PLANNING COMMISSION REPORT



Meeting Date: May 24, 2023 General Plan Element: Land Use

General Plan Goal: Coordinate Planning to Balance Infrastructure

ACTION

McDowell Mountain Manor 1-AB-2021

Request to consider the following:

 A recommendation to City Council regarding a request by owner to abandon the roadway portions of the Public Utility and Roadway Easements as follows: 20 feet located along the northern (E. Ranch Gate Road), 15 feet located along the eastern (N. 128th Street), and 15 feet located along the western (N. 126th Street alignment) boundaries of parcel 217-01-025A, with Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning located 12651 E. Happy Valley Road.

Goal/Purpose of Request

These abandonments are associated with the McDowell Mountain Manor final plat (case 1-PP-2021 and 16-PP-2017#27). With this request and the final plat, the applicant will be dedicating the required fee-simple right-of-way along the northern and eastern boundaries of the property.

Key Items for Consideration

- Abandonment request was previously approved by the Planning Commission on March 11, 2009 (case 18-AB-2008)
- McDowell Sonoran Preserve area is situated north of the site
- Dedication of scenic corridor easement along E. Ranch Gate and the N. 128th Street.
- Staff received concerns from residents, located to the south of the project, concerning access
- Abandonment associated with final plat case 16-PP-2017#27
- Access not impacted by this proposed abandonment
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan

OWNER

HHL Land, LLC (602) 330-5252

APPLICANT CONTACT

David Gulino Land Development Services (602) 330-5252

LOCATION

12651 E Happy Valley Road

BACKGROUND

General Plan

City of Scottsdale General Plan 2035 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per acre, or more, of land.

Character Area Plan

The General Plan 2035 established Character Area planning as a means of ensuring that quality of development and consistency of character will guide Scottsdale's General Plan within the context of community-wide goals. The subject property is located within the Dynamite Foothills Character Area boundary, which is located between Scottsdale's McDowell Mountain Preserve on the south, the Lone Mountain Road alignment to the north, and east of North 112th Street to the City's terminus at North 136th Street. Dynamite Foothills Character Area Plan and Implementation Program recommends that existing allowable densities under current zoning and General Plan land use designations are appropriate for the subject properties.

Right-of-Way

The subject public utility and roadway easements located along E. Happy Valley Road (E. Ranchgate Road), E. Juan Tabo Road, N. 126th Street and N. 128th Street were dedicated in July 1977, through the Goldie Brown Pinnacle Peak Ranch Unit One plat, in docket number 191/26. Goldie Brown Pinnacle Peak Ranch Unit One plat was created in Maricopa County.

The northern 25 feet of the 55-foot public utility and roadway easement half-street located along E. Happy Valley Road (E. Ranchgate Road) was deeded as Public Right-of-way through docket number 2007/0630157

Zoning

The subject site is zoned Single-family Residential District, Environmentally Sensitive Lands (R1-43 ESL), which allows for single-family development. The subject property received approval by City Council to rezone from the R1-130 zoning district, to the R1-43 zoning district, through case 18-ZN-2018. The density for the subject site was increased from 0.55 dwelling units per gross acre to 0.83 dwelling units per gross acre.

This site has had two previously approved preliminary plats (11-PP-2008 and 11-PP-2008#2). Both preliminary plats expired before being considered by the City Council. It is not clear why the first preliminary plat was not completed through the process, but the second approved preliminary plat did not continue through the plat process due to a reaction to the economy at the time. There was also a zoning map amendment proposed in 2015, which was withdrawn. Case records, specifically

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the Applicant's "Neighborhood Involvement Report," indicated concerns with traffic by one open house attendee, and support by another attendee. These comments were later reflected as staff received concerns about access from landowners located to the south of the project area.

Context

The subject property is located at the southwest corner of E. Ranch Gate Road and N. 128th Street. The surrounding properties are also zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL). The Sereno Canyon, Phase 3A, subdivision is located along the western boundary of this proposed subdivision. Please refer to context graphics attached.

Other Related Policies, References:

Scottsdale General Plan 2035, as amended Dynamite Foothills Character Area Plan Zoning Ordinance

11-PP-2008, 11-PP-2008#2, 18-AB-2008, 3-ZN-2015, 18-ZN-2018, and 16-PP-2017#27

APPLICANTS PROPOSAL

Development Information

The development proposal includes abandonment of the 20 feet located along the northern (E. Ranch Gate Road), 15 feet located along the eastern (N. 128th Street), and 15 feet located along the western (N. 126th Street alignment) boundaries. A thirty-five-foot (35-ft) half-street right-of-way dedication is required along E. Ranch Gate Road. The Transportation Master Plan also requires 20-foot half-street right-of-way dedication along the E. Juan Tabo Road alignment, and a 40-foot half-street right-of-way dedication along the N. 128th Street alignment.

Existing Use: Vacant Land

Proposed Use: 32-lot Subdivision Community

Parcel Size: 40-acres

IMPACT ANALYSIS

Land Use

This abandonment request is in conjunction with the proposed subdivision plat, McDowell Mountain Manor. The proposed preliminary plat is a 32-lot subdivision that has been submitted under case number 16-PP-2017#27. 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 Transportation Master Plan designates E. Happy Valley Road (E. Ranchgate Road) as a local collector, with a rural character designation; N. 128th Street as a minor collector, with a rural character designation; and E. Juan Tabo Road as a local residential, with a rural character designation. Access for the site will be provided from E. Ranch Gate Road. All proposed street dedications meet the Transportation Master Plan and the Design Standards and Policies Manual standards for Street Geometrics. All proposed internal streets shall be private and be the responsibility of the owner/Homeowners Association (Attachment #6).

This request will require the approval of the McDowell Mountain Manor final plat (16-PP-2017#27), which will dedicate the necessary fee-simple right-of-way along the perimeter of the proposed subdivision. New utility easements will relate to the layout of the private streets and lot lines of the future preliminary plat case. The Transportation Department has already supported the future-proposed abandonment with the approval recommendation of the previously proposed preliminary plat case, case 11-PP-2008. The Planning Commission also recommended approval to the City Council, with a vote of 6-0, for the previously proposed abandonment case, 16-AB-2008, that was in conjunction with a previously approved preliminary plat, on March 11, 2009. Both cases expired prior to the recordation of the abandonment case and the preliminary plat

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 public right-of-way along E. Ranch Gate Road, N. 128th Street, and E. Juan Tabo Road. No impacts are anticipated. Design of the internal streets will conform to ESL local residential 40-foot-wide tract. Additionally, a minimum 40-foot-wide Emergency and Service Access Vehicle Easement will be provided over all internal streets.

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 Applicant has proposed providing approximately an acre and a third (1.33 acres) of additional Natural Area Open Space. This would increase the amount of NAOS being dedicated from 14.87 acres to 16.21 cares. A majority of the NAOS is being placed within the environmentally sensitive areas, such as washes, and approximately half of the NAOS will be protected within tracts. Tract NAOS generally provides a higher level of protection than on-lot NAOS, as it is often guarded by the Homeowner's Association. The NAOS to be provided is approximately three-fourths of an acre identified at the time of the rezoning case approval.

An average 100-foot-wide Scenic Corridor is being proposed along N. 128th Street and an average 50-foot-wide Desert Scenic Roadway landscape buffer is being proposed along E. Ranch Gate Road. The Scenic Corridor Easement located along N. 128th Street has setbacks of up to 250 feet. The majority of this Scenic Corridor Easement, also being dedicated as NAOS, shall be dedicated in a tract.

Community Involvement

With the associated zoning case, 18-ZN-2018, the applicant mailed notification letters with the open house information to property owners within 750-feet of the subject site and a Project Under Consideration sign was posted on the site on July 6, 2018. The first Open House meeting was held on July 18, 2018, at the Florence Ely Nelson Center, 8950 E. Pinnacle Peak Road. The Applicant's sign-in sheet identifies three people attending the Open House meeting. The Applicants citizen involvement report identifies those present providing concerns about density, lot layout, time of project completion, builder information, traffic, wildlife corridors, and open space.

The second Open House meeting was held on November 7, 2018, at the Copper Ridge Elementary School, 10101 E. Thompson Peak Road. The Applicant's sign-in sheet identifies one person attending the Open House meeting. The Applicants citizen involvement report identifies the attendee present

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provided comments of support. The attendee asked questions about the drainage plan, and how the project would affect his Troon Ridge community.

With the associated zoning case, the applicant posted a sign on the subject property with the hearing date, time, and location.

With the preliminary plat request, both the Applicant and City staff mailed postcards to property owners within 750-feet of the subject site and interested parties when the case was submitted and a second postcard notifying them of the Project under Consideration and Development Review Board hearing date, time, and location. Staff received several phone calls from landowners located to the south of the project area, in regard to access. Staff confirmed that the number of units were consistent with the approved zoning case and that the project was stipulated to dedicate right-of-way along E. Juan Tabo Road. Access to the parcel located to the south would be maintained.

Community Impact

The project has been stipulated to dedicate a minimum 20-foot half-street right-of-way along the southern boundary of the project area. The half-street dedication of the E. Juan Tabo Road alignment will address the concerns expressed by the owners located to the south of the project area.

Policy Implications

The associated final plat is consistent in density previously approved in the zoning district map amendment case, 18-ZN-2018. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots.

OTHER BOARDS & COMMISSIONS

Planning Commission:

The Planning Commission heard the previously requested abandonment case (18-AB-2008) on March 11, 2009, and voted to recommend to City Council approval of the request with a 6-0 vote.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon the 20 feet located along the northern (E. Ranch Gate Road), 15 feet located along the eastern (N. 128th Street), and 15 feet located along the western (N. 126th Street alignment) boundaries, 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 McDowell Mountain Manor final plat (16-PP-2017#27).
- 2. The property owner shall pay to the city \$374,517.99, as compensation for the abandonment of right-of-way.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

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STAFF CONTACT

Jesus Murillo Senior Planner 480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY

Jesus Murillo, Report Author Date

Tim Curtis, AICP, Current Planning Director Date

Planning Commission Liaison

Phone: 480-312-7713 Email: tcurtis@scottsdaleaz.gov

Erin Perreault, AICP, Executive Director

Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

Planning, Economic Development, and Tourism

ATTACHMENTS

- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Applicant's Narrative
- 3. Resolution No. 12822

Exhibit A: Legal Graphic

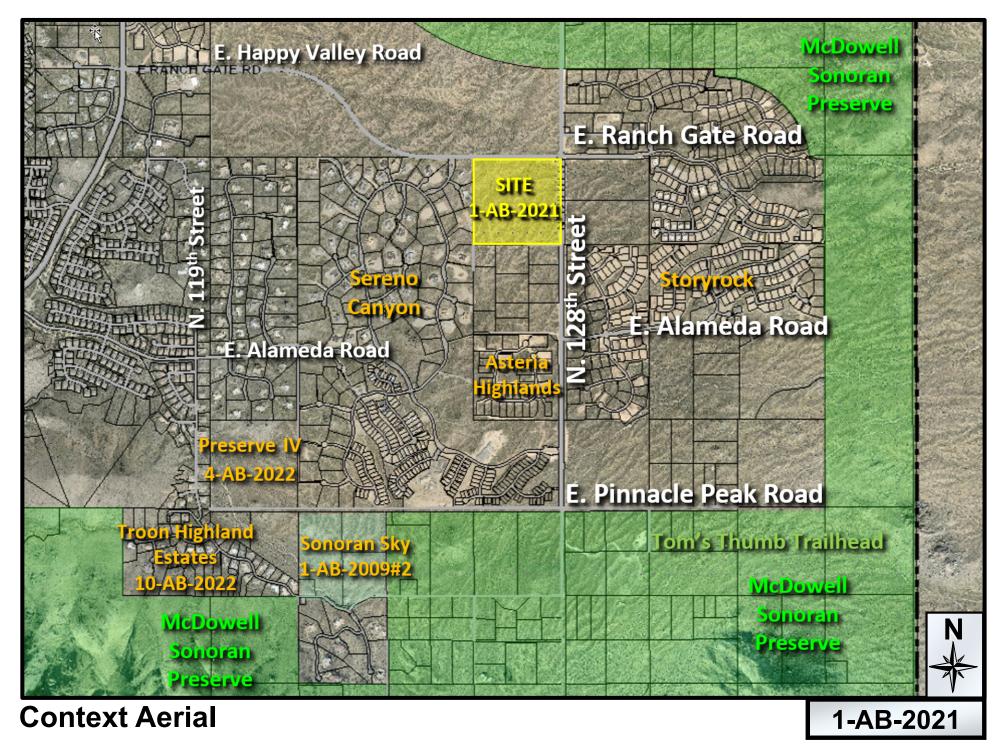
Exhibit B: Legal Description

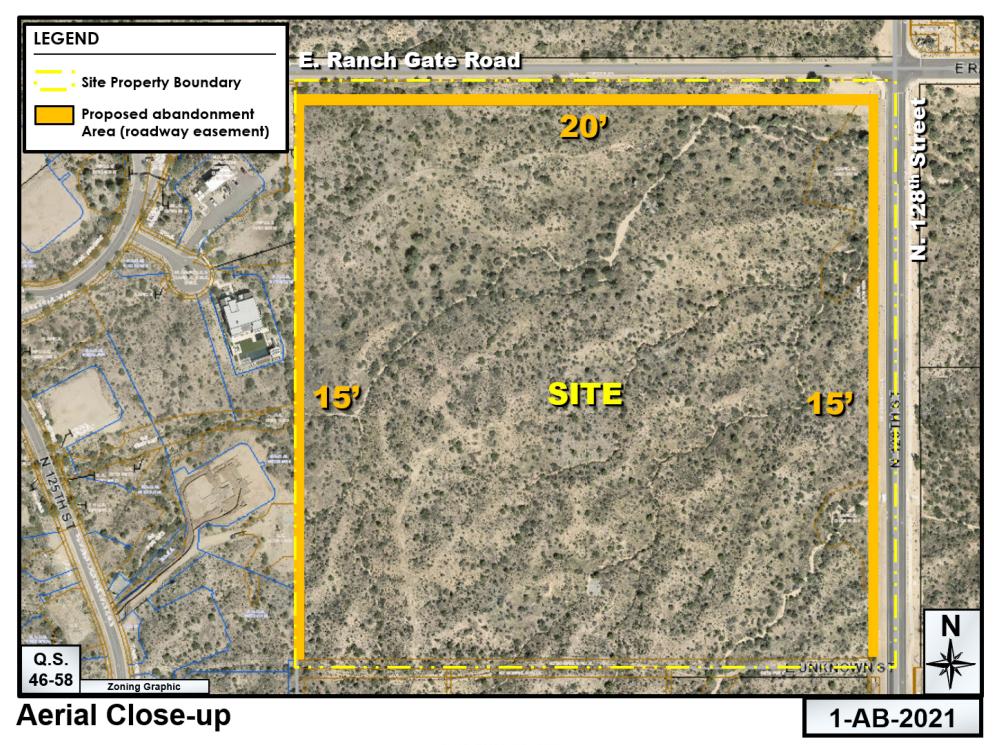
Exhibit C: Depiction of subject parcel

- 4. Zoning Aerial
- 5. Proposed Abandonment and Dedication Areas Map
- 6. Associated Final Plat (16-PP-2017#27)
- 7. Legal Description and Graphic of Abandonment Area
- 8. Neighborhood Outreach
- 9. City Notification Map

05/12/2023

Date





McDowell Mountain Manor

Abandonment Application Narrative 1-AB-2021

1/20/2021

Revised 9/30/2021 Revised 10/28/2022

Prepared for: Toll Brothers, Inc.

Prepared by: Land Development Services 7525 E. Camelback Rd Scottsdale, AZ 85251 (602) 330-5252



Overview

This abandonment request originally was filed along with Preliminary Plat application 1-PP-2021 for McDowell Mountain Manor which was approved in December 2021. The Preliminary Plat has since been revised and approved to provide ingress and egress through the Sereno Canyon Master Plan.

Project Location

McDowell Mountain Manor is located in North Scottsdale and is bordered by Ranch Gate Road to the north, 128th Street to the east, Juan Tabo road to the south, and the Sereno Canyon Community to the west as identified on the accompany LAIPS exhibits.

Purpose of Request

This is a request for approval the abandonment of the Public Utility and Roadway Easements which surround this 40-acre parcel located at the southwest corner of 128th Street and Ranch Gate Road (Happy Valley alignment). This abandonment was previously approved by Staff and the Planning Commission in March 2009 under case number 18-AB-2008. A copy of the Planning Commission Report is attached for reference.

These existing easements were originally dedicated to Maricopa County prior to this area being annexed into the city of Scottsdale as part of the Goldie Brown Pinnacle Peak subdivision circa 1978 via a map of dedication recorded in book 191 page 26 of maps. They are commonly known as "Goldie Brown" easements.

Specifically, the easements subject to this application include the following-

- 55' PUE & Roadway Easement along the north side of the parcel (Happy Valley Road)
- 15' PUE & Roadway Easement along the west side of the parcel
- 55' PUE & Roadway Easement along the East side of the Parcel (128th Street)

Pursuant to transportation staff direction, access to this parcel and the surrounding parcels will be maintained with the dedication of the appropriate rights-of-way with the final plat for this project.

RESOLUTION NO. 12822

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 ALONG THE NORTHERN E. RANCH GATE ROAD, EASTERN N. 128TH STREET, AND WESTERN N. 126TH STREET ALIGNMENT BOUNDARIES OF PARCEL 217-01-025A.

(1-AB-2021) (McDowell Mountain Manor)

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 39.6 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.

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Resolution No. 12822

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

- 1. <u>Abandonment</u>. Subject to the reservations and conditions below, City's interests comprising the Abandonment Rights-of-way are hereby abandoned.
- 2. <u>Reservations</u>. 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. <u>Effective Date.</u> 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 Three Hundred and Seventy-four Thousand Five Hundred and Seventeen and 99/100 (\$374,517.99) 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 final plat, 16-PP-2017#27, McDowell Mountain Manor.
- 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.

second annual anniversary of this resolution	oregoing Conditions are not all satisfied prior to the n, the Zoning Administrator shall report the same to mark this resolution to indicate that this resolution is
to the nature of the interests created, rese example, if the text of this resolution indicates	resolution controls any conflict with the exhibits as erved or otherwise affected by this resolution. For s that City is reserving a particular type of easement, ent type of real estate interest, then the text controls.
PASSED AND ADOPTED by the City, 2023.	y Council of the City of Scottsdale this day of
	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 A	ttorney
CEI	RTIFICATE
	ty of Scottsdale. I certify that I have confirmed that the donment resolution above have been fulfilled and the effective.
DATED this day of	, 2023.
	Signature
	name printed

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 16, GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 20.00 FEET OF THE NORTH 55.00 FEET OF SAID PARCEL 16; EXCEPT THE EAST 40.00 FEET THEREOF;

THE WEST 15.00 FEET OF SAID PARCEL 16; EXCEPT THE NORTH 35.00 FEET AND THE SOUTH 20.00 FEET THEREOF;

THE WEST 15.00 FEET OF THE EAST 55.00 FEET OF SAID PARCEL 16; EXCEPT THE NORTH 35.00 FEET AND THE SOUTH 20.00 FEET THEREOF.

CONTAINING 1.445 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

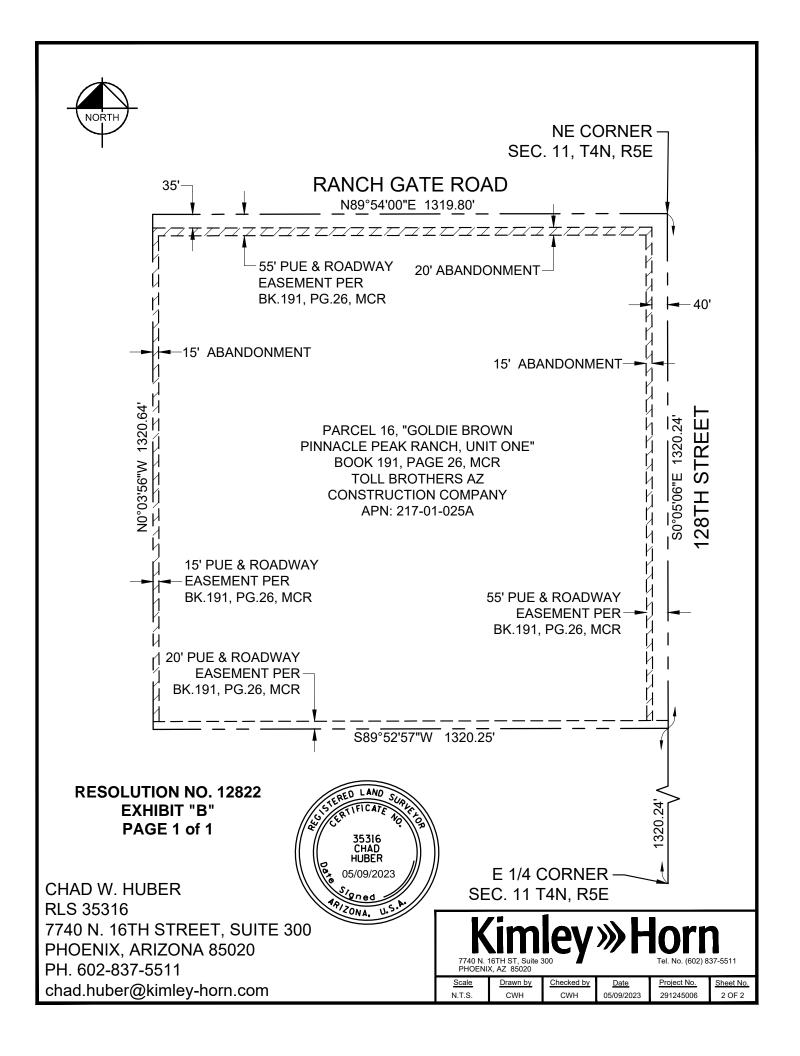


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N/A CWH

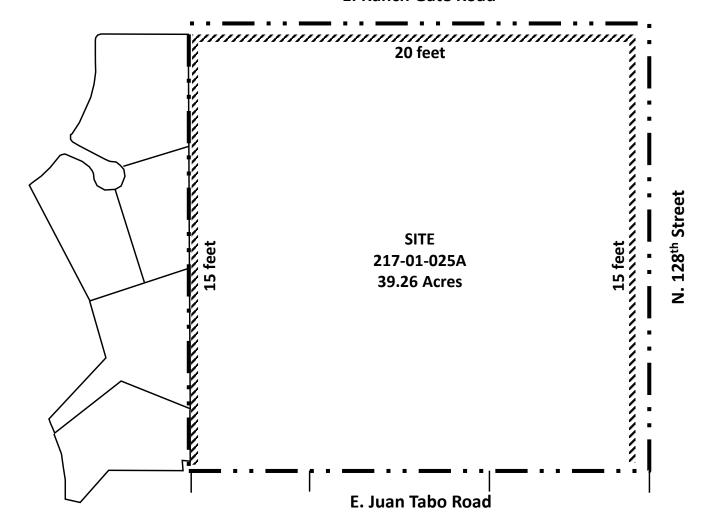
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Project No. 291245006

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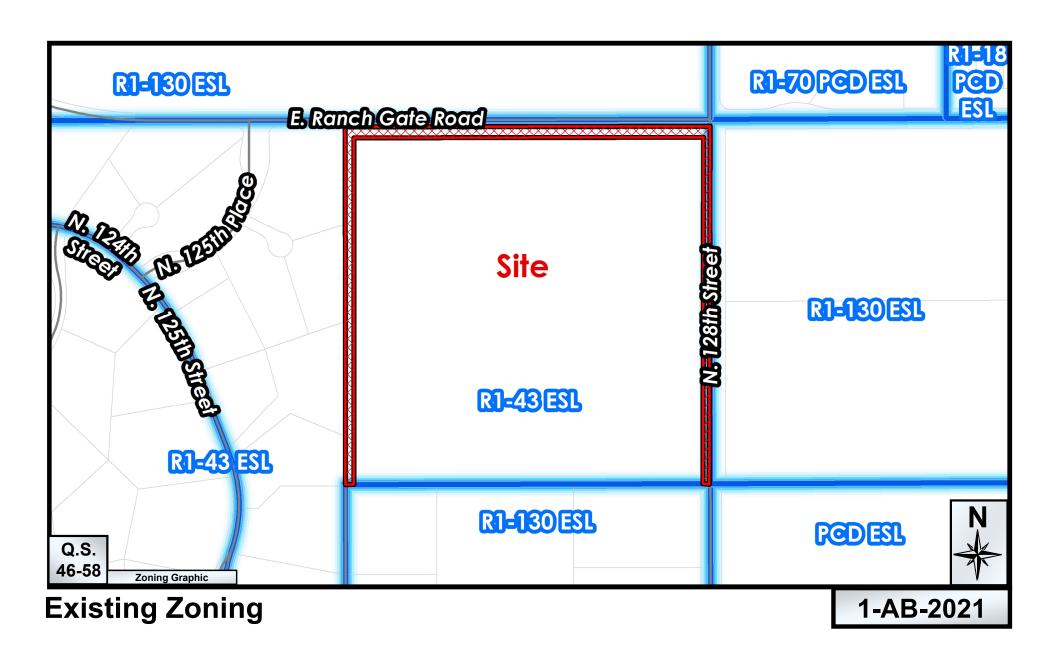


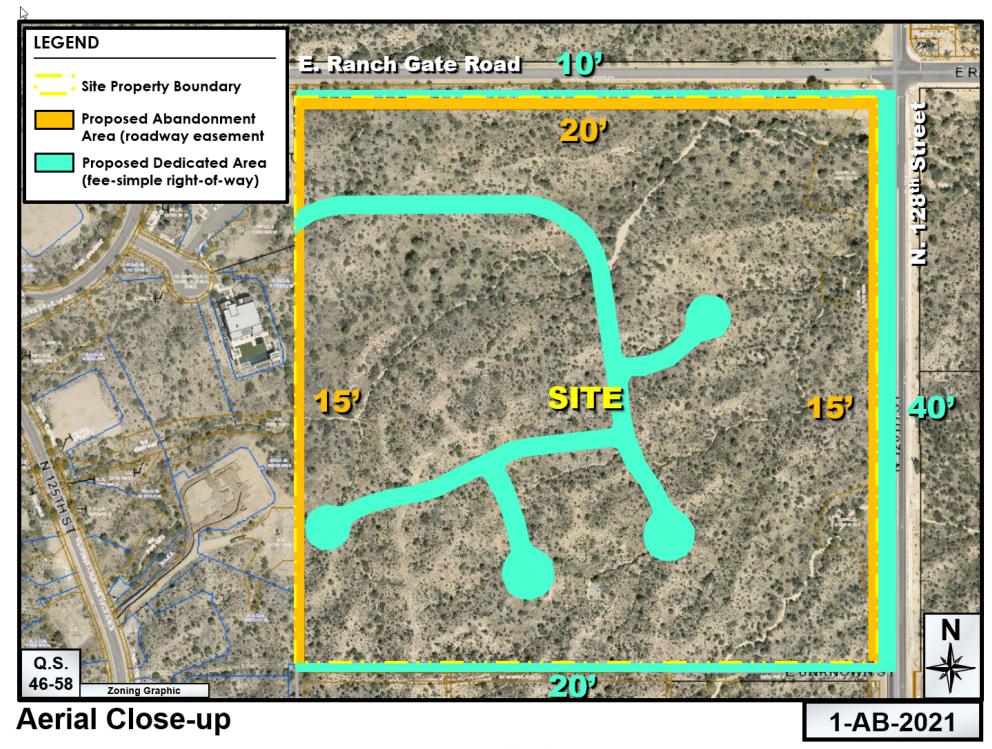
E. Ranch Gate Road



Resolution No. 12822 EXHIBIT "C" Page 1 of 1







DEDICATION

STATE OF ARIZONA

FINAL PLAT **McDOWELL MOUNTAIN MANOR**

A RE-PLAT OF PARCEL 16, THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 191 OF MAPS, PAGE 26, AND OF LOT 27A, SERENO CANYON PHASE 1A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 1429 OF MAPS, PAGE 23, LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

COUNTY OF MARICOPA TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, HEREBY SUBDIVIDES A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE S EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MERCHANTER OF SECTION OF THE REPORT OF THE GLA AND SALT RIVER BASE AND MERIDIAN, REGISTER OF THE REPORT OF THE CORPORATION OF THE PARK AND, MERCHANTER OF THE REGISTER OF THE COPPE OF THE CORPOR OF THE PARK AND AND THE PARK AND THE

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

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BRIND GRAFIOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT KIND WITH THE LAND IN FAVOR OF GRANICES SUICESSORS AND ASSIGNS

DATED THIS	_	DAY (OF _				20	
GRANTOR:	TOLL	BROTHERS	ΑZ	CONSTRUCTION	COMPANY,	AN	ARIZONA	CORPORATION
В	Y: _							

OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA CORPORATION

PARENT PARCEL LEGAL DESCRIPTION

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

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

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

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

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

- THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY,
- 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 CCAR'S AND DESIGN GUIDELINES.
- 3. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER
- 4. ALL MONMENTS SET SHALL BE UNDER THE DIRECT SUPERMOON OF THE REDISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE. TO SUPPRIESE THE SETTING OF THE INTERFOR CONTRIN MONMENTS, OF THE STREET CENTREINE MONMENTS, THE REPLACEMENT REGISTRANT SHALL SET MONMENTS WITH HIS/HER DIDITIFYING NUMBER AND A RECORD OF SWERVEY PLAT SHALL BE RECORDED OF WITH THE STREET STATUTE.
- ALL PERIMETER SUBDIVISION MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP "RLS #41894" UNLESS OTHERMISE NOTED.
- 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.
- 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 OTY OF SCOTTSDAYE ENVIRONMENTALLY SENSITIVE LANGS ORDINANCE, DESIGNATED HAGOS AREAS SHALL NOT OFFICE AND AREA OF THE OTHER OFFICE AND AREA OF
- 9. ALL EASEMENTS ARE SHOWN ON THIS PLAT ARE DEDICATED HEREON UNLESS LABELED AS EXISTING.
- THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXTERIOR PERIMETER WALLS, STORWWATER BASINS AND TRACTS.
- 11. ALL LOTS TO BE DESIDED FOR INDIVIDUAL LOT GRADING PLANS, DRAMAGE OF INDIVIDUAL LOTS TO BE IN CONFORMANCE
 WITH "FINAL DRAMAGE REPORT ASTERNA HORI-MANS" AS APPROVED BY THE CITY OF SCOTEDIALE HAS RESPONSIBLE
 FOR THE MAINTENANCE OF THE DRAMAGE FEATURES AND THE AREAS THAT RE PARTIALLY LOCATED IN THE DEDICATED
 DRAMAGE AND FLOOD CONTROL (DOT) EASEMENTS ON INDIVIDUAL LOTS.

LIEN HOLDER RATIFICATION

TRUSTEE'S NAME AND CORPORATE STATUS

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#)

THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED. IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIONED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: TRUSTEE'S NAME AND CORPORATE STATUS NAME:

LIEN HOLDER ACKNOWLEDGEMENT

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ BY ______, FOR AND ON BEHALF OF _____ MY COMMISSION EXPIRES

GRANTOR'S ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____ 2022 BY _____, FOR AND ON BEHALF OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA NOTARY PUBLIC MY COMMISSION EXPIRES



VICINITY MAP N.T.S.

SHEET INDEX

COVER SHEET GEOMETRY

GEOMETRY LINE & CURVE TABLES AND DETAILS

ZONING

P1_43 FSI

OWNER

TOIL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION 8767 E. VAI DE VENTURA, SUITE 390 SCOTTSDALE, ARIZONA 85258 CONTACT: OSCAR DOMINGUEZ (480) 951–0782

REFERENCE DOCUMENTS

BOOK 191, PAGE 26 BOOK 910, PAGE 16 BOOK 1042, PAGE 27 BOOK 1429, PAGE 23

......

APPROVED BY THE	COUNCIL OF T	HE CITY OF	SCOTTSDALE	ARIZONA	THIS THE DA
DF		20			
BY: MAYOR					_
	CI FRK				
CITY	GLLINK				
CITY THIS PLAT HAS BE	EN REVIEWED F			IE CITY OF	SCOTTSDALE'S
CITY HIS PLAT HAS BE ESIGN STANDARD	EN REVIEWED F S AND POLICY I	MANUAL SP	ECIFICATIONS.		SCOTTSDALE'S
CITY HIS PLAT HAS BE DESIGN STANDARD	EN REVIEWED F S AND POLICY I	MANUAL SP	ECIFICATIONS.	DATE	SCOTTSDALE'S
CITY THIS PLAT HAS BE DESIGN STANDARD BY: CHIEF DEVELO THIS SUBDIVISION STANDARDS OF TH	EN REVIEWED F S AND POLICY I DPMENT OFFICER HAS BEEN REVII E CITY OF SCO	MANUAL SE	COMPLIANCE DEVELOPMENT	DATE WITH THE DI REVIEW BO	EVELOPMENT
CITY THIS PLAT HAS BE DESIGN STANDARD BY: CHIEF DEVELO THIS SUBDIVISION STANDARDS OF TH O, 16-PP-2017#	EN REVIEWED F S AND POLICY I DPMENT OFFICER HAS BEEN REVII E CITY OF SCO	MANUAL SP EWED FOR TTSDALE'S ASE RELATE	COMPLIANCE DEVELOPMENT	DATE WITH THE DI REVIEW BO	EVELOPMENT

CERTIFICATION

THIS IS TO CERTIFY THAT.

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THE SAME SUNCE OF THE SECRET TO PRACTICE IN ARIZONA.

THIS PLAN MEST THE "MINIMUM SYNDAMONS FOR ARIZONA LAND BOUNDARY SURVEYS".

THE SUNCEY AND DUBLON OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED

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ALL MOUNTAINS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY, SHOWN, SAID

MOUNDMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY, SHOWN, SAID

MOUNDMENTS ARE SUFFICIANT TO EXABLE THE SURVEY TO BE RETRACED.

ERIC SOSTROM, RLS #41894 22425 N. 16TH STREET, SUITE 1 PHOENIX, ARIZONA 85024 PHONE: 480-922-0780 ESOSTROMORICKENGINEERING.COM



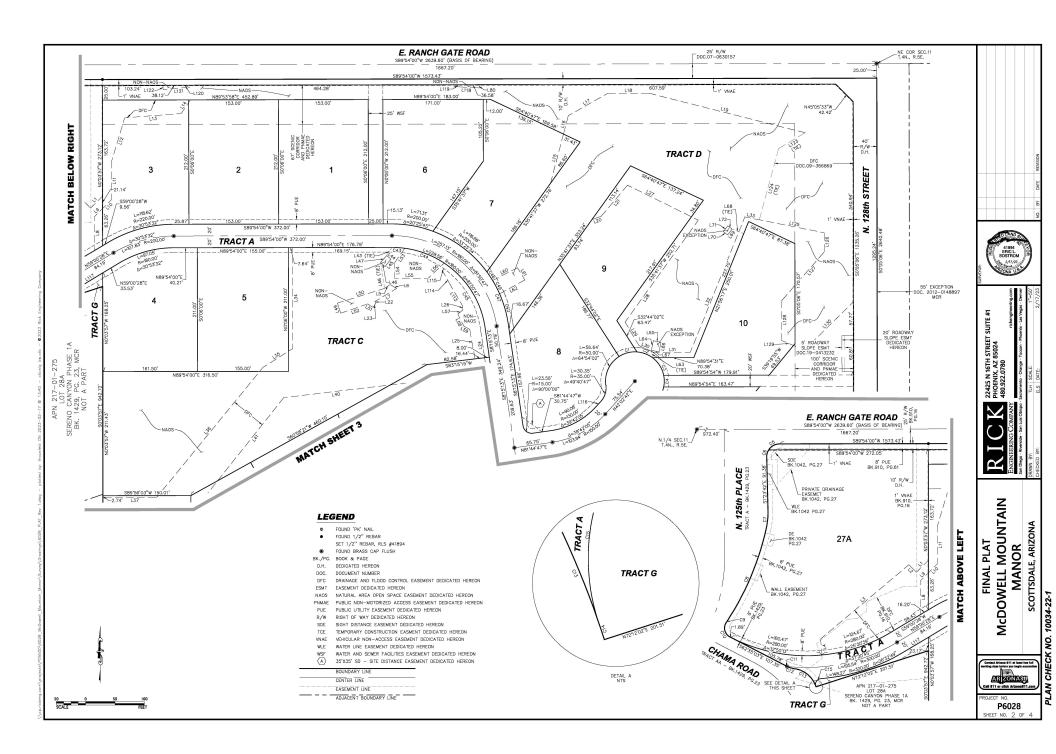


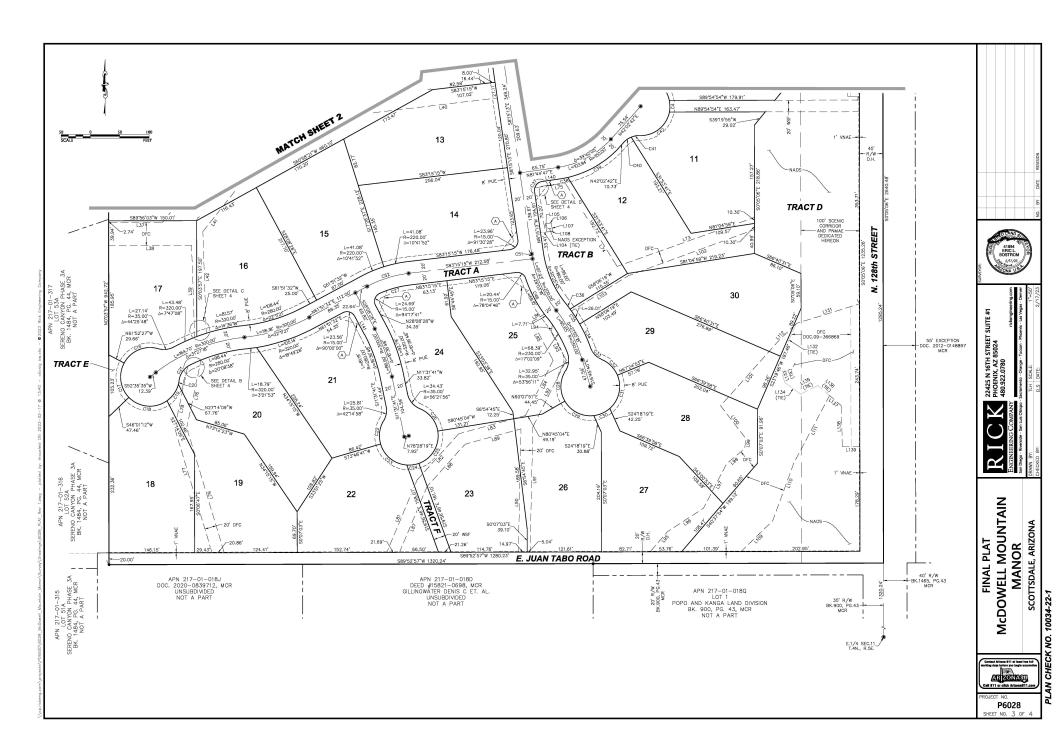
MOUNTAIN SCOTTSDALE, ARIZONA

FINAL PLAT

AR ZONASIJ

P6028





LINE TABLE LINE DIRECTION LENGTH L121 S84'49'31"W 38.35' L122 N0*32*26*E L123 N59'07'30"E 52.58'

L124 N15'08'08"E 125.69' L125 S78'42'33"E 112.69'

L126 S0'07'58"W L127 S41'07'08"W 110.30'

	LINE TABLE	
LINE	DIRECTION	LENGTH
L31	S89*54'31"W	61.62
L32	S21'56'17"W	249.10
L33	N78'42'33"W	25.18"
L34	N0*01'59*W	172.06
L35	N57*35'56"E	60.43
L36	N39"15'35"E	285.66
L37	N89"56"03"E	91.82*
L38	S89"35"03"W	141.38
L39	S1*53'55"E	157.15
L40	N83"15"15"E	356.68
L41	S38'29'43"W	237.18
L42	N1'54'34"W	173.49
L43	N32*46'13"E	16.70
L44	S50'36'28"E	9.43
L45	S38*22*02"W	16.28
L46	N44'49'38"W	10.52
L47	N4212'04"E	15.24
L48	N8'38'23"W	45.04
L49	N17*26'17"W	17.88
L50	N72'33'43"E	84.32
L51	N57'32'47"W	10.78
L52	S71'12'22"W	48.81
L53	S34'52'57"W	30.35
L54	N0.00,00.m	26.30
L55	N90'00'00"W	56.78
L56	S47'06'40"W	37.88
L57	N49"10"58"E	11.23
L58	N26*31'45*W	23.14
L59	N62*20'33"W	11.06
L60	N62"49"20"E	47.69

	LINE TABLE	
LINE	DIRECTION	LENGTH
L61	S31"11'42"E	24.27'
L62	S60'55'56"W	49.28
L63	N8"42"12"W	12.58
L64	N11"19"01"E	16.77
L65	S78'40'59"E	13.43'
L66	S11"19"01"W	16.77
L67	N78'40'59"W	13.43
L68	S68'03'43"E	21.21
L69	S3710'53"W	12.51
L70	N52'49'07"W	9.21"
L71	N37"10'53"E	12.51
L72	S52'49'07"E	9.21
L73	N70"21"48"E	248.84
L74	S31'53'41"E	166.73
L75	N81*44'47*E	52.68
L76	N11"58'43"E	117.75
L77	N16"40"32"W	221.79
L78	N11'58'43"E	107.59
L79	N16*40'32*W	222.63'
L80	S0"06"01"E	5.51"
L81	N22"38"11"E	133.34
L82	N41'59'46"E	106.56
L83	N74'44'19"E	117.88
L84	N26'35'27"E	105.08
L85	N28"11"12"W	74.93
L86	N58'06'16"E	24.14'
L87	S22*38'11"W	121.54
L88	S41"59"46"W	97.27
	S74'44'19"W	98.56'
L89		

	CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD		
C1	36'52'12"	50.00'	32.18'	S75*42'03"W 31.62'		
C2	32'38'56"	50.00'	28.49'	N69'32'23"W 28.11'		
C3	41"35"35"	50.00"	36.30	N32*25'07"W 35.51'		
C4	23'04'26"	50.00"	20.14	N0*05'06"W 20.00'		
C5	56*56'39"	22.00'	21.87	N61"25"40"E 20.98"		
C6	34'21'03"	22.00"	13.19	S15'46'49"W 12.99'		
C7	1411131"	128.00"	31.70	N5'41'54"E 31.62'		
C8	2019'32"	481.00'	170.63	N22'57'18"E 169.74'		
C9	0'38'58"	292.00'	3.31'	N33*26'35"E 3.31'		
C10	96'05'28"	17.00	28.51	N14"31'59"W 25.29'		
C11	2*22'08"	50.00"	2.07*	S63'45'47"E 2.07'		
C12	16'18'10"	50.00"	14.23'	S73'05'56"E 14.18'		
C13	62'09'56"	45.00'	48.82'	N5010'03"W 46.46'		
C14	1"17"08"	45.00"	1.01	N18*26'31"W 1.01'		
C15	10313'25"	10.00'	18.02'	N33'56'35"E 15.68'		
C16	77*57'42"	50.00"	68.03	S67'06'24"W 62.91'		
C17	72'06'21"	50.00	62.92'	S7'55'38"E 58.85'		
C18	81'33'14"	50.00*	71.17	S84"45'25"E 65.31"		
C19	39'48'10"	50.00*	34.73'	N34'33'52"E 34.04'		
C20	7"23"54"	50.00	6.46"	N10'57'50"E 6.45'		

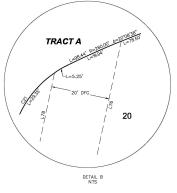
		CURVE	TABLE	
CURVE	DELTA	RADIUS	LENGTH	CHORD
C21	56'38'22"	35.00'	34.60'	S35*35'04"W 33.21"
C22	46'54'37"	50.00	40.94	S7"15'59"W 39.80'
C23	70"10"45"	50.00	61.24	S51"16"42"E 57.49"
C24	23'34'41"	50.00	20.58'	N81°50'35"E 20.43
C25	79"18'10"	50.00	69.20'	N30°24'09"E 63.81"
C26	58'38'40"	50.00	51.18	N38 34 16"W 48.97
C27	17'06'03"	180.00	53.72	S74*42*14"W 53.52
C28	62'09'30"	50.00	54.24	S1"12'36"W 51.62'
C29	66'58'43"	50.00	58.45'	S63*21'30"E 55.18'
C30	34'54'55"	50.00	30.47	N65*41'41"E 30.00
C31	70"49"21"	50.00'	61.80	N12*49'33"E 57.94
C32	44"18'21"	50.00	38.66'	N44*44'18"W 37.71
C33	46'48'47"	35.00	28.60"	N43 29 05 W 27.81
C34	9"27"00"	270.00	44.53	N24'48'11"W 44.48'
C35	6'22'12"	270.00'	30.02	N32*42'48"W 30.00
C36	2'47'04"	270.00	13.12	N3717'26"W 13.12
C37	90.00,00.	15.00"	23.56	S36*44'47"W 21.21
C38	4'39'17"	170.00	13.81	N79"25'09"E 13.81"
C39	35'02'48"	170.00'	103.99'	N59'34'06"E 102.37
C40	25"22"12"	35.00	15.50'	S54*43'48"W 15.37

		CURVE	TABLE	
CURVE	DELTA	RADIUS	LENGTH	CHORD
C41	24"18'35"	35.00"	14.85'	S79*34'12"W 14.74
C42	80"16"22"	50.00'	70.05	N51"35'18"E 64.46
C43	7'49'45"	160.00	21.86"	N86"11'08"W 21.85
C44	25"57"21"	160.00'	72.48	N6917'35"W 71.86
C45	46"17"44"	152.00'	122.82	N31*24'05"W 119.50
C46	20'00'59"	220.00	76.86*	S28*40'29"E 76.47
C47	27*59'28"	200.00	97.71	N22'14'57"W 96.74
C48	5*03'18"	200.00"	17.65'	N33'43'01"W 17.64
C49	7*24'28"	200.00'	25.86'	N27'29'09"W 25.84
C50	15'31'42"	200.00*	54.20"	N16"01"04"W 54.04
C51	2'22'27"	200.00	8.29"	S9*26'27"E 8.29'
C52	21"23"44"	200.00"	74.68	S72*33'23"W 74.25



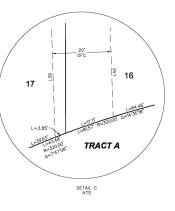
22425 N 16TH STREET SUITE #1 PHOENIX, AZ 85024 480.922.0780

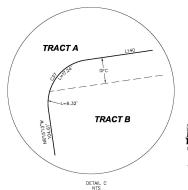




VISIBILITY TRIANGLE

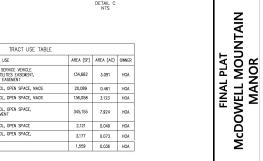
DETAIL





2	S23'59'17*W	74.90
5	S18'49'03"E	33.98'
ŀ	S53"16'19"E	33.26'
5	N63"16'27"E	32.92
3	S49'04'14"E	26.35
,	N49'04'14"W	26.60'
3	N1"23'28"W	70.04'
9	S89*54'53"W	29.99'
)	N81'44'47"E	30.75
1	S28'08'28"E	34.82'

/	TRACT USE TABLE				
	TRACT	USE	AREA (SF)	AREA (AC)	,
(A)	Α	PRIVATE STREET, EMERGENCY SERVICE VEHICLE ACCESS EASEMENT, PUBLIC UTILITIES EASEMENT, WATER AND SEWER FACILITIES EASEMENT	134,662	3.091	
/	В	DRAINAGE AND FLOOD CONTROL, OPEN SPACE, NAOS	20,089	0.461	
	С	DRAINAGE AND FLOOD CONTROL, OPEN SPACE, NAOS	136,058	3.123	
		DRAINAGE AND FLOOD CONTROL, OPEN SPACE, NAGS, PUBLIC UTILITIES EASEMENT	345,155	7.924	
	Ε	DRAINAGE AND FLOOD CONTROL, OPEN SPACE	2,121	0.049	
		DRAINAGE AND FLOOD CONTROL, OPEN SPACE, PUBLIC UTILITIES EASEMENT	3,177	0.073	
	G	OPEN SPACE	1,559	0.036	



OWNER



P6028

SCOTTSDALE, ARIZONA

NO. 10034-22-1

CHECKI

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 16, GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 20.00 FEET OF THE NORTH 55.00 FEET OF SAID PARCEL 16; EXCEPT THE EAST 40.00 FEET THEREOF;

THE WEST 15.00 FEET OF SAID PARCEL 16; EXCEPT THE NORTH 35.00 FEET AND THE SOUTH 20.00 FEET THEREOF;

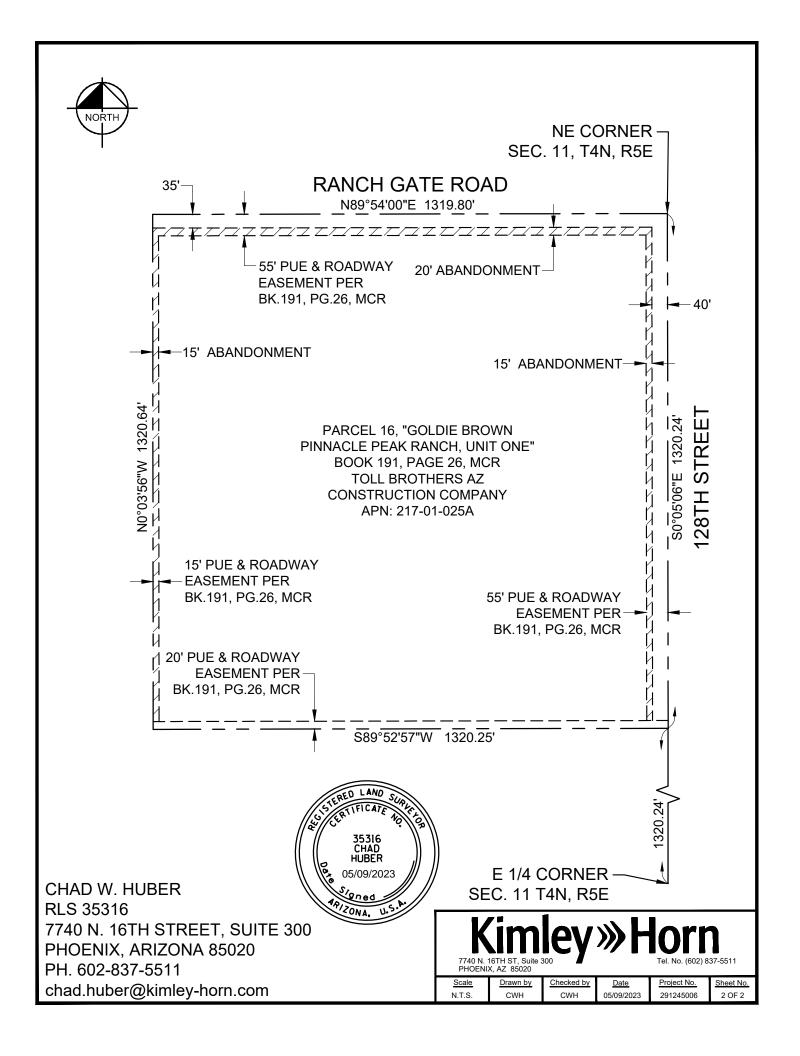
THE WEST 15.00 FEET OF THE EAST 55.00 FEET OF SAID PARCEL 16; EXCEPT THE NORTH 35.00 FEET AND THE SOUTH 20.00 FEET THEREOF.

CONTAINING 1.445 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





CITIZEN OUTREACH REPORT

McDowell Mountain Manor Preliminary Plat and Abandonment Request

1-PP-2021 & 1-AB-2021

Applicant:

Land Development Services, LLC 5235 North Woodmere Fairway Scottsdale, AZ 85250 (602) 330-5252 The following is the report for the neighborhood involvement activities that were undertaken with respect to a proposed Preliminary Plat and Abandonment request which are being processed under case numbers 1-PP-2021 & 1-AB-2018.

In our effort to solicit public feedback and to ensure that all interested parties had an opportunity to comment and participate in these requests, the applicant sent out notification via first class mail to:

- All property owners within 750 feet.
- All parties listed on the city's <u>Interested Parties List.</u>
- Desert Property Owner's Association
- Impacted Utility Companies

Copies of the Utility and neighborhood outreach letters are included for reference.

Copies of the Utility Responses are included

Aside from concurrence from the Utility Companies, no responses were received

City Notifications – Mailing List Selection Map McDowell Mountain Manor

