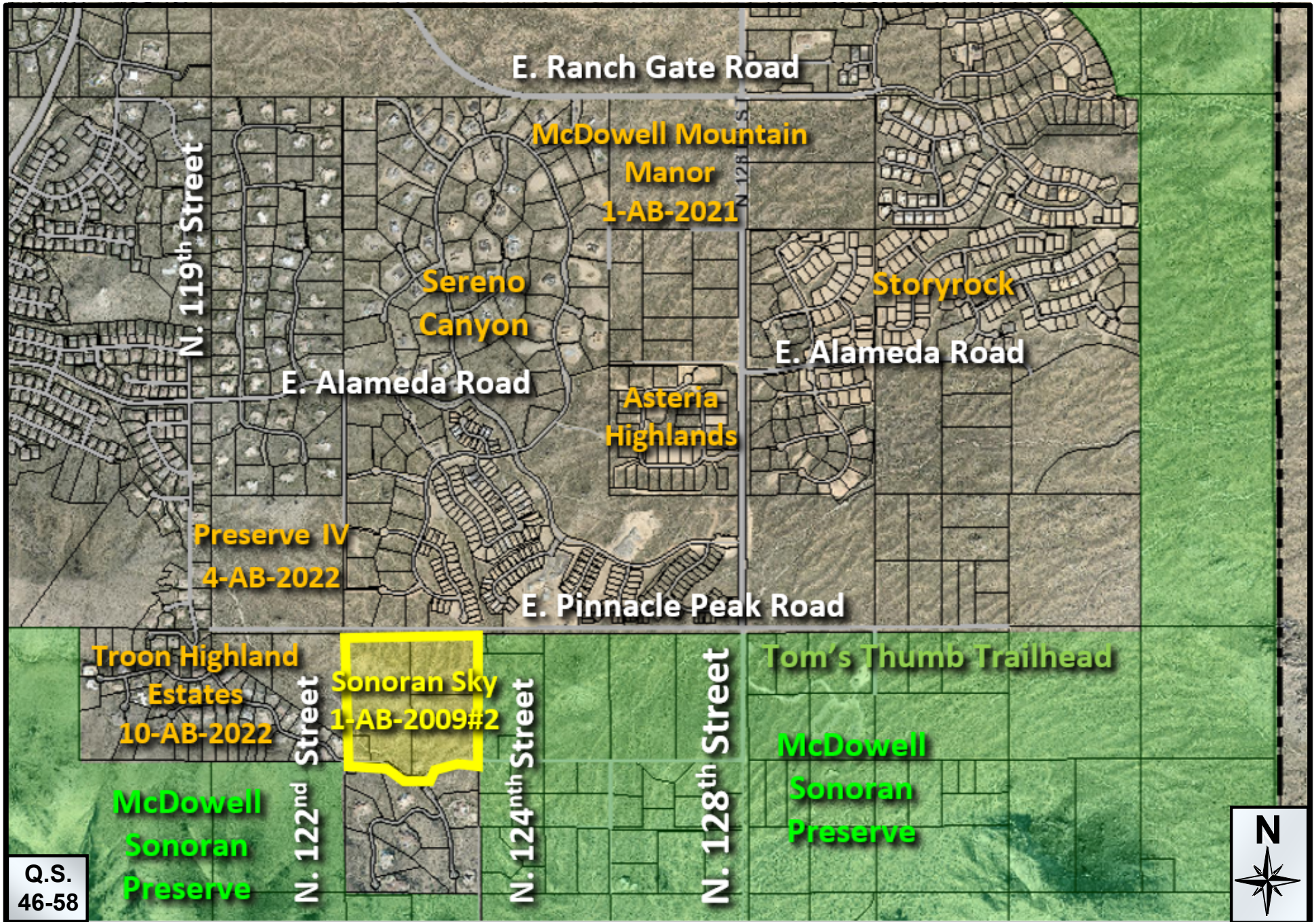
Erin Perreault, AICP, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

05/12/2023

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant's Narrative
3. Resolution No. 12822
 - Exhibit A: Legal Graphic
 - Exhibit B: Legal Description
 - Exhibit C: Depiction of subject parcel
4. Zoning Aerial
5. Proposed Abandonment and Dedication Areas Map
6. Associated Final Plat (3-PP-2006#2)
7. Legal Description and Graphic of Abandonment Area
8. Neighborhood Outreach
9. City Notification Map

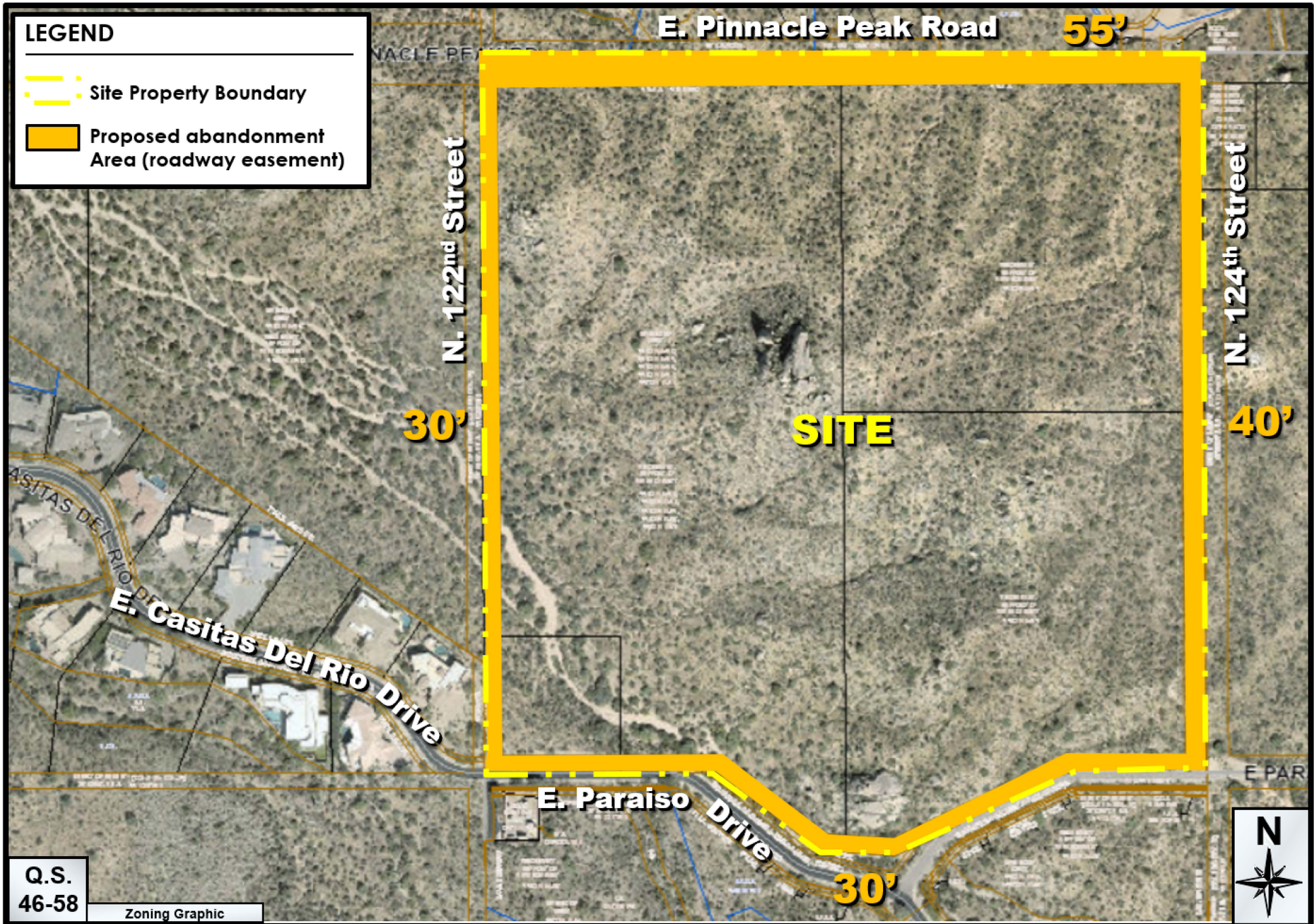


Q.S.
46-58



Context Aerial

1-AB-2009#2



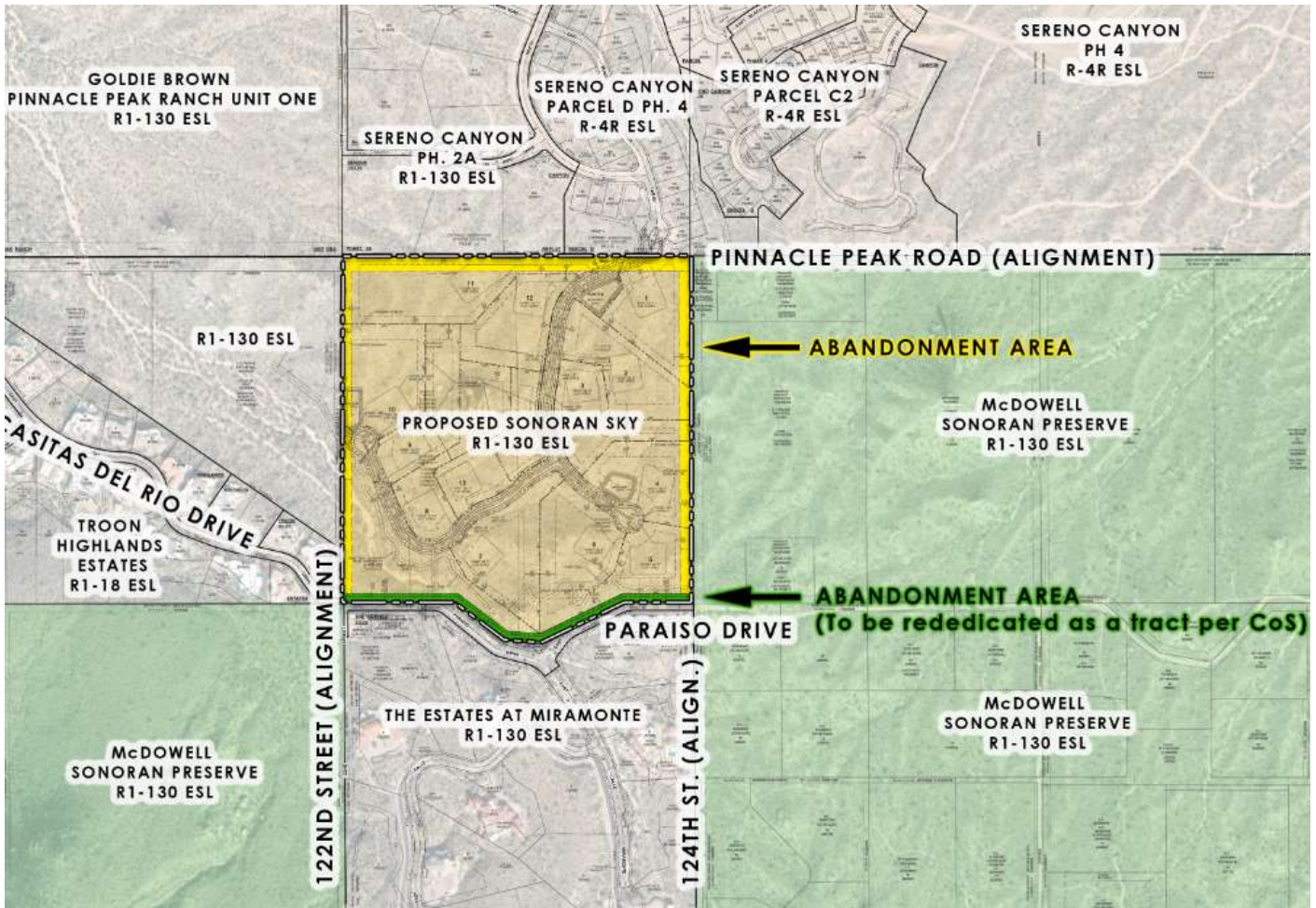
Aerial Close-up

1-AB-2009#2

Sonoran Sky by Toll Brothers Abandonment Application Project Narrative

1-AB-2009#2

REVISED: December 2022



Prepared by:

Kimley-Horn and Associates

1001 West Southern Avenue, Suite 131

Mesa, Arizona 85210

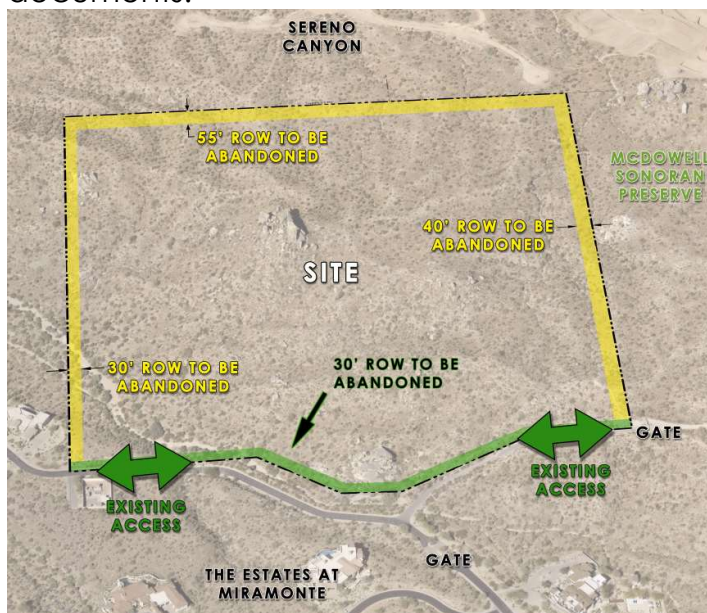
480-207-2666

I. Abandonment Request

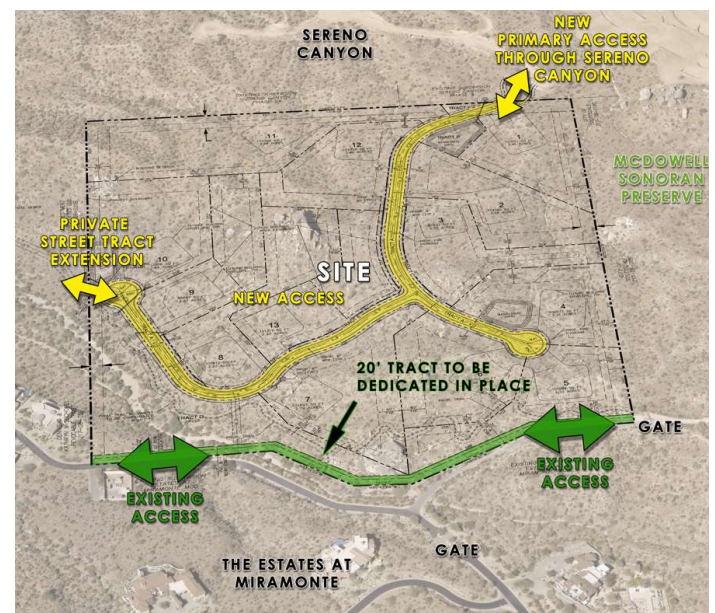
Our firm represents Toll Brothers in connection with an application requesting the approval for the abandonment of four right of way segments within the planned Sonoran Sky community. A fifty-five-foot (55') right-of-way street segment (Pinnacle Peak Parkway alignment), a forty-foot (40') right-of-way street segment (124th Street alignment), a thirty-foot (30') right-of-way street segment (122nd Street alignment) and a thirty-foot (30') right-of-way street segment (Paraiso Drive alignment) with 20' of it to be re-dedicated as a tract as requested by the City of Scottsdale. Within the 30' Paraiso Drive segment will also be a dedicated 25' wide non-motorized public access over the wash and 1' wide vehicular non-access easement along the drive frontage.

Sonoran Sky is a proposed 13-lot large lot single-family residential subdivision, which has received preliminary plat (3-PP-2006#3) approval with the City. These four vacant public utility and roadway easement segments bound the north, east, west, and south boundaries of the property, as depicted below. The east edge is unimproved and will not provide connectivity to neighboring property due to topography and existing access. The north edge will be replaced with an internal roadway providing the primary access for Sonoran Sky through the existing Sereno Canyon development. The west edge will be provided access via an easement from the internal local cul-de-sac consistent with City coordination through cases 9-MD-2022 and 3-PP-2006#3. Documentation for both the north and west access points will be provided to verify they are allowed. The 30' south right-of-way easement will be rededicated as a 20' tract to match existing Paraiso Drive half-street tract dedication that is part of the Estates at Miramonte community to the south.

Utility companies have been contacted regarding the proposed abandonment (APS, Century Link, COS, Cox, SW Gas). Correspondence is included with the application documents.



EXISTING AERIAL CONTEXT

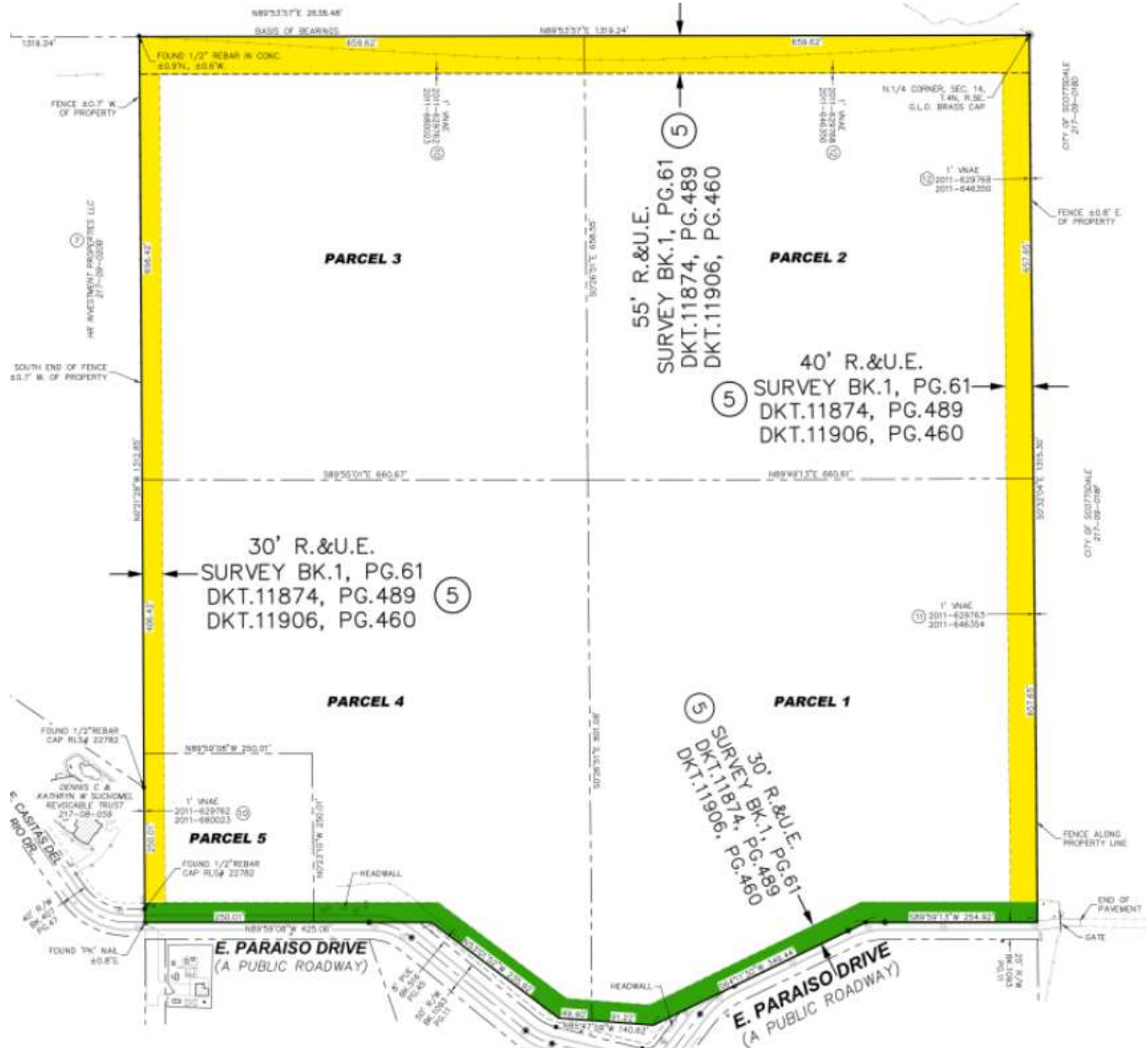


PROPOSED AERIAL CONTEXT

II. Consideration for Abandonment

It has been determined as a result of the Arizona "Gift Clause" legislation that monetary consideration to the City is requested for the abandonment of dedicated right-of-way. A compensation analysis was done by the City and, based on all the evaluation comparisons, it was determined that the subject property's estimated value would likely fall just above the midpoint of the surrounding value range at 2.78 sq. ft. The applicant agrees with this consideration fee for the relevant abandonment area, which will apply to 3.64 acres (north, east and west easements) of the overall 4.61 acre abandonment area, since the City has specifically requested that the southern roadway easement be abandoned and replaced with a tract. The applicant has agreed to dedicate this half-street tract, by processing a separate re-plat (9-MD-2022) for the subdivision to the south, which has been coordinated with the HOA. Therefore, no consideration will be applied to the southern 0.97-acre abandonment area.

Existing ALTA Context



5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 1 OF SURVEYS, PAGE 54 THROUGH 57, INCLUSIVE AND AMENDMENT RECORDED IN BOOK 1 OF SURVEYS, PAGE 61 AND THEREAFTER AMENDED DEDICATION OF ROADWAY AND PUBLIC UTILITIES RECORDED IN DOCKET 11874, PAGE 489 AND RE-RECORDED IN DOCKET 11906, PAGE 460.
 * AS SHOWN HEREON

6. ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL, AS DISCLOSED BY RESOLUTION IN RECORDING NO. 2001-0801097.
 * BLANKET OVER PROPERTY

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MEMORANDUM OF AGREEMENT
 RECORDING DATE: OCTOBER 6, 2008
 RECORDING NO: 2008-0864775 AND ALSO ON
 RECORDING DATE: NOVEMBER 23, 2011
 RECORDING NO: 20110970956
 (AS TO ALL)
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 * AGREEMENT BETWEEN SUBJECT PROPERTY AND APN: 217-08-059 & 217-09-020C

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: WAIVER OF RIGHT TO MAKE A CLAIM UNDER PROPOSITION 207
 RECORDING DATE: JULY 28, 2011
 RECORDING NO: 20110629420
 RECORDING NO: 20110629421
 RECORDING NO: 20110629422
 RECORDING NO: 20110629426
 RECORDING NO: 20110629428
 (AS TO PARCEL NOS. 3, 4 AND 5)
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 * NOT A SURVEY MATTER

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NEIGHBOR'S CERTIFICATE IN SUPPORT OF ABANDONMENT
 RECORDING DATE: JULY 28, 2011
 RECORDING NO: 20110629425
 RECORDING NO: 20110629429
 RECORDING NO: 20110629431
 RECORDING NO: 20110629437
 RECORDING NO: 20110629473
 (AS TO PARCEL NOS. 3, 4 AND 5)
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 * NOT A SURVEY MATTER

Proposed Preliminary Plat Context

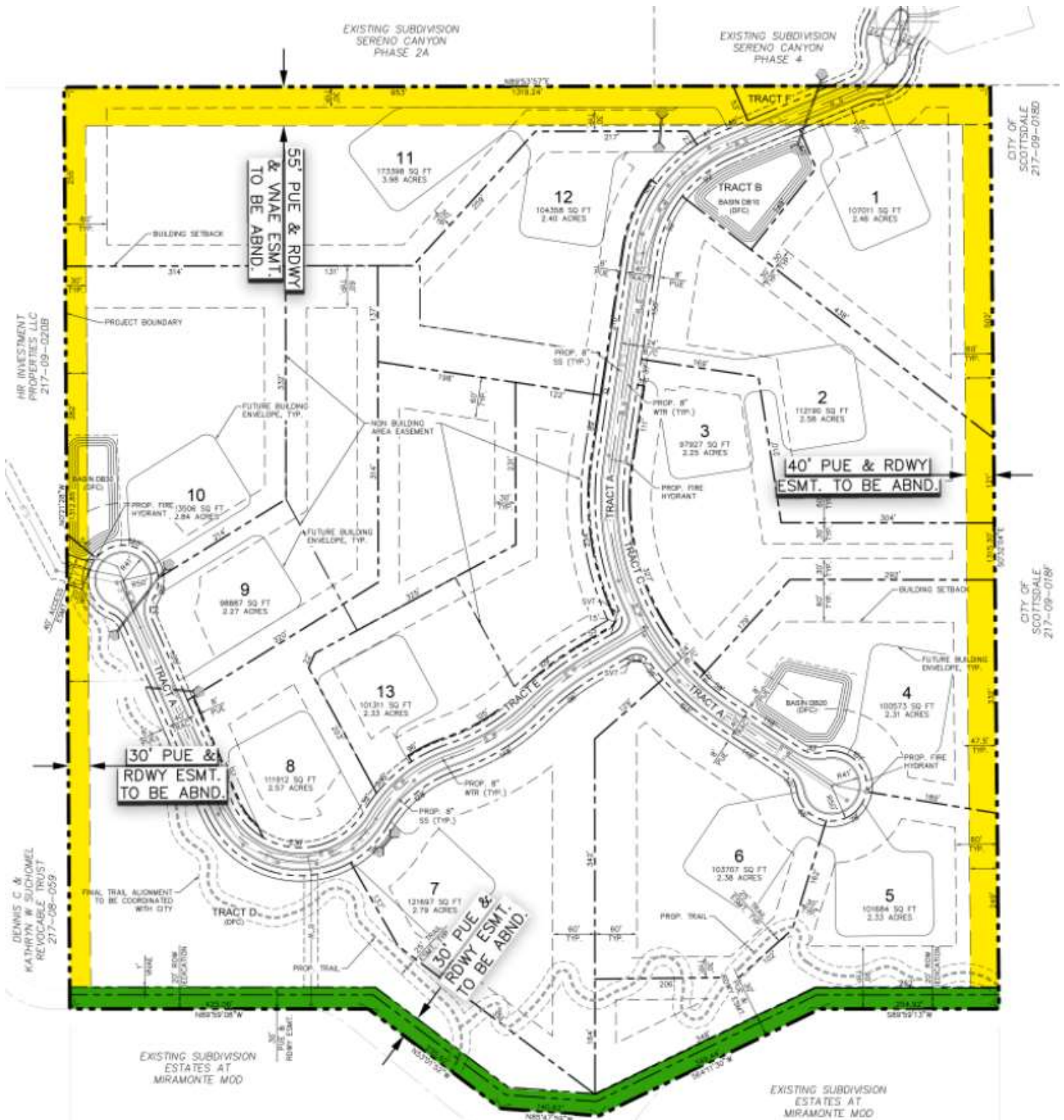


EXHIBIT A LEGAL DESCRIPTION ROW ABANDONMENT

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 55.00 FEET;

THE WEST AND SOUTH 30.00 FEET;

AND THE EAST 40.00 FEET OF THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14 BEARS SOUTH 89°53'57" WEST, A DISTANCE OF 2638.58 FEET;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, SOUTH 00°32'04" EAST, A DISTANCE OF 1315.30 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°59'13" WEST, A DISTANCE OF 254.92 FEET;

THENCE SOUTH 64°11'30" WEST, A DISTANCE OF 349.44 FEET;

THENCE NORTH 85°47'59" WEST, A DISTANCE OF 140.62 FEET;

THENCE NORTH 53°01'52" WEST, A DISTANCE OF 235.92 FEET;

THENCE NORTH 89°59'08" WEST, A DISTANCE OF 425.06 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14;



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»Horn					
7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020			Tel. No. (602) 837-5511		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	CWH	CWH	07/07/2022	291245004	1 OF 3

EXHIBIT A LEGAL DESCRIPTION ROW ABANDONMENT

THENCE ALONG SAID WEST LINE, NORTH 00°21'28" WEST, A DISTANCE OF 1312.85 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 14;

THENCE ALONG SAID NORTH LINE, NORTH 89°53'57" EAST, A DISTANCE OF 1319.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.61 ACRES, MORE OR LESS



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»Horn

7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	CWH	CWH	07/07/2022	291245004	2 OF 3

EXHIBIT B



NW CORNER
SEC. 14, T4N, R5E
GLO BC

NORTH 1/4
SEC. 14 T4N, R5E
GLO BC
POB

N89°53'57"E 2638.58'
1319.24'

55' R.O.W.
TO BE ABANDONED

40' R.O.W.
TO BE ABANDONED

NE 1/4, NW 1/4,
SEC. 14, T4N, R5E

N0°21'28"W 1312.85'

S0°32'04"E 1315.30'

30' R.O.W.
TO BE ABANDONED

30' R.O.W.
TO BE ABANDONED

N89°59'08"W
425.06'

N53°07'52"W
235.92'

S64°11'30"W
349.44'

S89°59'13"W
254.92'

N85°47'59"W
140.62'



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»Horn

7740 N. 16TH ST., Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

Scale N.T.S.	Drawn by CWH	Checked by CWH	Date 07/07/2022	Project No. 201245004	Sheet No. 3 OF 3
-----------------	-----------------	-------------------	--------------------	--------------------------	---------------------

RESOLUTION NO. 12823

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA ABANDONING, SUBJECT TO CONDITIONS AND RESERVATIONS, CERTAIN INTERESTS IN A PORTION OF THE PUBLIC RIGHTS-OF-WAY FOR PROPERTY LOCATED WITHIN PARCELS 217-09-019A, 217-09-019B, AND 217-09-019C.

(1-AB-2009#2)
(Sonoran Sky Abandonment)

WHEREAS:

A. A.R.S. Sec. 28-7201, et seq. and A.R.S. §9-500.24 provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.

B. Scottsdale Revised Code §2-221 and other applicable laws provide that the City may dispose of other real property interests.

C. After notice to the public, the City of Scottsdale Planning Commission and City Council have held hearings on the proposed abandonment of a certain portion of the street right-of-way and other interests (collectively the "Abandonment Rights-of-way").

D. The Abandonment Rights-of-way are legally described on **Exhibit "A"** and depicted on **Exhibit "B"** attached hereto and comprise an area of approximately 41,395 square-feet.

E. The Abandonment Rights-of-way fall within, serve, affect or are near a parcel comprising approximately 40.25 acres ("Owner's Parcel"), as depicted on **Exhibit "C"** attached hereto.

F. The Council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Rights-of-way are no longer necessary for public use.

G. The Council has considered the City expenditure, if any, authorized by this resolution and the direct consideration that City will receive and finds that there is a clearly identified public purpose for City's expenditure, if any, and that City will receive direct consideration substantially equal to its expenditure.

H. The Council finds that consideration and other public benefit commensurate with the value of the interests in the Abandonment Right-of-way being abandoned, giving due consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Rights-of-way are hereby abandoned.

2. Reservations. City reserves to itself and excludes from this abandonment all of the following cumulative, perpetual interests:

2.1 Any and all interests in the Abandonment Rights-of-way that any related application, zoning case, plat, lot split, use permit, or other land use regulatory process or requirements may require to be dedicated to City.

2.2 Any of the following in favor of City that may already have been imposed on the Abandonment Rights-of-way prior to this resolution, if any:

2.2.1 Any V.N.A.E. or other vehicular non-access easement or covenant.

2.2.2 Any N.A.O.S. or other open space or similar easement or covenant.

2.2.3 Any drainage or flood control easement or similar easement or covenant.

2.2.4 Any public non-motorized access easement or trail easement or similar easement or covenant.

2.2.5 Any scenic corridor, setback or similar easement or covenant.

2.3 An easement for all existing utilities, if any.

2.4 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. Effective Date. This resolution shall not be recorded or become effective until the Zoning Administrator determines that all of the following conditions (the "Conditions") are satisfied in accordance with all applicable laws, regulations and policies and at no expense to City:

3.1 The owner of the parcel shall pay to City the total amount of Five Hundred and Fifty-eight Thousand Two Hundred and Fifty-six and 24/100 (\$558,256.24) as compensation to the City for the Abandonment Right-of-way, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City.

3.2 The owner shall record associated Sonoran Sky final plat (3-PP-2006#3).

3.3 As proof of satisfaction of the conditions set forth in Section 3, The Zoning Administrator shall execute the certificate at the bottom of this resolution indicating that the Conditions have been satisfied.

4. Administration of Conditions. If the foregoing Conditions are not all satisfied prior to the second annual anniversary of this resolution, the Zoning Administrator shall report the same to

the City Clerk and then the City Clerk shall mark this resolution to indicate that this resolution is void.

5. Exhibit Labeling. The text of this resolution controls any conflict with the exhibits as to the nature of the interests created, reserved or otherwise affected by this resolution. For example, if the text of this resolution indicates that City is reserving a particular type of easement, but the exhibit text or labels indicate a different type of real estate interest, then the text controls.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this _____ day of _____, 2023.

CITY OF SCOTTSDALE, an Arizona municipal corporation

David D. Ortega, Mayor

ATTEST:

By: _____
Ben Lane, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

Sherry R. Scott, City Attorney
By: Eric C. Anderson, Senior Asst. City Attorney

CERTIFICATE

I am the zoning administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective.

DATED this _____ day of _____, 2023.

Signature

name printed

LEGAL DESCRIPTION ROW ABANDONMENT

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 55.00 FEET;

THE WEST AND SOUTH 30.00 FEET;

AND THE EAST 40.00 FEET OF THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14 BEARS SOUTH 89°53'57" WEST, A DISTANCE OF 2638.58 FEET;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, SOUTH 00°32'04" EAST, A DISTANCE OF 1315.30 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°59'13" WEST, A DISTANCE OF 254.92 FEET;

THENCE SOUTH 64°11'30" WEST, A DISTANCE OF 349.44 FEET;

THENCE NORTH 85°47'59" WEST, A DISTANCE OF 140.62 FEET;

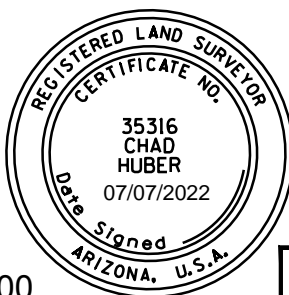
THENCE NORTH 53°01'52" WEST, A DISTANCE OF 235.92 FEET;

THENCE NORTH 89°59'08" WEST, A DISTANCE OF 425.06 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14;

RESOLUTIO NO. 12823.

EXHIBIT "A"

Page 1 of 2



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»Horn

7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	07/07/2022	291245004	1 OF 3

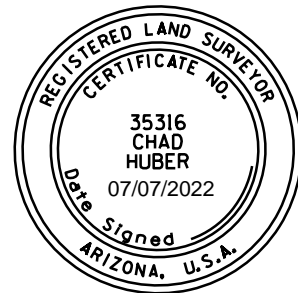
LEGAL DESCRIPTION ROW ABANDONMENT

THENCE ALONG SAID WEST LINE, NORTH 00°21'28" WEST, A DISTANCE OF 1312.85 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 14;

THENCE ALONG SAID NORTH LINE, NORTH 89°53'57" EAST, A DISTANCE OF 1319.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.61 ACRES, MORE OR LESS

RESOLUTIO NO. 12823.
EXHIBIT "A"
Page 2 of 2



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»Horn

7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	07/07/2022	291245004	2 OF 3



NW CORNER
SEC. 14, T4N, R5E
GLO BC

NORTH 1/4
SEC. 14 T4N, R5E
GLO BC
POB

N89°53'57"E 2638.58'

1319.24'

55' R.O.W.
TO BE ABANDONED

40' R.O.W.
TO BE ABANDONED

NE 1/4, NW 1/4,
SEC. 14, T4N, R5E

N0°21'28"W 1312.85'

S0°32'04"E 1315.30'

30' R.O.W.
TO BE ABANDONED

30' R.O.W.
TO BE ABANDONED

N89°59'08"W
425.06'

N53°01'52"W
235.92'

N85°47'59"W
140.62'

S64°11'30"W
349.44'

S89°59'13"W
254.92'



RESOLUTION NO. 12823.
EXHIBIT "B"
Page 1 of 1

CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com


Kimley»Horn

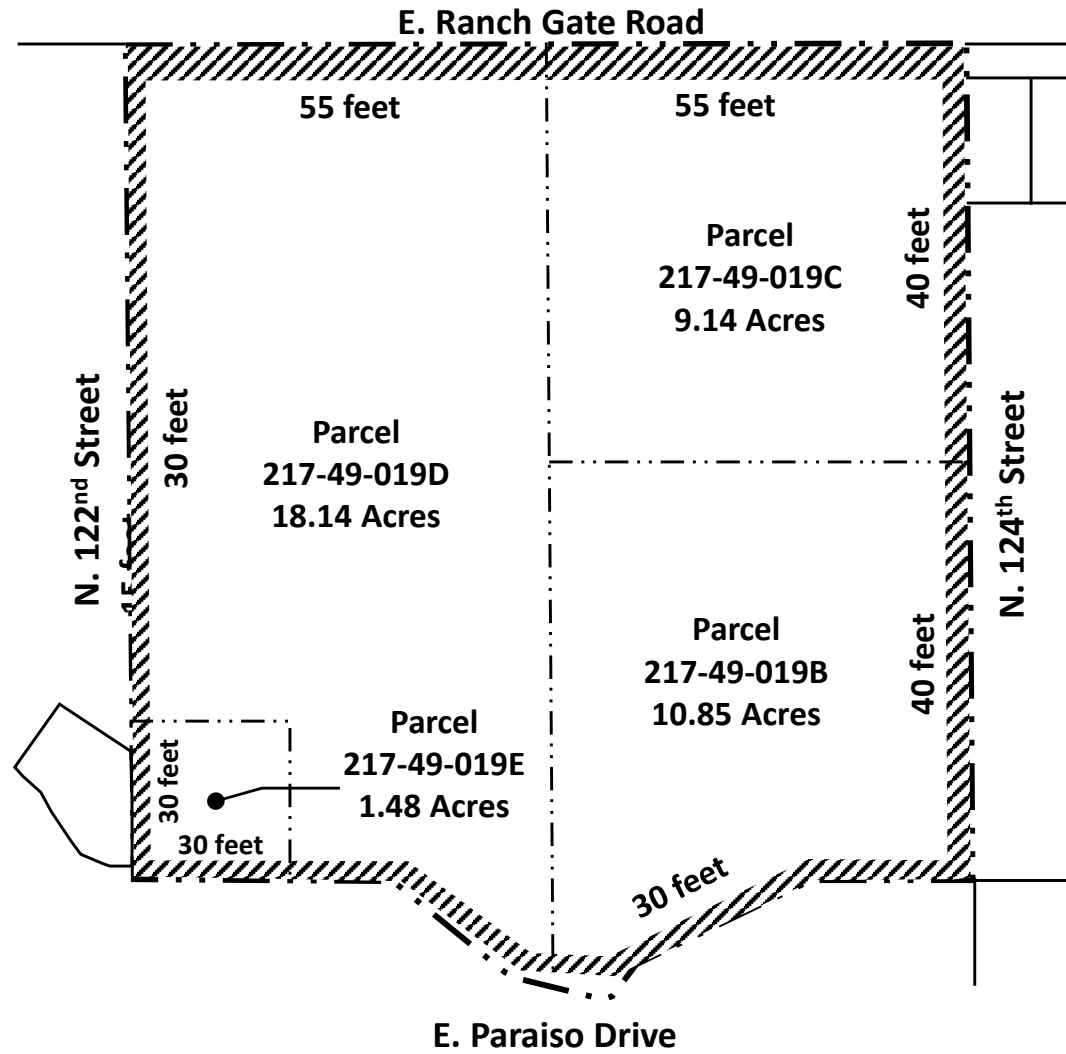
7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	07/07/2022	291245004	3 OF 3

LEGEND

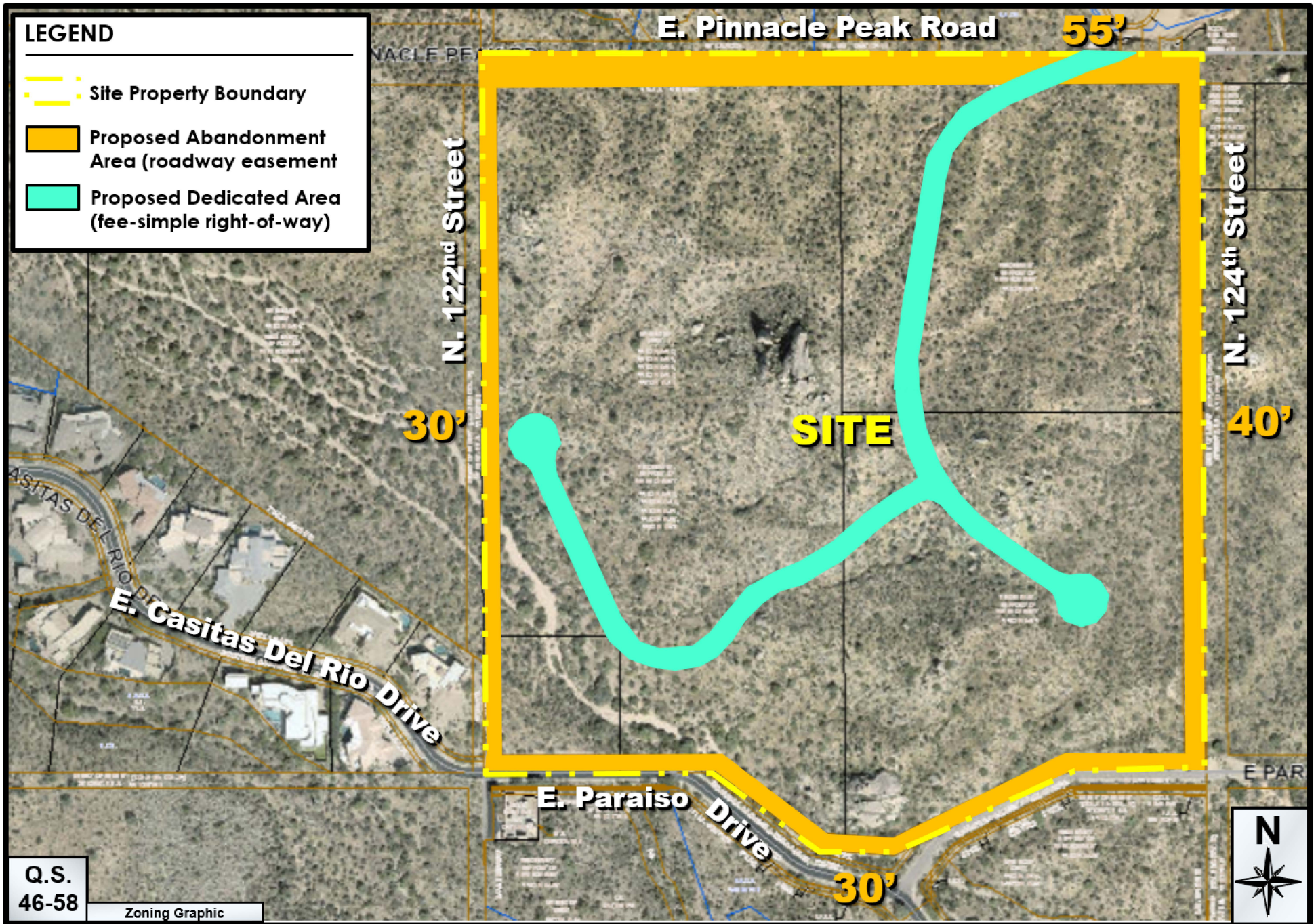
 Proposed Abandonment Area





Zoning Aerial

1-AB-2009#2



LEGEND

- Site Property Boundary
- Proposed Abandonment Area (roadway easement)
- Proposed Dedicated Area (fee-simple right-of-way)

Q.S.
46-58 Zoning Graphic

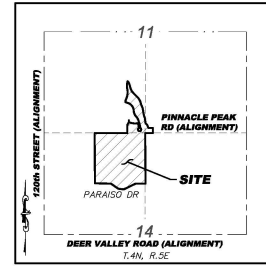
Proposed Abandonment and Dedication Areas

1-AB-2009#2

FINAL PLAT FOR SONORAN SKY

A REPLAT OF TRACT 'A', OF 'SERENO CANYON PARCEL D PHASE 4', RECORDED IN BOOK 1602, PAGE 39, AND A PORTION OF SECTIONS 11 & 14, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION



VICINITY MAP N.T.S.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, HEREBY SUBDIVIDES A REPLAT OF TRACT 'A', OF 'SERENO CANYON PARCEL D PHASE 4', RECORDED IN BOOK 1602, PAGE 39, AND A PORTION OF SECTIONS 11 & 14, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME 'SONORAN SKY' AS SHOWN ON THIS FINAL PLAT.

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, GRANTOR, DECLARES THE PRIVATE STREETS SHOWN HEREON AS TRACT 'A', AS PRIVATE ACCESS WAYS, NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON.

EASEMENTS TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

- 1. DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, 'DRAINAGE FACILITIES'), SUBJECT TO THE FOLLOWING:
1. GRANITOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
2. GRANITOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
3. AT GRANITOR'S EXPENSE, GRANITOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
4. IF, IN GRANTEE'S OPINION, GRANITOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANITOR'S EXPENSE. IN ADDITION TO GRANITOR'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANITOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
5. GRANITOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANITOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

NATURAL AREA OPEN SPACE (N.A.O.S.): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR NATURAL DESERT OPEN SPACE PRESERVATION AS FOLLOWS:
1. GRANITOR SHALL NOT USE THE PROPERTY IN ANY WAY INCONSISTENT WITH THE PRESERVATION OF THE EASEMENT IN ITS UNDISTURBED CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.
2. GRANITOR SHALL NOT GRADE, GRAZE OR EXCAVATE THE EASEMENT, OR CONSTRUCT ANY STRUCTURE ON THE EASEMENT, EXCEPT AS APPROVED BY GRANTEE, IN WRITING, SPECIFICALLY REFERRING TO THIS EASEMENT.
3. GRANITOR SHALL RESTORE THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE, IF THE EASEMENT IS DISTURBED, THE RESTORED DESERT SHALL BE PRESERVED AS DESERT OPEN SPACE.
4. GRANTEE MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY.
5. MENTIONED REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

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

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

FOR SIGHT DISTANCE (SD): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANITOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

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

WATER AND SEWER FACILITIES (WSF): A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER TRACT 'D' AND WHERE SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

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

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

DATED THIS _____ DAY OF _____, 20____

GRANTOR: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____, FOR AND ON BEHALF OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

NOTES

- 1. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE OCA'S AND DESIGN GUIDELINES.
3. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER 14-48.
4. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD, IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, OR THE STREET CENTERLINE MONUMENT SETTING, THE REGISTRANT SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
5. ALL PERMETER SUBDIVISION MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP "RLS #41894" UNLESS OTHERWISE NOTED.
6. CENTERLINE STREET MONUMENTS SHALL BE PLACED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. THE TYPE TO BE AS DEPICTED IN LEGEND.
7. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
8. LAND DESIGNATED AS NATURAL AREA OPEN SPACE (NAOS) SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT SPACE PURSUANT TO THE CITY OF SCOTTSDALE'S ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE. DESIGNATED NAOS AREAS SHALL NOT BE ACCEPTED FOR MAINTENANCE OR PROPERTY OWNERSHIP BY THE CITY OF SCOTTSDALE WITHOUT EXPRESSED ACTION OF THE CITY OF SCOTTSDALE'S CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS. FAILURE TO MAINTAIN THE DESIGNATED NAOS AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY FOR COSTS INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND PRESERVATION.
9. ALL EASEMENTS ARE SHOWN ON THIS PLAT ARE DEDICATED HEREON UNLESS LABELED AS EXISTING.
10. EACH LOT CONTAINS A MAXIMUM BUILDING CONSTRUCTION ENVELOPE APPROVED BY THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD. THE BUILDING ENVELOPE EXHIBIT IS ON FILE AT THE CITY OF SCOTTSDALE. NO BUILDINGS SHALL BE LOCATED OUTSIDE OF THE CONSTRUCTION ENVELOPE.
11. LAND DESIGNATED AS NATURAL AREA OPEN SPACE (NAOS) SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT SPACE PURSUANT TO THE CITY OF SCOTTSDALE'S ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE. DESIGNATED NAOS AREAS SHALL NOT BE ACCEPTED FOR THE MAINTENANCE OR PROPERTY OWNERSHIP BY THE CITY OF SCOTTSDALE WITHOUT EXPRESSED ACTION OF THE CITY OF SCOTTSDALE'S CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS. FAILURE TO MAINTAIN THE DESIGNATED NAOS AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND PRESERVATION.
12. EACH LOT CONTAINS A MAXIMUM BUILDING CONSTRUCTION ENVELOPE APPROVED BY THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD. THE BUILDING ENVELOPE EXHIBIT IS ON FILE AT THE CITY OF SCOTTSDALE. NO BUILDINGS SHALL BE LOCATED OUTSIDE OF THE CONSTRUCTION ENVELOPE.

TRACT USE TABLE with columns: TRACT, AREA (SF), AREA (AC), USE, OWNERSHIP

LOT AREA TABLE with columns: LOT #, AREA (SF), AREA (AC)

NAOS DATA TABLES

Table with columns: Lot #, Lot Area, Dedicated With (Revised), Dedicated With (Unrevised), Total Dedicated

SONORAN SKY NAOS table with columns: GROSS SITE AREA, NET SITE AREA, NAOS PROVIDED @ FINAL PLAT, UNDISTURBED, REVEGETATED, TOTAL NAOS, PERCENT REVEG, REMAINING NAOS REQUIRED, TO BE DEDICATED WITH INDIVIDUAL LOTS, UNDISTURBED, REVEGETATED, TOTAL NAOS

OWNER

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION
8787 E. VIA DE VENTURA, SUITE #390
SCOTTSDALE, ARIZONA 85298
480-314-8711
OSCAR DOMINGUEZ

SHEET NUMBER/INDEX

SHEET 1 COVER SHEET
SHEET 2-4 GEOMETRY
SHEET 5 TRAIL AND TABLES

REFERENCE DOCUMENTS

RESULTS OF SURVEY OF SEC.14, T.4N, R.5E BOOK 1, SURVEYS, PAGE 61
FINAL PLAT OF THE ESTATES AT MIRMONT BOOK 516, PAGE 45
RE-PLAT TROON HIGHLANDS ESTATES AT MIRMONT BOOK 1093, PAGE 11

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 AS SHOWN IN BOOK 1 OF SURVEYS, PAGE 61, MARICOPA COUNTY RECORDS, SAID LINE BEARS S89°53'57"W, 2,638.48'

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #0401301330L, DATED 10/16/2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY

OF _____, 20____

BY: MAYOR

ATTEST BY: CITY CLERK

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

BY: CHIEF DEVELOPMENT OFFICER DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 3--PP--200663, AND ALL CASE RELATED STIPULATIONS.

BY: DEVELOPMENT ENGINEERING MANAGER DATE

CERTIFICATION

THIS IS TO CERTIFY THAT: I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA THIS PLAT WAS MADE UNDER MY DIRECTION THIS PLAT MEETS THE 'MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS' THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF FEBRUARY 2023 THE SURVEY IS TRUE AND COMPLETE AS SHOWN ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

ERIC L. SOSTROM
ARIZONA REGISTERED LAND SURVEYOR #41804
2401 W. PEORIA AVE., STE. 130
PHOENIX, ARIZONA 85029
602-957-3350
ESOSTROM@RIKENGINEERING.COM

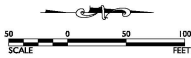
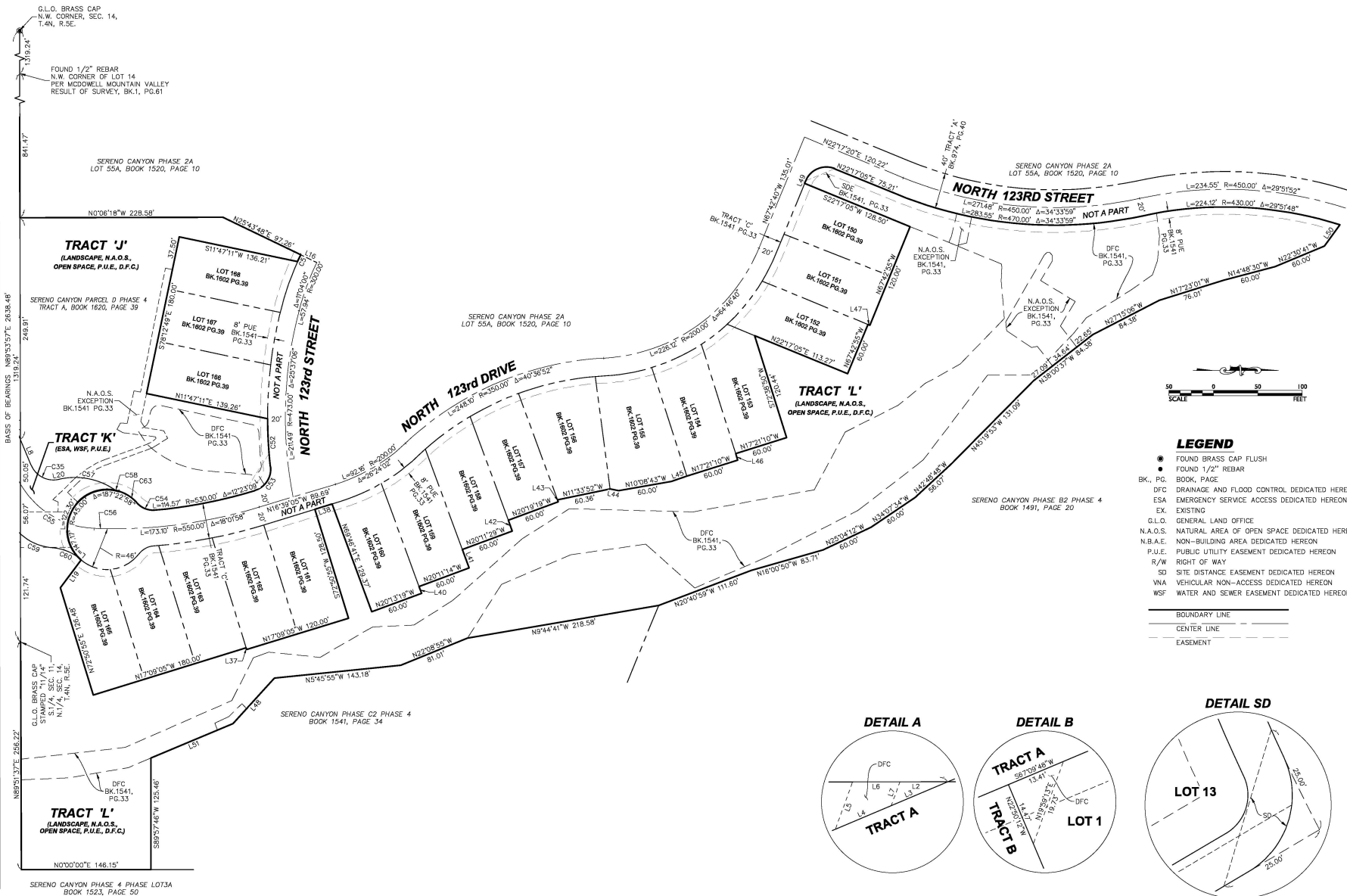


Grid table for project tracking with columns: NO., BY, DATE, REVISION

Vertical information block including '2401 W. PEORIA AVE. SUITE 130 PHOENIX, AZ 85029 602.957.3350' and 'RIK ENGINEERING COMPANY' logo.

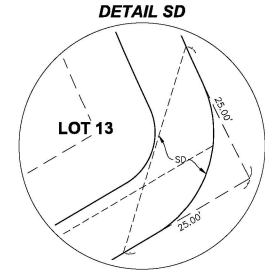
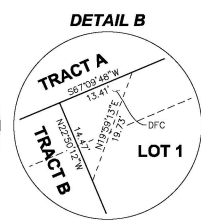
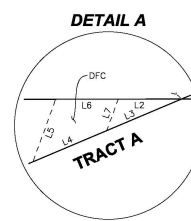
Vertical information block including 'FINAL PLAT SONORAN SKY SCOTTSDALE, ARIZONA' and 'P5982 SHEET NO. 1 OF 5'.

MATCHLINE - SHEET 3



LEGEND

- FOUND BRASS CAP FLUSH
 - FOUND 1/2" REBAR
 - BK. BOOK, PAGE
 - DFC DRAINAGE AND FLOOD CONTROL DEDICATED HEREON
 - ESA EMERGENCY SERVICE ACCESS DEDICATED HEREON
 - EX EXISTING
 - G.L.O. GENERAL LAND OFFICE
 - N.A.O.S. NATURAL AREA OF OPEN SPACE DEDICATED HEREON
 - N.B.A.E. NON-BUILDING AREA DEDICATED HEREON
 - P.U.E. PUBLIC UTILITY EASEMENT DEDICATED HEREON
 - R/W RIGHT OF WAY
 - SD SITE DISTANCE EASEMENT DEDICATED HEREON
 - VNA VEHICULAR NON-ACCESS DEDICATED HEREON
 - WSF WATER AND SEWER EASEMENT DEDICATED HEREON
- BOUNDARY LINE
— CENTER LINE
- - - EASEMENT



ERICK SOSTROM
41894
LICENSED PROFESSIONAL ENGINEER
STATE OF ARIZONA

PROJECT NO. P5982
SHEET NO. 2 OF 5

DATE REGION
NO. BY DATE REGION

4200 W. PEDRIA AVE. SUITE 130
PHOENIX, AZ 85029
rickengineering.com
602.957.3350

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

DATE REGION
NO. BY DATE REGION

4200 W. PEDRIA AVE. SUITE 130
PHOENIX, AZ 85029
rickengineering.com
602.957.3350

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

DATE REGION
NO. BY DATE REGION

4200 W. PEDRIA AVE. SUITE 130
PHOENIX, AZ 85029
rickengineering.com
602.957.3350

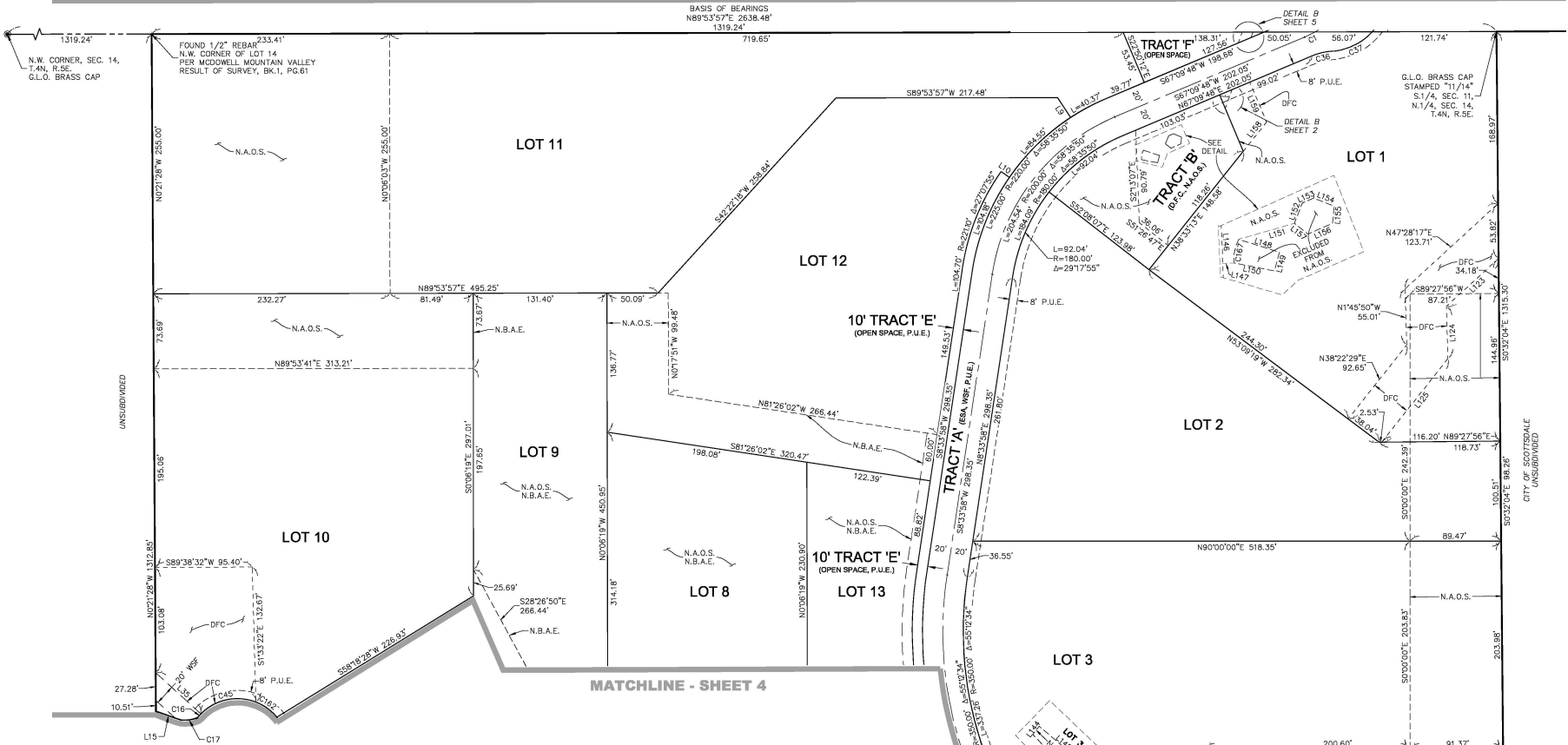
San Diego Riverside Sacramento Orange Tucson Phoenix Las Vegas Denver
RICK ENGINEERING COMPANY

FINAL PLAT
SONORAN SKY
SCOTTSDALE, ARIZONA

PLAN CHK NO. 7218-222 CASE NO. 7218-222-3-PP-200813

Checked before EIT or seal me for meeting date before you begin assembly.
Call EIT or check Arizona EIT Law.

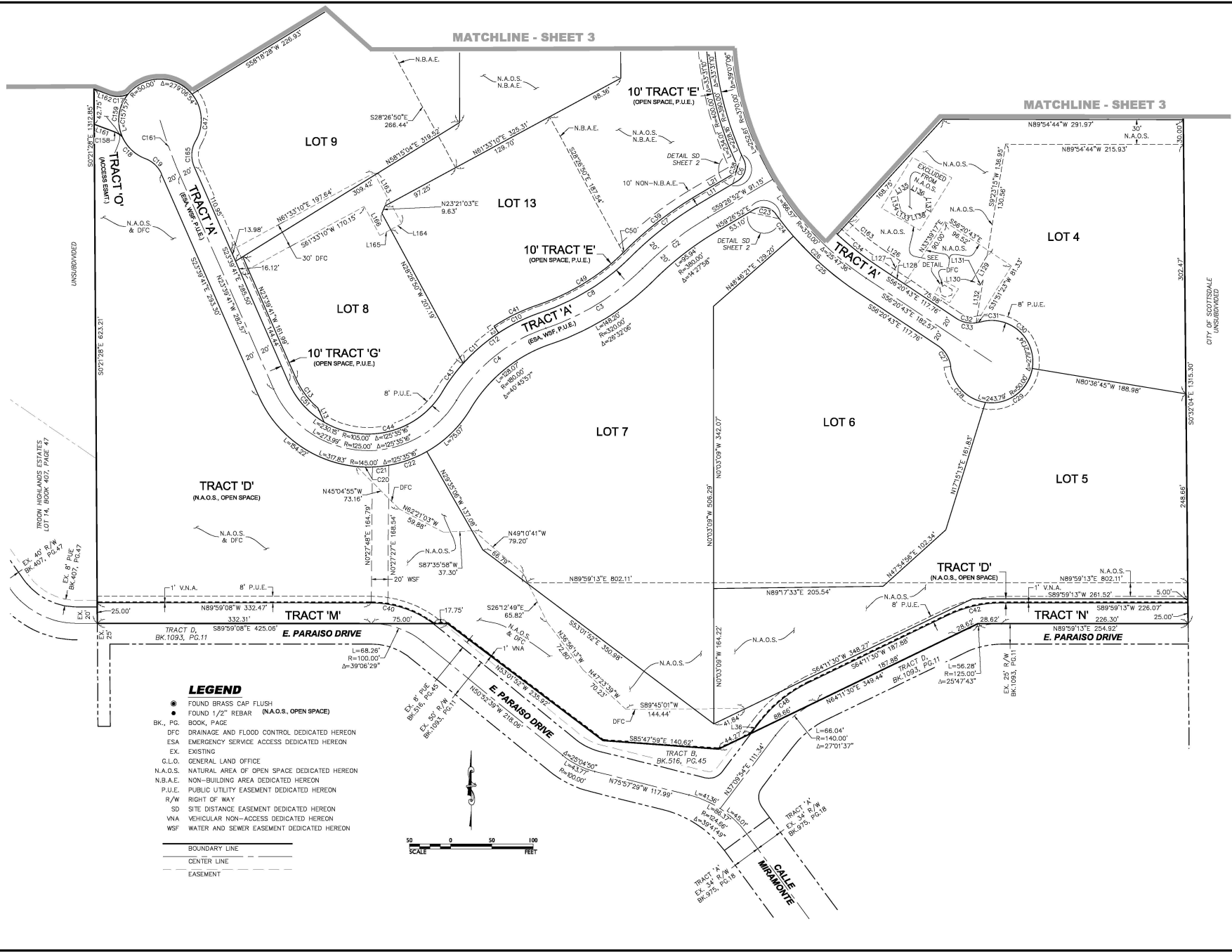
MATCHLINE - SHEET 2



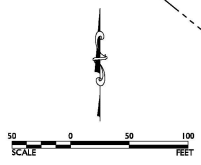
- LEGEND**
- FOUND BRASS CAP FLUSH
 - FOUND 1/2" REBAR
 - BK., PG. BOOK, PAGE
 - DFC DRAINAGE AND FLOOD CONTROL DEDICATED HEREON
 - ESA EMERGENCY SERVICE ACCESS DEDICATED HEREON
 - EX EXISTING
 - G.L.O. GENERAL LAND OFFICE
 - N.A.O.S. NATURAL AREA OF OPEN SPACE DEDICATED HEREON
 - N.B.A.E. NON-BUILDING AREA DEDICATED HEREON
 - P.U.E. PUBLIC UTILITY EASEMENT DEDICATED HEREON
 - R/W RIGHT OF WAY
 - SD SITE DISTANCE EASEMENT DEDICATED HEREON
 - VNA VEHICULAR NON-ACCESS DEDICATED HEREON
 - WSF WATER AND SEWER EASEMENT DEDICATED HEREON
- BOUNDARY LINE
 - - - CENTER LINE
 - - - EASEMENT

C:\RICK\Projects\201505\982_Sonora_Sky\Survey\DRAWING\PLAN\982_PAT.dwg © 2015 Rick Engineering Company

	<p style="text-align: center;">FINAL PLAT SONORAN SKY</p> <p style="text-align: center;">SCOTTSDALE, ARIZONA</p> <p style="text-align: center;">PROJECT NO. P5982 SHEET NO. 3 OF 5</p>
	<p>2401 W. PEDRIA AVE, SUITE 130 PHOENIX, AZ 85029 rickengineering.com 480.957.3350</p> <p>San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver</p>
	<p>PLAN CHK NO. 7218-222 CASE NO. 7218-222 3-PP-200819</p> <p>DATE 1/10/23</p>



- LEGEND**
- FOUND BRASS CAP FLUSH
 - FOUND 1/2" REBAR (N.A.O.S. OPEN SPACE)
 - BK., PC. BOOK, PAGE
 - DFC DRAINAGE AND FLOOD CONTROL DEDICATED HEREON
 - ESA EMERGENCY SERVICE ACCESS DEDICATED HEREON
 - EX. EXISTING
 - G.L.O. GENERAL LAND OFFICE
 - N.A.O.S. NATURAL AREA OF OPEN SPACE DEDICATED HEREON
 - N.B.A.E. NON-BUILDING AREA DEDICATED HEREON
 - P.U.E. PUBLIC UTILITY EASEMENT DEDICATED HEREON
 - R/W RIGHT OF WAY
 - SD SITE DISTANCE EASEMENT DEDICATED HEREON
 - VNA VEHICULAR NON-ACCESS DEDICATED HEREON
 - WSF WATER AND SEWER EASEMENT DEDICATED HEREON



FINAL PLAT SONORAN SKY SCOTTSDALE, ARIZONA				
2401 W. PEDRIA AVE. SUITE 130 PHOENIX, AZ 85029 602.957.3350 rickengineering.com bosstrom@rickeng.com Rick Bosstrom 41894 ENGINEERING COMPANY San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver - Fort Worth - Dallas - Houston - San Antonio - Austin - San Jose - San Francisco - Los Angeles - San Diego				
DRAWN BY: _____		P.L.E. SCALE: _____		EL.S. DATE: 4/10/23
CHECKED BY: _____		P.L.E. DATE: _____		EL.S. DATE: _____
PROJECT NO. P5982 SHEET NO. 4 OF 5				

Project No. P5982
 Sheet No. 4 of 5

EXHIBIT A LEGAL DESCRIPTION ROW ABANDONMENT

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 55.00 FEET;

THE WEST AND SOUTH 30.00 FEET;

AND THE EAST 40.00 FEET OF THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14 BEARS SOUTH 89°53'57" WEST, A DISTANCE OF 2638.58 FEET;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, SOUTH 00°32'04" EAST, A DISTANCE OF 1315.30 FEET;

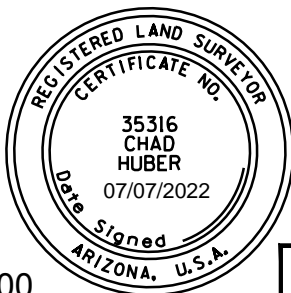
THENCE LEAVING SAID EAST LINE, SOUTH 89°59'13" WEST, A DISTANCE OF 254.92 FEET;

THENCE SOUTH 64°11'30" WEST, A DISTANCE OF 349.44 FEET;

THENCE NORTH 85°47'59" WEST, A DISTANCE OF 140.62 FEET;

THENCE NORTH 53°01'52" WEST, A DISTANCE OF 235.92 FEET;

THENCE NORTH 89°59'08" WEST, A DISTANCE OF 425.06 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14;



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»Horn

7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

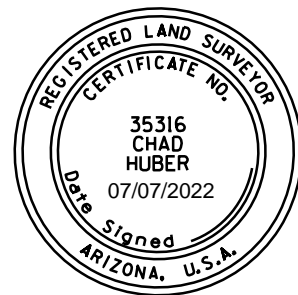
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	07/07/2022	291245004	1 OF 3

EXHIBIT A LEGAL DESCRIPTION ROW ABANDONMENT

THENCE ALONG SAID WEST LINE, NORTH 00°21'28" WEST, A DISTANCE OF 1312.85 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 14;

THENCE ALONG SAID NORTH LINE, NORTH 89°53'57" EAST, A DISTANCE OF 1319.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.61 ACRES, MORE OR LESS



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»Horn

7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

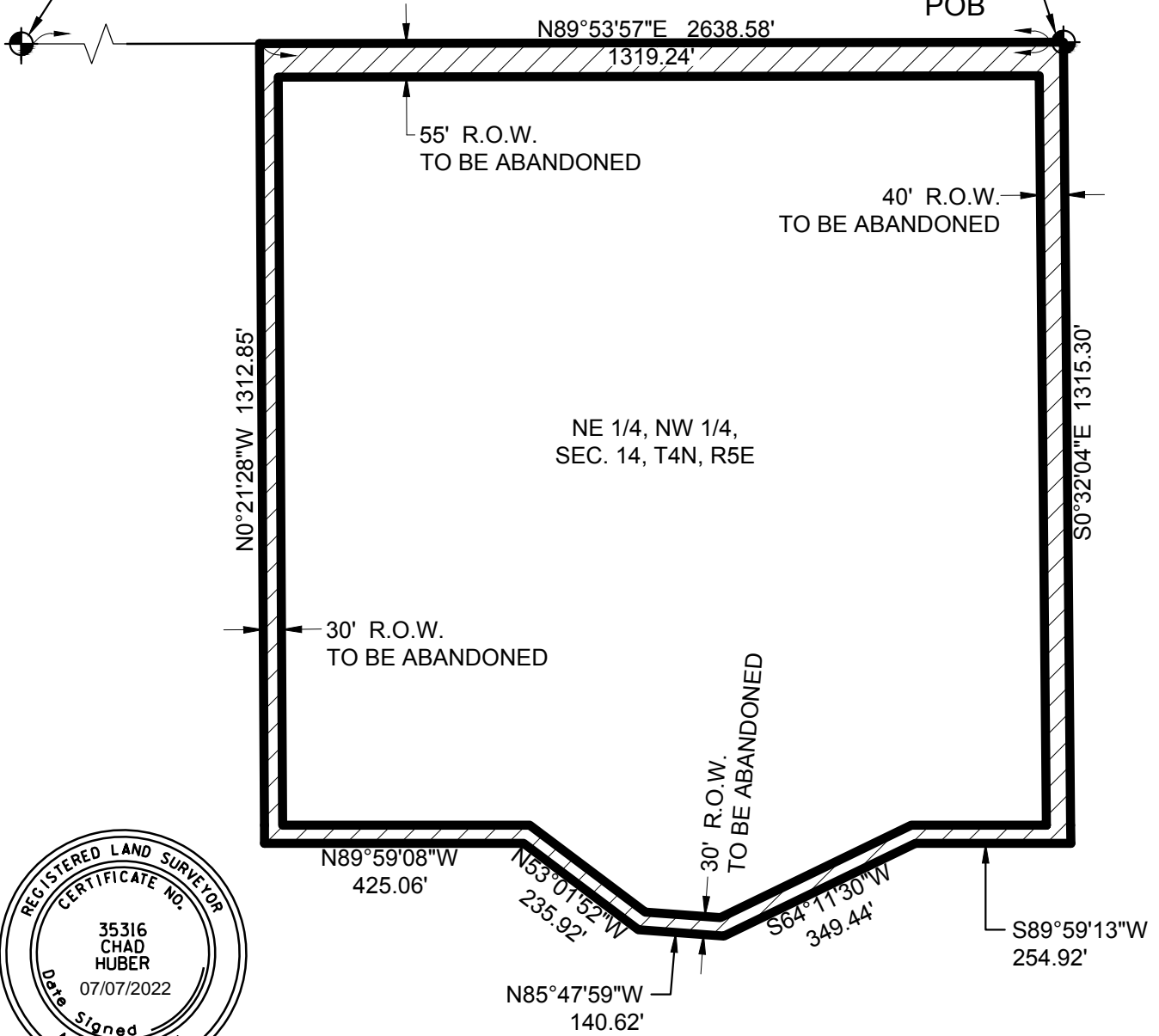
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	07/07/2022	291245004	2 OF 3

EXHIBIT B



NW CORNER
SEC. 14, T4N, R5E
GLO BC

NORTH 1/4
SEC. 14 T4N, R5E
GLO BC
POB



CHAD W. HUBER
 RLS 35316
 7740 N. 16TH STREET, SUITE 300
 PHOENIX, ARIZONA 85020
 PH. 602-837-5511
 chad.huber@kimley-horn.com

Kimley»Horn

7740 N. 16TH ST, Suite 300
 PHOENIX, AZ 85020

Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	07/07/2022	291245004	3 OF 3

Sonoran Sky

CITIZEN & NEIGHBORHOOD INVOLVEMENT REPORT

This Citizen Participation Report is in association with the request (529-PA-2021) for the approval of the Sonoran Sky abandonment on a 41-acre (+/-) property (APN's: 217-09-19b, -019c, -019d, -019e) located between N. 122nd and N. 124th Street alignments and between E. Paraiso Drive and E. Pinnacle Peak Road. The entire property, currently zoned R1-130 ESL, is undeveloped and is surrounded by the Sereno Canyon residential community (R-4R ESL and R1-130 ESL) to the north, the McDowell Sonoran Preserve (R1-130 ESL) to the east, the Estates at Miramonte residential community to the south and Troon Highlands (R1-18 ESL) and vacant land (R1-130 ESL) to the west. Sonoran Sky is a planned residential subdivision with

In accordance with the requirements for this application, a notification letter has been sent to interested parties, neighbors and property owners within 750 feet of the site . The letter included information about the project and contact information for the project consultants and City staff to allow recipients the opportunity to directly express any questions and/or concerns.

The project team realizes the importance that all citizen outreach and input plays in the development process. We are committed to encouraging and allowing residents and neighbors to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way.

01.12.2022

Attachments:

Neighborhood Letter

750' Notification List

SONORAN SKY - 750' BUFFER NOTIFICATION LIST

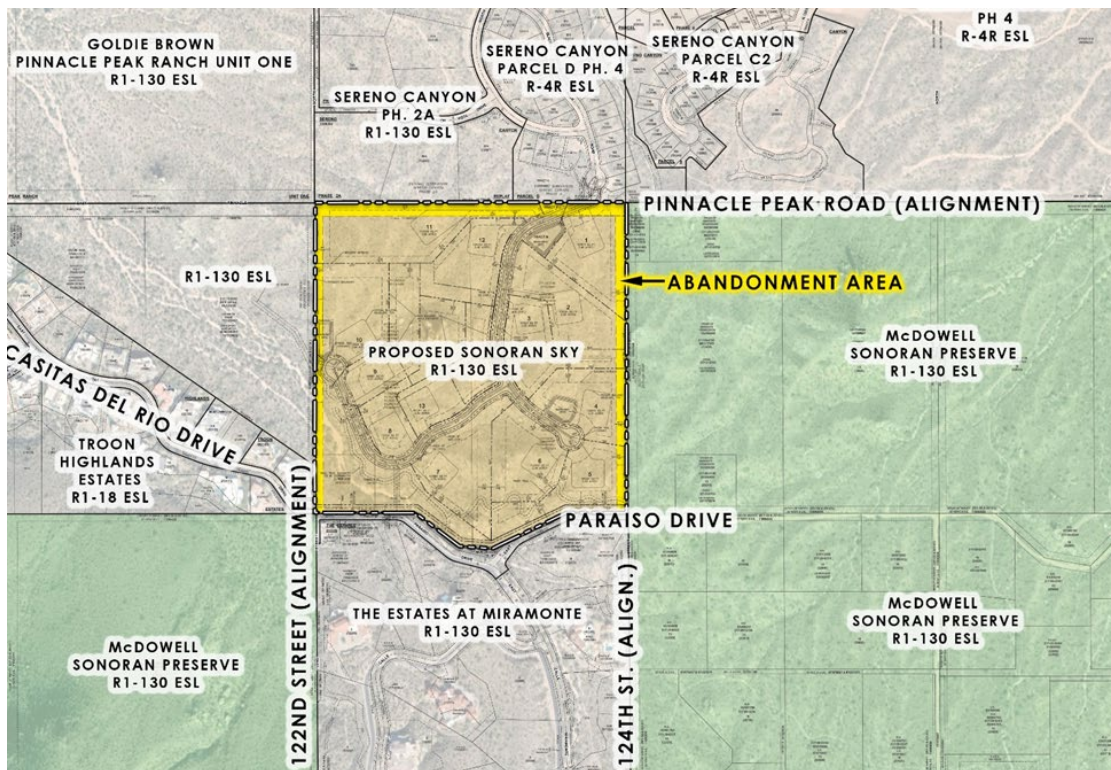
Parcel Number	Owner	Mailing Address
217-01-013	PRESERVE INVESTMENTS IV LLC	14555 N SCOTTSDALE RD STE 330 SCOTTSDALE AZ 85254
217-01-189B	SERENO CANYON HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101 MESA AZ 85209
217-01-193	SERENO CANYON HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101 MESA AZ 85209
217-01-442	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-443	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-458	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-505	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-506	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-507	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-508	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-509	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-510	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-523	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-533	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-534	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-535	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-536	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-537	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-538	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-539	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-540	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-541	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-542	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-543	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-544	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-545	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-546	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-547	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-548	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-549	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-550	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-551	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-552	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-553	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-555	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258

Dear Neighbor:

On behalf of Toll Brothers, we are writing you this letter to inform you of an upcoming request (529-PA-2021), with the City of Scottsdale, for the approval of the Sonoran Sky right-of-way (ROW) abandonment on a 41-acre (+/-) property (APN's: 217-09-19b, -019c, -019d, -019e) located between N. 122nd and N. 124th Street alignments and between E. Paraiso Drive and E. Pinnacle Peak Road. The entire property, currently zoned R1-130 ESL, is undeveloped and is surrounded by the Sereno Canyon residential community (R-4R ESL and R1-130 ESL) to the north, the McDowell Sonoran Preserve (R1-130 ESL) to the east, the Estates at Miramonte residential community to the south and Troon Highlands (R1-18 ESL) and vacant land (R1-130 ESL) to the west.

Sonoran Sky is a proposed 13-lot large lot (2.5-acre average lot size) single-family residential subdivision within the City of Scottsdale General Plan Conceptual Land Use designation of Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. With a density of 0.31 dwelling units per acre (du/ac), Sonoran Sky is consistent with the densities in Rural Neighborhoods, which can allow up to 1.00 du/ac.

The proposed abandonment consists of approximately 3.64 acres of vacant ROW on the north (55'), east (40'), and west (30') boundaries of the proposed Sonoran Sky development. Currently, this area is vacant, provides no access and is located in areas that would be challenged by steep topography. Once abandoned, new access will be dedicated through the Sonoran Sky development which will take primary access through the Sereno Canyon Development to the north.



If you have any questions about this application, please contact me at 602.313.7206 or keith.nichter@kimley-horn.com. The City of Scottsdale Project Coordinator for the project is Jesus Murillo, who can be reached at 480.312.7849 or jmurillo@scottsdaleaz.gov. Thank you.

Sincerely,

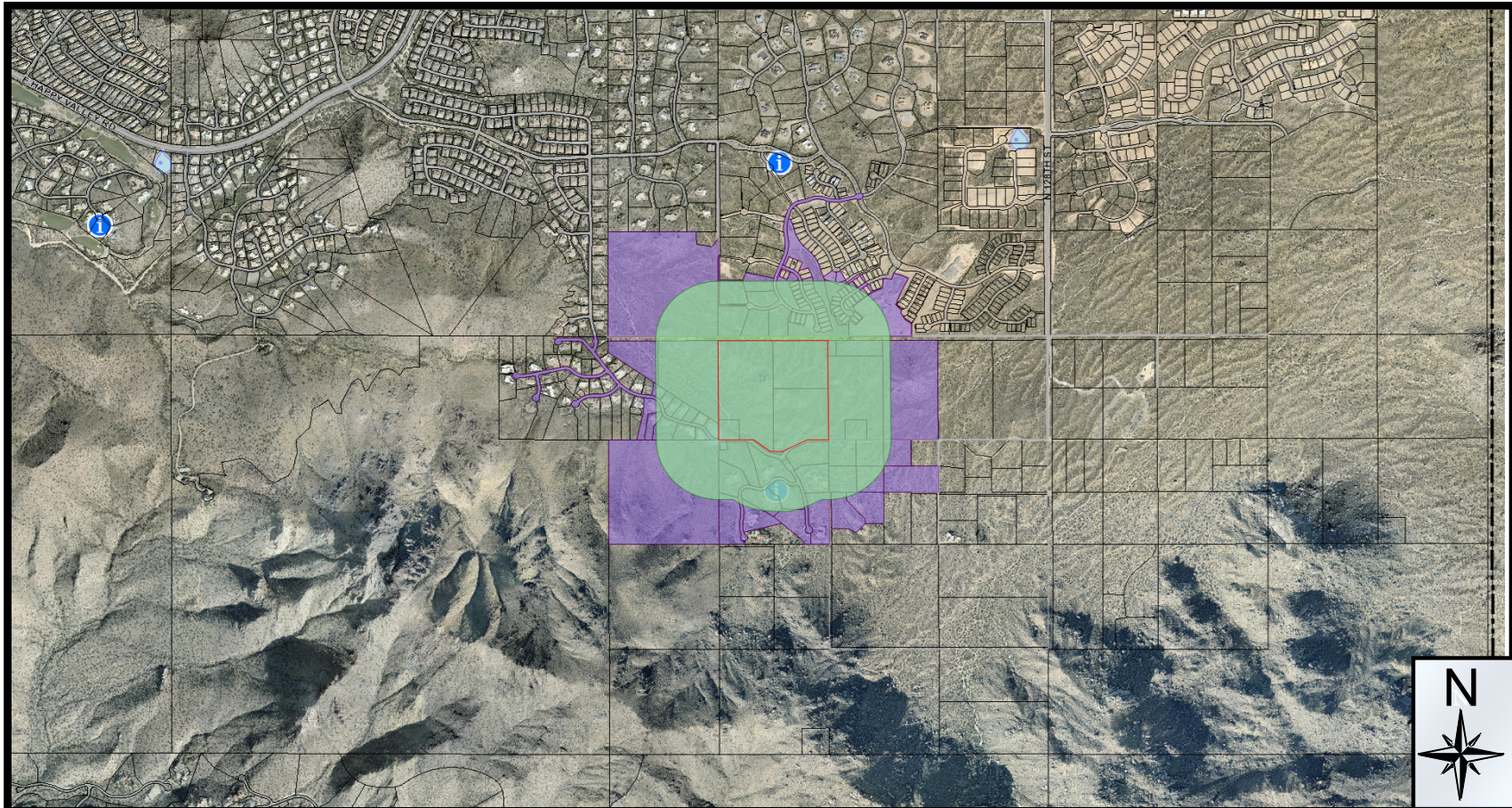
Keith Nichter

217-01-556	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-557	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-560	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-561	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-562	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-563	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-564	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-565	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-566	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-567	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-568	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-569	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-570	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-571	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-572	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-573	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-574	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-575	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-576	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-577	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-578	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-579	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-580	TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-08-053	KAISER PETER/TANYA	12060 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-054	COLTELLI JOSEPH/SANDRA	12072 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-055	KRIVJANSKY SHAWN ALEX/HSHIAO WEI	3670 E RAVENSWOOD DR GILBERT AZ 85298
217-08-058	PAN LIVING TRUST DENNIS C & KATHRYN W SUCHOMEL REVOCABLE TRUST	12156 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-059		12168 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-060	HABRLE ALBINA A	12163 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-061	DANIEL PAUL A	623 DRAGGER ST ASHLAND OR 97520
217-08-062	SCHWAB I CONRAD/GEIGER-SCHWAB KATHY L	12127 E CASITAS DEL RIO SCOTTSDALE AZ 85255
217-08-063	MARTHA S GLASS REVOCABLE TRUST	1985 HIDDEN RIDGE LN HIGHLAND PARK IL 60035
217-08-064	LDT LLC	1112 W MAIN ST STE 407 BOISE ID 83702-5005
217-08-418	TROON HIGHLANDS ESTATES HOA INC	21448 N 75TH AVE STE 6 GLENDALE AZ 85308
217-08-419	TROON HIGHLANDS ESTATES HOA INC STEPHEN AND LOUISE RENNECKAR FAMILY TRUST	21448 N 75TH AVE STE 6 GLENDALE AZ 85308
217-08-422		12132 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-423	DANIEL PAUL A	623 DRAGGER ST ASHLAND OR 97520

217-09-018A	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD NO 100 SCOTTSDALE AZ 85251
217-09-018D	SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-018E	SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-018F	SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-018G	SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-019B	BELSHER ELIZABETH S TR ETAL	4919 E GRANDVIEW LN PHOENIX AZ 85018
217-09-019C	BELSHER ELIZABETH S TR ETAL	4919 E GRANDVIEW LN PHOENIX AZ 85018
217-09-019D	BELSHER JOHN ETAL	4919 E GRANDVIEW LN PHOENIX AZ 85018-1811
217-09-019E	BELSHER JOHN L/ROBERT J/BRADLEY E/ETAL	4919 E GRANDVIEW LN PHOENIX AZ 85018
217-09-020B	HR INVESTMENT PROPERTIES LLC	2000 CLASSEN BLVD OKLAHOMA CITY OK 73106
217-09-020C	HR INVESTMENT PROPERTIES LLC	2000 CLASSEN BLVD OKLAHOMA CITY OK 73106
217-09-021	CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023F	CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023G	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD 205 SCOTTSDALE AZ 85251
217-09-023H	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100 SCOTTSDALE AZ 85251
217-09-023K	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ 85251
217-09-023L	CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023M	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ 85251
217-09-023T	CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023U	CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-042	KUCZYNSKI STEPHEN/JANICE	12255 E PARAISO DR LOT 1 SCOTTSDALE AZ 85255
217-09-043	KEN AND TINA FEY FAMILY TRUST MICHAEL B GUNTER AND EMER M GUNTER REVOC TRUS	1870 PATIO DR SAN JOSE CA 95125
217-09-044	SCOTT F CATE REVOCABLE TRUST	24 WINDCASTLE DR ST CHARLES MO 63304
217-09-046	WORKER DANNY L/KAREN	12 RESERVE WAY DUXBURY MA 02332
217-09-047	GIANGREGORIO CHRIS/VICKY	383 S WALNUT RIDGE CT FRANKFURT IL 60423
217-09-048	BRAR RICK/SONIA	3208 W REDWOOD LN PHOENIX AZ 85045
217-09-049	LUNGWITZ JOSEPH E/THERESA	300 RANDALL RD SOUTH ELGIN IL 60177-2261
217-09-050	PHI TIME TRUST	12036 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-09-051	DEBORAH MARIE MCELROY REVOCABLE TRUST	11001 CHAMPAGNE POINT RD NE KIRKLAND WA 98034
217-09-052	SCOTTSDALE CITY OF	18633 FOX HOLLOW CT NORTHVILLE MI 48168
217-09-053A	PIEPER AARON WILLIAM/KANIVE COURTNEY	7447 E INDIAN SCHOOL RD STE 100 SCOTTSDALE AZ 85251
217-09-054	BETH ESTATES AT MIRAMONTE COMMUNITY	454 CHARLEMAGNE DR LAKE ST LOUIS MO 63367
217-09-055	ASSOCIATION ESTATES AT MIRAMONTE COMMUNITY	12255 E PARAISO DR LOT 12 SCOTTSDALE AZ 85255
217-09-056	ASSOCIATION	12255 E PARAISO DR LOT 12 SCOTTSDALE AZ 85255

City Notifications – Mailing List Selection Map

Sonoran Sky Abandonment


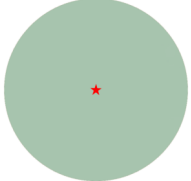


Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
May 12, 2023

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 113

1-AB-2009#2