



**Community & Economic Development Division
Planning and Development Services**

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Neighborhood Advisory Commission
From: Nick Carroll, Staff Coordinator
Through: Taylor Reynolds, Commission Liaison
CC: Adam Yaron, Planning & Development Area Manager
Date: October 23, 2024
Re: Item 3: Neighborhood Enhancement Grant Proposal – Scottsdale Vista North Perimeter Wall Repaint

This memorandum presents a request to the Neighborhood Advisory Commission for Neighborhood Enhancement Grant Program (NEGP) funding to repaint the existing perimeter wall of the Scottsdale Vista North neighborhood along East Thunderbird Road generally between Loop 101 and North 91st Street.

BACKGROUND

The Neighborhood Advisory Commission (NAC) annually operates the Neighborhood Enhancement Grant Program with City Council approved budget funding for neighborhood improvements to implement the purpose, powers, and duties of the Commission, pursuant to Ordinance 4331 (Enclosure 1), and without creating conflicts with the City Charter (Section. 3. Powers of the City. O.).

For the 2024/25 fiscal year, the NAC has a City Council approved budget of \$30,000 available to provide for neighborhood improvements. The Commission typically reviews and considers requests for NEGP funds for the first time each fiscal year in October; consequently, no NEGP funds have been distributed as of the writing of this memo.

REQUEST

This request for Neighborhood Enhancement Grant Program funding (Enclosure 2) for Scottsdale Vista North was submitted on May 9, 2024, requesting:

1. Perimeter Wall Maintenance

The applicant's request is for program funding to repaint the perimeter wall (+/- 1,620 linear feet) of the Scottsdale Vista North neighborhood along East Thunderbird Road, between Loop 101 and North 91st Street (Enclosure 3).

NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM CRITERIA

The applicant's request to repaint the perimeter wall of the Scottsdale Vista North neighborhood is eligible for program funding consideration. As per the Commission's Program Criteria (Enclosure 4), the Commission will consider each application proposal and request, subject to the following:

- **Location Criteria** – The repainting of the perimeter wall along East Thunderbird Road between the Loop 101 and North 91st Street meets this requirement as the perimeter wall is located along the city's right-of-way, is visually accessible to the public, and has frontage to East Thunderbird Road, a public street classified as Minor Collector according to the City's Transportation Action Plan. Although requested by the applicant, this repainting would not include the neighborhood's entrance signs/wing walls on each side of North 90th Street as they do not meet the program's location criteria. They are located beyond the City's public right-of-way and on private property; therefore, City funds cannot be allocated to these portions in accordance with the state's ["gift clause."](#) Consequently, the intended improvements are located so as to benefit and be seen by the overall public.
- **General Need Criteria** – Scottsdale Vista North is a non-HOA Neighborhood, where existing funding mechanisms for such a project are not available. The adjacent right-of-way maintenance is the responsibility of individual property owners along East Thunderbird Road. However, the Scottsdale Vista North neighborhood desires to address the fragmented maintenance/appearance of the perimeter wall by re-applying a continuous paint color. The Scottsdale Vista North neighborhood does not have a standard to enforce as would typically be the case in a neighborhood that has a homeowners association.
- **Other Considerations** –
 - *Code Enforcement History* – Three of the 17 properties along East Thunderbird Road were issued a Notice of Violation from Code Enforcement in September 2024 due to landscaping and vegetation issues:
 - Tallgrass/weeds/overgrown vegetation, dead and dry trees and shrubs, uncultivated growth in desert landscape (Scottsdale Revised Code, Sec. 18-9. - Land), and right of way obstruction (Scottsdale Revised Code, Sec. 18-5. -Public Nuisance).
 - All three Notice of Violation citations are unrelated to the condition of the wall.
 - *Existing Conditions* – Staff has visited the site since the request was submitted and has communicated with Code Enforcement and the potential contractor regarding existing wall conditions. Structural/material deterioration that would require repair prior to repainting was not observed. Providing one-time assistance to the finish treatment and color of the wall would ensure a uniform look and improve the perimeter appearance of the neighborhood. As stated previously, three properties along East Thunderbird Road have been issued a Notice of Violation from Code Enforcement due to landscaping conditions or

Item 3: Neighborhood Enhancement Grant Proposal – Scottsdale Vista North Perimeter Wall Repaint

sidewalk/right-of-way obstructions. These violations are unrelated to the condition of the wall. As of the writing of this report, Code Enforcement is still working with these properties to abate these cited issues. The requested wall improvements, combined with code abatements should produce an improved aesthetic for the community.

- *Scope of Work* – The perimeter wall along the East Thunderbird Road frontage of the Scottsdale Vista North neighborhood is +/- 1,620 linear feet in length.
- *Ongoing Maintenance* – The allocation of NEGP funding would provide a one-time assistance to the finish treatment along East Thunderbird Road. On-going maintenance will be the responsibility of the adjacent property owners.

PROJECT SCOPE

If approved, NEGP funds, not to exceed \$12,180.00, will be utilized to repaint the perimeter wall of the Scottsdale Vista North neighborhood along the community's East Thunderbird Road frontage (Enclosure 5). In order to commence project improvements, the applicant will be expected to submit to City staff Letters of Authorization from at least 75% of the affected property owners (Enclosure 6) by November 22, 2024 to ensure the project completion is made by the end of Calendar Year 2024.

Improvements will be funded through the Neighborhood Enhancement Grant Program subject to city purchasing guidelines and requirements.

STAFF RECOMMENDATION, DISCUSSION, AND POSSIBLE ACTION

Implementing the purpose, powers and duties pursuant to Ord. 4331, based on Neighborhood Advisory Commission-established Neighborhood Enhancement Grant Program criteria, without creating conflicts with the City Charter (Section.3. Powers of the City. O.), and by utilizing City Council approved budget funding for neighborhood improvements, staff recommends the following:

- 1) Approve the allocation of Neighborhood Enhancement Grant Program funding in an amount not to exceed \$12,180.00, so as to assist in repainting the perimeter wall of the Scottsdale Vista North neighborhood within the City right-of-way, subject to the following stipulation, otherwise, said approval shall be revoked:
 - a) Within 30 days of an approval from the Commission and prior to the city issuing notice to proceed or payment for the painting of the wall, the neighborhood will:
 - i) Submit original Letters of Authorization from 75% (or more) of Affected Property Owners to the Commission Liaison.

ENCLOSURE:

- 1) City Council Ord. 4331 defining the Purpose Powers and Duties of the NAC
- 2) NEGP Resident Application Dated May 9, 2024
- 3) Scottsdale Vista North Perimeter Wall Exhibit
- 4) Neighborhood Enhancement Grant Program Criteria
- 5) Estimate to Repaint Scottsdale Vista North Neighborhood Perimeter Wall
- 6) Sample Draft Letter of Authorization

ORDINANCE NO. 4331

AN ORDINANCE OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING SECTIONS 2-322 AND 2-323 OF THE SCOTTSDALE REVISED CODE PERTAINING TO THE NEIGHBORHOOD ADVISORY COMMISSION

BE IT ORDAINED by the Council of the City of Scottsdale as follows:

Section 1. Sections 2-322 and 2-323 of the Scottsdale Revised Code pertaining to the Neighborhood Advisory Commission is amended as follows:

Section 2-322. Membership.

The Neighborhood Advisory Commission shall consist of seven (7) members, each of whom shall be appointed by the city council. The term of each member shall be for three (3) years; ~~except the terms of those members who were current members of the Scottsdale Neighborhood Enhancement Commission or Housing Board at the time of the enactment of this division shall expire on the date that their term would have expired for their respective prior commission or board. The initial membership of the commission shall consist of the membership of the Housing Board and Neighborhood Enhancement Commission at the time of adoption of this division. The membership shall be reduced to seven members through attrition by resignation or expiration of term.~~

Section 2-323. Purpose; powers and duties.

(a) The purpose of the Neighborhood Advisory Commission is to advise and make recommendations to the city council on policies, plans, strategies and programs for the preservation, improvement and revitalization of Scottsdale's housing and neighborhoods. The commission may advise and make recommendations on other issues and matters as the city council may direct. The commission may make recommendations to other city boards and commissions, **in accordance with the commission's purpose.**

~~(b) In accordance with City Council Resolution Number 8929 approve or disapprove applications made pursuant to the R1-7 Residential Exterior Enhancement Program.~~

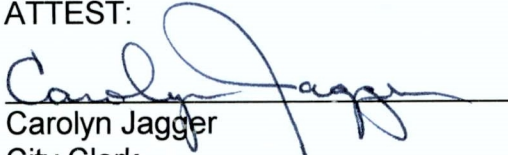
(b) The commission shall establish criteria for determining how Neighborhood Enhancement Grant Funds are allocated. Any required application shall be filed with the city.

(c) The commission shall approve or deny Neighborhood Enhancement Grant Program applications pursuant to the application procedure and established criteria.

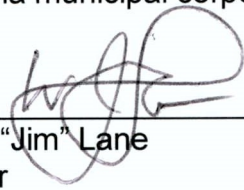
PASSED AND ADOPTED by the City Council of the City of Scottsdale this 13th day of February 2018.

CITY OF SCOTTSDALE, an
Arizona municipal corporation

ATTEST:

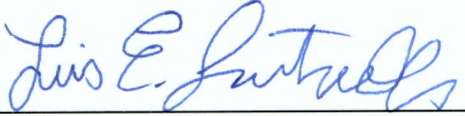


Carolyn Jagger
City Clerk



W. J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Bruce Washburn, City Attorney
By: Luis E. Santaella, Senior Assistant City Attorney

Carroll, Nick

From: notifications@cognitoforms.com on behalf of City of Scottsdale
 <notifications@cognitoforms.com>
Sent: Thursday, May 9, 2024 11:42 AM
To: Carroll, Nick; Reynolds, Taylor
Subject: NEGP Application - Scottsdale Vista North (SVN) Single Family Homes Subdivision
Attachments: NEGP-Scottsdale Vista North (SVN) Single Family Homes Subdivision.pdf

⚠ External Email: Please use caution if opening links or attachments!

City of Scottsdale

Neighborhood Enhancement Grant Program Application

Entry Details

Project Details

PROVIDE A PROJECT NAME	Scottsdale Vista North (SVN) Single Family Homes Subdivision
SITE ADDRESS(S)	Perimeter wall, entrance sign and landscaping along the north side of Thunderbird between the 101 freeway and 91st St.
GRANT REQUEST IS FOR:	Perimeter Wall Maintenance
PROPERTIES INCLUDED IN PROPOSAL:	Non-HOA Neighborhood Group
HAS CODE ENFORCEMENT ISSUED A "NOTICE OF COMPLIANCE"?	Yes

Application Narrative

NARRATIVE	1. This project is to repair and paint the perimeter wall and entrance sign for SVN and improve the adjacent landscaping along
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Thunderbird Rd.

2. I am an original homeowner in SVN which was built in 1985 with no HOA to manage the above perimeter wall, entrance sign and landscaping. As a result, the above features have fallen into severe disrepair and are in stark contrast to Scottsdale's high aesthetic standards and the high quality wall and entrance features for the neighboring subdivision across Thunderbird at 90th St. While the 17 SVN homeowners who abut Thunderbird Rd. may have some responsibility for landscaping and wall maintenance, this type of fragmented and ill defined accountability has resulted in a blighted condition all along Thunderbird Rd. Code enforcement has attempted to address weeds along Thunderbird, but absent an HOA, there is not a viable solution for painting and repairing the perimeter wall and entrance sign and creating aesthetic continuity without assistance from the City of Scottsdale. When completed, this project will not only benefit the approximately 160 homeowners in SVN, but the adjacent neighborhoods and all who travel on Thunderbird Rd. or on 90th St. through SVN to get to the freeway access on Raintree Dr.

Contact Information

APPLICANT/OWNER:	Neal Shearer
NEIGHBORHOOD GROUP NAME	Scottsdale Vista North (SVN)
ADDRESS	14131 N. 90th Pl, 85260
PHONE	(480) 710-7812
EMAIL	nshearer1@cox.net
SIGNATURE	Captured

Neighborhood Enhancement Grant Program Application

Project Details

Please tell us about the project you are requesting grant funds for.

Provide a Project Name

Scottsdale Vista North (SVN) Single Family Homes Subdivision

Site Address(s)

Perimeter wall, entrance sign and landscaping along the north side of Thunderbird between the 101 freeway and 91st St.

Grant request is for:

Perimeter Wall Maintenance

Properties included in proposal:

Non-HOA Neighborhood Group

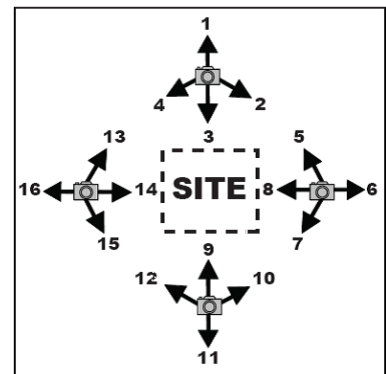
Has Code Enforcement issued a "Notice of Compliance"?

Yes

Project Photographs

Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties.
- Photos should be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph should include a number and direction.
- Photos should be provided on 8 ½ x 11 paper, max. two per page..



Photos

Application Narrative

The narrative should describe the purpose of the request, and all pertinent information related to the request as well as respond to the following:

1. Summarize your project and its goals in two sentences.
2. Describe your project and its goals in detail (considering the program criteria and requirements -

maximum two short paragraphs)

- Please briefly describe the project purpose, the known history of the site and why grant funding is necessary to achieve the sought enhancements.
- What need(s) in your neighborhood will this project fulfill?
- Approximately how many properties and people will directly benefit from this project?
- How will you measure the success of this project? How can the project or benefits created by the project be continued?

Narrative

1. This project is to repair and paint the perimeter wall and entrance sign for SVN and improve the adjacent landscaping along Thunderbird Rd.
2. I am an original homeowner in SVN which was built in 1985 with no HOA to manage the above perimeter wall, entrance sign and landscaping. As a result, the above features have fallen into severe disrepair and are in stark contrast to Scottsdale's high aesthetic standards and the high quality wall and entrance features for the neighboring subdivision across Thunderbird at 90th St. While the 17 SVN homeowners who abut Thunderbird Rd. may have some responsibility for landscaping and wall maintenance, this type of fragmented and ill defined accountability has resulted in a blighted condition all along Thunderbird Rd. Code enforcement has attempted to address weeds along Thunderbird, but absent an HOA, there is not a viable solution for painting and repairing the perimeter wall and entrance sign and creating aesthetic continuity without assistance from the City of Scottsdale. When completed, this project will not only benefit the approximately 160 homeowners in SVN, but the adjacent neighborhoods and all who travel on Thunderbird Rd. or on 90th St. through SVN to get to the freeway access on Raintree Dr.

Contact Information

Applicant/Owner:

Neal Shearer

Neighborhood Group Name

Scottsdale Vista North (SVN)

Address

14131 N. 90th Pl, 85260

Phone

(480) 710-7812

Email

nshearer1@cox.net

Signature



** I am the owner of the property or I am the duly and lawfully appointed agent of the owner of the property and have authority from the owner to sign this application on the owner's behalf. If the property has more than one owner, the I am the agent for all the owners and the word "owner" refers to all of them.*

SCOTTSDALE VISTA NORTH

SCOTTSDALE VISTA NORTH







WINDY VISTA NORTH







Scottsdale Vista North Neighborhood Perimeter Wall Maintenance
Neighborhood Enhancement Grant Proposal

— 17 Lots at ± 1,620 FT (75% = 13 Lots)



NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM CRITERIA

Location Criteria

Project must be seen by the overall public.

- Improvements must be located on City-owned property or within the City's public right-of-way.
- Improvements must be visually accessible to the public.
- Improvements must be located adjacent to:
 - A minor collector or greater based on the city's Transportation Action Plan; and/or,
 - A canal/park/public school/city-owned property.

General Need Criteria

Project should benefit areas where funding mechanisms are not available.

- Improvements must be located within non-Homeowners Association (HOA) neighborhoods.

Other Considerations

Existing conditions, history, and ongoing maintenance may all be considerations of project approval.

- Code enforcement history – Assess whether the location currently holds an active "Notice of Compliance" from Code Enforcement and determine if the proposed project improvements will bring the site into full compliance.
- Existing conditions – Assess whether the project improvement enhances the location and aligns it with the surrounding context.
- Scope of work - Assess the requested linear feet and/or area for planned improvements.
- Ongoing Maintenance – Evaluate the continuity of ongoing maintenance, including the presence of an established neighborhood organization (i.e. Neighborhood Watch, GAIN, Nextdoor), and long-term sustainability of project improvements.



East Valley Disaster Services

East Valley Disaster Services, Inc.
257 W. Broadway
Mesa, AZ 85210
(480) 833-4538 (Office & 24 Hour Emergency)
Info@evds.co
EIN: 86-0721883 / ROC: B License #097838

Client: City of Scottsdale/Scottsdale Vista North
Property: E Thunderbird Rd
Scottsdale, AZ 85260

Operator: JEREMIAH

Estimator: Jeremiah Singleton
Position: Estimator
Company: East Valley Disaster Services, Inc.

Business: (480) 540-7484
E-mail: Jeremiah@evds.co

Reference: Joshua Gonzales
Position: Owner
Company: EVDS

Business: (480) 226-6569
E-mail: joshua@evds.co

Type of Estimate:

Date Entered: 8/27/2024

Date Assigned:

Price List: AZPH8X_AUG24
Labor Efficiency: Restoration/Service/Remodel
Estimate: 24-1546-STRU



East Valley Disaster Services

East Valley Disaster Services, Inc.
 257 W. Broadway
 Mesa, AZ 85210
 (480) 833-4538 (Office & 24 Hour Emergency)
 Info@evds.co
 EIN: 86-0721883 / ROC: B License #097838

24-1546-STRU

24-1546-STRU

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Painting (Bid Item)	1.00 EA	0.00	10,150.00	0.00	2,030.00	12,180.00

Note: This includes the following;

- Includes pressure washing prior to painting.
- Includes shields to prevent paint going over wall onto homes or yards.
- Includes one coat of paint starting at 91st St to the last house before loop 101.
- If additional coats of paint are needed, the price will increase.
- Includes any tape or masking that may be necessary.

-EVDS is not responsible for flaking that is caused from excessive irrigation on homeowners side of wall or issues to the block/stucco that are not repaired properly.
 -If right of way permits or traffic control is required, price will increase.

Total: 24-1546-STRU				0.00	2,030.00	12,180.00
Line Item Totals: 24-1546-STRU				0.00	2,030.00	12,180.00



East Valley Disaster Services

East Valley Disaster Services, Inc.
257 W. Broadway
Mesa, AZ 85210
(480) 833-4538 (Office & 24 Hour Emergency)
Info@evds.co
EIN: 86-0721883 / ROC: B License #097838

Summary

Line Item Total	10,150.00
Overhead	1,015.00
Profit	1,015.00
Replacement Cost Value	\$12,180.00
Net Claim	\$12,180.00

Jeremiah Singleton
Estimator

NEGP Property Owner Authorization Form
Scottsdale Vista North Perimeter Wall Repaint



Authorization is required to be signed by 75% of all affected property owners.

Representative Name: Neal Shearer (14131 North 90th Place, Scottsdale Vista North)

Neighborhood: Scottsdale Vista North Neighborhood

Project Location: East Thunderbird Road Frontage, Generally Between Loop 101 and North 91st Street

At the October 23, 2024 meeting of the City’s Neighborhood Advisory Commission (NAC), representatives from your neighborhood were allocated Neighborhood Enhancement Grant Program (NEGP) funds to repaint the perimeter wall (to match existing) of the Scottsdale Vista North Neighborhood (See Scottsdale Vista North Wall Exhibit on the back of this Authorization Form). A portion of the Scottsdale Vista North perimeter wall is located along your property.

Authorization by 75% or more of the affected property owners is needed to complete this project. This is an opportunity for adjacent property owners and the City to benefit from the one-time painting at no cost to the neighborhood. Future maintenance is the responsibility of the adjacent property owner, including but not limited to any necessary stucco repair or repainting.

If authorized, the City will work with a local contractor to repaint (to match existing) the perimeter wall that fronts the City’s right-of-way along East Thunderbird Road, generally located between Loop 101 and North 91st Street. Your signature is needed by November 22, 2024 for the work to commence and be completed before January 1, 2025 per grant program budgeting purposes.

I hereby authorize the City of Scottsdale, contracted designee, or volunteer to perform perimeter wall painting to the existing wall. I acknowledge that the work is limited to color of the wall to match existing paint palette. I am the owner of the property, or I am the duly and lawfully appointed agent of the owner of the property and have authority from the owner to sign this application on the owner’s behalf. If the property has more than one owner, I am the agent for all the owners and the word “owner” refers to all of them.

Owner Name: SAMPLE

Property Address: SAMPLE SCOTTSDALE AZ 85260

Email: _____

Owner Signature: _____

Date: _____

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

NEGP Property Owner Authorization Form

Scottsdale Vista North Perimeter Wall Repaint



Scottsdale Vista North Neighborhood Perimeter Wall Maintenance

Neighborhood Enhancement Grant Proposal

— 17 Lots at ± 1,620 FT (75%±13 Lots)



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