

# CITY COUNCIL REPORT

Item 19



Meeting Date: August 25, 2015  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

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**El Regalo West  
18-PP-2013#2**

**Request to consider the following:**

1. Request approval of a final plat for a new 25-lot single-family residential subdivision, on approximately 8.84 acres located north of the northeast corner of N. Scottsdale Road and E. Westland Drive with Planned Community (P-C), Environmentally Sensitive Lands zoning, with a comparable zoning district of Town House Residential (R-4) District.

### **Key Items for Consideration**

- General Plans Goals and Policies
- Single-family development plan
- Scottsdale Road average Scenic Corridor width of 75 feet, minimum 50 feet

### **Related Policies, References:**

Zoning Ordinance

Environmentally Sensitive Lands Ordinance

Cases 3-GP-2014 & 10-ZN-2014: On December 1, 2014, the City Council approved a General Plan Amendment from Commercial to Suburban Neighborhoods and a Zoning District Map Amendment to amend the Planned Community (P-C) zoning from a comparable Central Business District, Environmentally Sensitive Lands (C-2 ESL) to Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) zoning in a Planned Community (P-C) District, and amend the R-4 PCD ESL development standards.

Case 18-PP-2013: On December 18, 2014, the Development Review board approved the Preliminary Plat for this proposed single-family residential subdivision.

## OWNERS

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Arcus Carefree, LLC

Taylor Morrison/Arizona INC

Action Taken \_\_\_\_\_

## APPLICANT CONTACT

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JEFF DEASON  
TAYLOR MORRISON  
480-346-1719

## LOCATION

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North of the Northeast corner of N. Scottsdale Road and E. Westland Drive  
34155 N Scottsdale Rd  
34275 N. Scottsdale Rd

## BACKGROUND

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### Zoning

This site is zoned Planned Community, Environmentally Sensitive Lands, with a comparable zoning district of Town House Residential (R-4). Per the Boulders Planned Community District R-4 standards, single-family dwelling units are allowed.

### Context

The subject property, composed of partially vacant land and a vacant commercial-office building, is located north of the northeast corner of East Westland Drive and North Scottsdale Road. To the north is the Boulders Resort, and the El Pedregal retail/office development, to the east is a single-family neighborhood and golf course, to the west, across Scottsdale Road is Terravita residential community, and to the south is El Regalo Phase 1 single-family residential subdivision, which is currently under construction containing 32 lots.

In the larger context, the subject property is located within the Boulders Master Plan, while also being located east of the Terravita residential community/golf course, across Scottsdale Road.

### Adjacent Uses and Zoning

- North El Pedregal Commercial/Office development, zoned C-2 PCD ESL.
- South Under construction 32 lot Ph. 1 El Regalo single-family residential subdivision, zoned R-4 PCD ESL.
- East Golf Course and Single-family residential subdivision, zoned R-4 PCD ESL and O-S PCD ESL.
- West Terravita master planned development, zoned R1-10 ESL.

## APPLICANTS PROPOSAL

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### Goal/Purpose of Request

The applicant is requesting City Council approval for a final plat for a new 25-lot, gated, single-family residential subdivision to be established on an approximate 8.84-acre property located north of the northeast corner of N. Scottsdale Road and E. Westland Drive. The proposed community is part of

the Boulders Planned Community District (PCD), a master planned community which includes approximately 1,000 acres of mixed land uses. On December 1, 2014, the City Council approved a General Plan Amendment from Commercial to Suburban Neighborhoods and a Zoning District Map Amendment from Planned Community District, Central Business District (C-2 PCD ESL) to Planned Community District Townhouse Residential, Environmentally Sensitive Lands (R-4 PCD ESL) to allow this proposed single-family residential plat.

## **IMPACT ANALYSIS**

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### **Traffic/Trails**

Access to the 25 lots will be via Scottsdale Road, where the current access road exists, and from the first phase of the El Regalo subdivision to the south. The developer will modify the Scottsdale Road median to create a safer environment for traffic turning out of the development onto southbound Scottsdale Road. A meandering 8-foot-wide multi-use concrete path exists along the Scottsdale Road frontage will remain in place. A new 8-foot-wide multi-use unpaved trail to the east of the multi-use concrete path will be constructed. Six-foot-wide sidewalks are proposed throughout the development on one side of the street, and two pedestrian connections are proposed from the subdivision to the El Pedregal commercial center to the north.

### **Water/Sewer**

Adequate water and sewer infrastructure exists in this area to support the proposed development. The City of Scottsdale is the water service provider, and wastewater is served by Liberty Utilities.

### **Public Safety**

The nearest fire station is located approximately three (3) miles to the southeast at 31802 N. Pima Road. This area is served by Police District 4 (Beat Patrol 20). The proposed development is not anticipated to have a negative impact on public safety services.

### **School District Comments/Review**

The proposed development is located within the boundaries of the Cave Creek Unified School District. The school district has determined that adequate facilities exist to accommodate the projected number of additional students.

### **Open Space**

The Boulder's master zoning case requires that 25 percent of the property shall be established as Natural Area Open Space (NAOS). Due to the existing on-site office building and associated parking lot, which was built in 1989 before the Environmentally Sensitive Lands Ordinance was in effect, the developer is eligible for a revegetation credit (2:1) for areas to be returned to natural area open space. This credit, or offset in the NAOS, reduced the required on-site NAOS requirement 0.2 acres. The developer is proposing approximately 1.5 acres of Natural Area Open Space (NAOS). The majority of this NAOS is located within the wash corridor and within the Scottsdale Road scenic corridor setback, which will have an average width of 75 feet and a minimum width of 50 feet minimum from the edge of N. Scottsdale Road.

### **Policy Implications**

This Final Plat is consistent with the density, street alignment, and open space requirements of the Preliminary Plat and the Zoning Ordinance. All stipulations and ordinance requirement have been addressed. Approval of this request will enable the final play to be recorded, establishing lots, streets, easements and common tracts.

### **Community Involvement**

The majority of the community involvement took place during the General Plan Amendment and Zoning District Map Amendment process that took place in 2014.

The applicant, as well as City staff, mailed notifications to property owners within 750 feet, and posted signs on the property notifying the public of the Development Review Board application and hearing. There have been no comments from the public regarding this application.

## **OTHER BOARDS & COMMISSIONS**

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### **Development Review Board**

Development Review Board heard this case on December 18, 2014 and approved the preliminary plat with a vote of 7-0.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Approve this final plat for a new 25-lot single-family residential subdivision, on approximately 8.84 acres located north of the northeast corner of N. Scottsdale Road and E. Westland Drive with Planned Community (P-C), Environmentally Sensitive Lands zoning, with a comparable zoning district of Town House Residential (R-4) District.

## **RESPONSIBLE DEPARTMENT**

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### **Planning, Neighborhood and Transportation**

Current Planning Services

## **STAFF CONTACTS**

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Keith Niederer

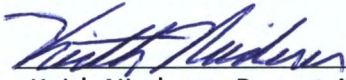
Senior Planner

480-312-2953

E-mail: [kniederer@ScottsdaleAZ.gov](mailto:kniederer@ScottsdaleAZ.gov)

**APPROVED BY**

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Keith Niederer, Report Author

8/6/2015

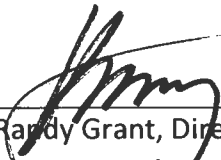
Date



Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

8/6/2015

Date



Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

8/8/15

Date

**ATTACHMENTS**

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1. Final Plat
2. Preliminary Plat
3. Context Aerial
- 3A. Aerial Close-up
4. Zoning Map

## DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS PLATTED A REPLAT OF LOTS 31 THROUGH 38 AND A PORTION OF TRACT J OF THE BOULDERS COMMERCIAL LOTS, BOOK 413 OF MAPS, PAGE 48, AND LOT 2A OF BOULDERS COMMERCIAL LOT "R", BOOK 782 OF MAPS, PAGE 38, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS FINAL PLAT AS "EL REGALO WEST", A SUBDIVISION IN THE CITY OF SCOTTSDALE, ARIZONA, AND DECLARES THAT SAID PLAT SETS FORTH AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME, AND THAT THE LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBERS, LETTERS AND NAME GIVEN ON SAID PLAT OF THE ABOVE DESCRIBED EASEMENTS AND EASEMENTS ARE DEDICATED FOR THE PURPOSES STATED HEREON.

TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY DEDICATE TO THE HOMEOWNERS ASSOCIATION:

1. TRACTS A, B, C, D, E, F AND G SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  2. THE PRIVATE STREETS SHOWN HEREON AS TRACT "G" ARE DECLARED AS PRIVATE ACCESS WAY FOR THE EXCLUSIVE USE OF THE MEMBERS OF THE HOMEOWNERS ASSOCIATION AND THEIR ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON.
  3. TRACT "H" AS SHOWN HEREON AS PUBLIC ACCESS AS DEFINED IN EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 1888-82517 M.C.R.
- TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY DEDICATE TO LIBERTY UTILITIES AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"):

PERPETUAL SEWER EASEMENTS ("SEWER EASEMENT") AS DESCRIBED HEREON TO CONSTRUCT, OPERATE, AND MAINTAIN SEWER LINES AND APPURTENANCE FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENT, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES, TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTOR WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE PURPOSES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

NEITHER GRANTEE NOR THE OWNERS OF ANY PART OF THE PREMISES SHALL EXERCISE, CONSTRUCT OR PERMIT TO BE EXERCISED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE EASEMENT; HOWEVER, THEY SHALL HAVE THE RIGHT TO CONSTRUCT AND EXERCISE FENCES TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES IN ACCORDANCE WITH ARIZONA CORPORATION COMMISSION RULES AND REGULATIONS. GRANTEE SHALL NOT BE HELD LIABLE FOR DAMAGE TO STRUCTURES, FENCES, LANDSCAPING, PARKING FACILITIES, DRIVEWAYS OR ANY OTHER PRIVATELY OWNED IMPROVEMENTS EXERCISED WITHIN THE LIMITS OF THE EASEMENT DUE TO REPAIR, REPLACEMENT, CONSTRUCTION OR RELOCATION OF THE GRANTEE OWNED SEWER LINES.

GRANTEE SHALL HOLD GRANTEE AND OWNERS OF ANY PART OF THE PREMISES HARMLESS FROM DAMAGES, CLAIMS, LIABILITIES OR EXPENSES, WHICH RESULT FROM GRANTEE'S USE OF EASEMENT TO OPERATE, MAINTAIN, REPAIR, REPLACE AND INSTALL UTILITY OVERHEAD INFRASTRUCTURE. THIS SHALL INCLUDE DAMAGES, CLAIMS, LIABILITIES OR EXPENSES THAT RESULT IN ANY CLAIM, AS WELL AS GRANTEE IS NOT HELD LIABLE FOR DAMAGE TO STRUCTURES, FENCES, LANDSCAPING, PARKING FACILITIES, DRIVEWAYS OR ANY OTHER PRIVATELY OWNED IMPROVEMENTS EXERCISED WITHIN THE EASEMENT. GRANTEE AND GRANTEE AGREE THAT ALL EASEMENTS WILL ALSO BE GOVERNED BY ARIZONA ADMINISTRATIVE CODE R14-2-406 AS AMENDED. GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ANY PROPERTY THAT MAY AT ANY TIME BE THEREON.

TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, ("GRANTEE"), DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION ("GRANTEE"):

1. A PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENT (D.E.) FOR THE PURPOSES OF CONSTRUCTION, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, Dikes, CHANNELS, AND OTHER WORKS OF DRAINAGE OR FLOOD CONTROL IN AND OVER A PORTION OF THE AREA DESIGNATED AS SUCH HEREON, AN EASEMENT UPON, OVER, AND ACROSS REAL PROPERTY DESCRIBED HEREON. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER OF THE LOT OR TRACT WHERE THE EASEMENT IS LOCATED HEREON.
2. A PERPETUAL, NON-EXCLUSIVE DISTANCE EASEMENT (D.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE IS TO PRESERVE THE PROPERTY AS A TRAFFIC SAFETY VISIBILITY AREA FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY, WITHOUT LIMITATION, GRANTEE SHALL NOT ALLOW OR SUFFER TO EXIST UPON THE PROPERTY ANY BUILDINGS, WALLS, TREES, OBSTRUCTIONS, SCREENS OR OTHER STRUCTURES EXCEEDING A HEIGHT DETERMINED BY THE GRANTEE ABOVE ORIGINAL NATURAL GRADE.
3. A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE OF THE EASEMENT IS FOR PROMOTING VEHICULAR ACCESS AND PROVIDING PEDESTRIAN ACCESS.
4. A PERPETUAL, NON-EXCLUSIVE EMERGENCY AND SERVICE-TYPE VEHICLE ACCESS EASEMENT (E.S.V.A.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN AS TRACT "B" HEREON, THE PURPOSE OF THE EASEMENT IS FOR PROVIDING ACCESS FOR EMERGENCY AND SERVICE-TYPE VEHICLES, INCLUDING REFUSE COLLECTION.
5. A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENT (V.N.A.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE OF THE EASEMENT IS TO PROHIBIT VEHICULAR ACCESS.
6. NATURAL AREA OPEN SPACE (N.A.O.S.) EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF SCOTTSDALE, ARIZONA, OVER, AND ACROSS PORTIONS OF TRACTS "A", "D", "E" AND "F" FOR THE PURPOSE OF THE PRESERVATION OF SAID LAND IN ITS NATURAL STATE AND NO GRADING, GRUBBING, EXCAVATING, OR CONSTRUCTION OF ANY STRUCTURE OR DEVELOPMENT OF ANY KIND SHALL BE PERMITTED ON OR WITHIN SAID EASEMENT EXCEPT AS ALLOWED UNDER CITY OF SCOTTSDALE ORDINANCES. LAND DESIGNATED AS NATURAL AREA OPEN SPACE (N.A.O.S.) SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT SPACE PURSUANT TO THE CITY OF SCOTTSDALE'S ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE.
7. A PERPETUAL, NON-EXCLUSIVE NON-MOTORIZED PUBLIC ACCESS EASEMENT (N.M.P.A.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE OF THE EASEMENT IS FOR PROMOTING VEHICULAR ACCESS AND PROVIDING PEDESTRIAN ACCESS.
8. A PERPETUAL, NON-EXCLUSIVE WATER LINE EASEMENT (W.L.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND WATER PIPES, ABOVE GROUND APPURTENANCES AND FOR THE CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF PIPES, MANHOLES, ACCESS VAULTS AND FACILITIES RELATED THERETO.
9. A PERPETUAL, NON-EXCLUSIVE SEWER LINE EASEMENT (S.L.E.) UPON, OVER, AND ACROSS THE PARCELS OF LAND SHOWN HEREON, THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND SEWER PIPES, ABOVE GROUND APPURTENANCES AND FOR THE CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF PIPES, MANHOLES, ACCESS VAULTS AND FACILITIES RELATED THERETO.
10. A PERPETUAL, NON-EXCLUSIVE VISTA CORRIDOR EASEMENT (V.C.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE IS TO PRESERVE SUCH LAND AS A VIEW CORRIDOR AND SCENIC NATURAL DESERT AREA.

THE OWNERS WARRANT THAT THIS MAP IS IN COMPLIANCE WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICES MANUAL SPECIFICATIONS.

OWNERS WARRANT AND REPRESENT TO THE CITY OF SCOTTSDALE THAT THEY ARE THE SOLE OWNERS OF THE PROPERTY COVERED HEREBY AND THAT EVERY LEASE, EASEMENT, HOLD OR OTHER PERSON, OR ENTITY, HAVING AN INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DECLARATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO, OR JOINED IN THIS MAP, AS ENFORCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHOSE OWNERS WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

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 GRANTEE HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

OWNER: TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION

BY:

TITLE:

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015,

BY \_\_\_\_\_ AND \_\_\_\_\_

BY \_\_\_\_\_ THE \_\_\_\_\_  
OF TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, FOR AND ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

# FINAL PLAT EL REGALO WEST

A REPLAT OF LOTS 31 THROUGH 38 AND TRACTS E, F, H, L AND A PORTION OF TRACT J OF THE VILLAS AT THE BOULDERS, BOOK 978 OF MAPS, PAGE 39, LOT 3 OF BOULDERS COMMERCIAL LOTS, BOOK 413 OF MAPS, PAGE 48, AND LOT 2A OF BOULDERS COMMERCIAL LOT "R", BOOK 782 OF MAPS, PAGE 38 OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION

## 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 MOOD, WISE, OR REMOVAL, SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
3. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
4. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE FOR THE EXTERIOR PERIMETER WALLS, STORMWATER BASINS, AND LANDSCAPE IMPROVEMENTS.
5. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATORS APPROVAL.

## EASEMENT RELEASES

DRAINAGE EASEMENT RECORDED IN DOC. NO. 2008-0880469, RELEASED IN DOC. NO. \_\_\_\_\_  
NATURAL AREA OPEN SPACE EASEMENT RECORDED IN DOC. NO. 2008-0880469, RELEASED IN DOC. NO. \_\_\_\_\_  
PUBLIC TRAIL EASEMENT RECORDED IN DOC. NO. 2008-0880469, RELEASED IN DOC. NO. \_\_\_\_\_  
1" VEHICULAR NON-ACCESS EASEMENT (V.N.A.E.) RECORDED IN DOC. NO. 2008-0880469, RELEASED IN DOC. NO. \_\_\_\_\_  
7" WATER LINE EASEMENT RECORDED IN DOC. NO. 2008-0880469, RELEASED IN DOC. NO. \_\_\_\_\_  
12" DRAINAGE EASEMENT RECORDED IN DOC. NO. 1995-0477910, RELEASED IN DOC. NO. \_\_\_\_\_  
7' SCENIC CORRIDOR EASEMENT RECORDED IN DOC. NO. 2008-0882562, RELEASED IN DOC. NO. \_\_\_\_\_  
P.U.E. PRIVATE ACCESS AND ROADWAY EASEMENT RECORDED IN BOOK 978, PAGE 39, RELEASED IN DOC. NO. \_\_\_\_\_  
PORTION ON 12" WATER LINE EASEMENT RECORDED IN DOC. NO. 1998-106742, RELEASED IN DOC. NO. \_\_\_\_\_  
PORTION ON 12" WATER LINE EASEMENT RECORDED IN DOC. NO. 1998-880785, RELEASED IN DOC. NO. \_\_\_\_\_

## ZONING

PAC (PLANNED NEIGHBORHOOD CENTER)

## BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 4 EAST AS SHOWN IN BOOK 413, PAGE 48, SAID LINE BEARS SOUTH 00 DEGREES 52 MINUTES 49 SECONDS WEST.

## PARENT PARCEL LEGAL DESCRIPTION

A PORTION OF THE VILLAS AT THE BOULDERS, BOOK 978 OF MAPS, PAGE 39, LOT 3 OF BOULDERS COMMERCIAL LOTS, BOOK 413 OF MAPS, PAGE 48, LOT 2A OF BOULDERS COMMERCIAL LOT "R", BOOK 782 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 10 AND NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 11, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 11 BEARS NORTH 00 DEGREES 52 MINUTES 49 SECONDS EAST, A DISTANCE OF 264.34 FEET;

THENCE NORTH 00 DEGREES 52 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 182.35 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED; SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE ABANDONED RIGHT OF WAY ACCORDING TO DOCUMENT NO. 2008-0477910, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 61 DEGREES 53 MINUTES 50 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID ABANDONED RIGHT OF WAY, A DISTANCE OF 42.78 FEET TO A POINT ON THE EASTERLY LINE OF SAID SCOTTSDALE ROAD, ACCORDING TO SAID DOCUMENT NO. 2008-0477910 AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 74 DEGREES 31 MINUTES 03 SECONDS EAST, A RADIAL DISTANCE OF 2,775.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT OF WAY OF SCOTTSDALE ROAD, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 32 MINUTES 30 SECONDS, A DISTANCE OF 413.69 FEET;

THENCE NORTH 24 DEGREES 03 MINUTES 28 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY OF SCOTTSDALE ROAD, A DISTANCE OF 170.05 FEET;

THENCE NORTH 42 DEGREES 48 MINUTES 28 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY OF SCOTTSDALE ROAD, A DISTANCE OF 80.27 FEET;

THENCE NORTH 47 DEGREES 11 MINUTES 34 SECONDS EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY OF SCOTTSDALE ROAD, A DISTANCE OF 10.00 FEET;

THENCE NORTH 24 DEGREES 03 MINUTES 31 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY OF SCOTTSDALE ROAD, A DISTANCE OF 63.57 FEET TO THE NORTHERLY LINE OF SAID LOT 3 OF BOULDERS COMMERCIAL LOTS AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 53 DEGREES 40 MINUTES 42 SECONDS EAST, A RADIAL DISTANCE OF 150.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY OF SCOTTSDALE ROAD AND ALONG THE NORTHERLY LINE OF SAID LOT 3, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 30 MINUTES 30 SECONDS, A DISTANCE OF 25.23 FEET;

THENCE NORTH 05 DEGREES 87 MINUTES 28 SECONDS EAST, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 167.77 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 55.00 FEET;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 3, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82 DEGREES 04 MINUTES 08 SECONDS, A DISTANCE OF 78.78 FEET TO A POINT ON THE WESTERLY LINE OF TRACT J OF THE VILLAS AT THE BOULDERS;

THENCE NORTH 18 DEGREES 06 MINUTES 40 SECONDS WEST, ALONG SAID WESTERLY LINE OF TRACT J, A DISTANCE OF 80.07 FEET TO THE NORTHERLY LINE OF SAID LOT 2A OF BOULDERS COMMERCIAL LOT "R";

THENCE NORTH 85 DEGREES 30 MINUTES 24 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID TRACT J, A DISTANCE OF 27.07 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2A OF BOULDERS COMMERCIAL LOT "R";

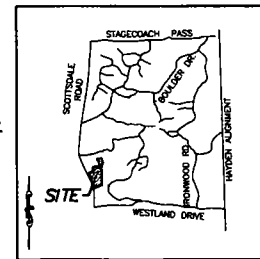
THENCE NORTH 18 DEGREES 06 MINUTES 40 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 2A OF BOULDERS COMMERCIAL LOT "R", A DISTANCE OF 40.28 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 2A OF BOULDERS COMMERCIAL LOT "R", NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81 DEGREES 05 MINUTES 30 SECONDS, A DISTANCE OF 23.80 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2A OF BOULDERS COMMERCIAL LOT "R";

THENCE NORTH 74 DEGREES 38 MINUTES 50 SECONDS EAST, ALONG SAID NORTHERLY LINE OF SAID LOT 2A OF BOULDERS COMMERCIAL LOT "R", A DISTANCE OF 18.87 FEET;

THENCE NORTH 81 DEGREES 01 MINUTES 03 SECONDS EAST, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 2A OF BOULDERS COMMERCIAL LOT "R", A DISTANCE OF 78.70 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 2A OF BOULDERS COMMERCIAL LOT "R", SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84 DEGREES 38 MINUTES 57 SECONDS, A DISTANCE OF 34.81 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2A OF BOULDERS COMMERCIAL LOT "R";



VICINITY MAP  
K.T.S.

## SHEET CONTENTS

SHEET 1 COVER SHEET  
SHEET 2 PROPERTY BOUNDARY/LOT DETAIL  
SHEET 3 EASEMENT DETAIL  
SHEET 4 N.A.O.S. DETAIL

## PARENT PARCEL LEGAL DESCRIPTION

THENCE SOUTH 32 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 2A OF BOULDERS COMMERCIAL LOT "R", A DISTANCE OF 41.12 FEET TO A POINT ON THE WESTERLY LINE OF THE VILLAS AT THE BOULDERS;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF THE VILLAS AT THE BOULDERS THE FOLLOWING 14 COURSES AND DISTANCES:

THENCE NORTH 88 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF 56.33 FEET;

THENCE NORTH 05 DEGREES 52 MINUTES 39 SECONDS WEST, A DISTANCE OF 22.08 FEET;

THENCE NORTH 88 DEGREES 17 MINUTES 31 SECONDS EAST, A DISTANCE OF 87.32 FEET;

THENCE NORTH 03 DEGREES 51 MINUTES 15 SECONDS WEST, A DISTANCE OF 294.87 FEET;

THENCE SOUTH 88 DEGREES 01 MINUTES 44 SECONDS WEST, A DISTANCE OF 84.74 FEET;

THENCE NORTH 02 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 80.85 FEET;

THENCE NORTH 87 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 195.54 FEET;

THENCE SOUTH 14 DEGREES 12 MINUTES 59 SECONDS EAST, A DISTANCE OF 211.71 FEET;

THENCE SOUTH 22 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 144.00 FEET;

THENCE SOUTH 08 DEGREES 56 MINUTES 47 SECONDS WEST, A DISTANCE OF 84.56 FEET;

THENCE SOUTH 02 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 86.80 FEET;

THENCE SOUTH 01 DEGREES 30 MINUTES 51 SECONDS EAST, A DISTANCE OF 82.51 FEET;

THENCE SOUTH 02 DEGREES 27 MINUTES 23 SECONDS EAST, A DISTANCE OF 557.38 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 150.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 57 MINUTES 00 SECONDS, A DISTANCE OF 39.14 FEET TO A POINT ON THE NORTHERLY LINE OF THE FINAL PLAT OF EL REGALO, ACCORDING TO BOOK 1200 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE NORTHERLY LINE OF SAID FINAL PLAT OF EL REGALO, THE FOLLOWING 4 COURSES AND DISTANCES:

THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, A DISTANCE OF 44.12 FEET;

THENCE SOUTH 78 DEGREES 11 MINUTES 28 SECONDS WEST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 87 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF 102.01 FEET;

THENCE SOUTH 81 DEGREES 53 MINUTES 50 SECONDS WEST, A DISTANCE OF 137.87 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

## APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2015.

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. 18-PP-201362, AND ALL CASE RELATED STIPULATIONS.

BY: \_\_\_\_\_ PLAT COORDINATOR DATE \_\_\_\_\_

## CERTIFICATION

THIS IS TO CERTIFY THAT:  
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;  
2. THIS PLAT WAS MADE UNDER MY DIRECTION;  
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";  
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MARCH, 2015;  
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN;  
6. MONUMENTS SHOWN ACTUALLY EXIST;  
7. THEIR POSITIONS ARE CORRECTLY SHOWN; AND  
8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

9. \_\_\_\_\_  
JASON A. SEGHER  
REGISTERED LAND SURVEYOR # 33833

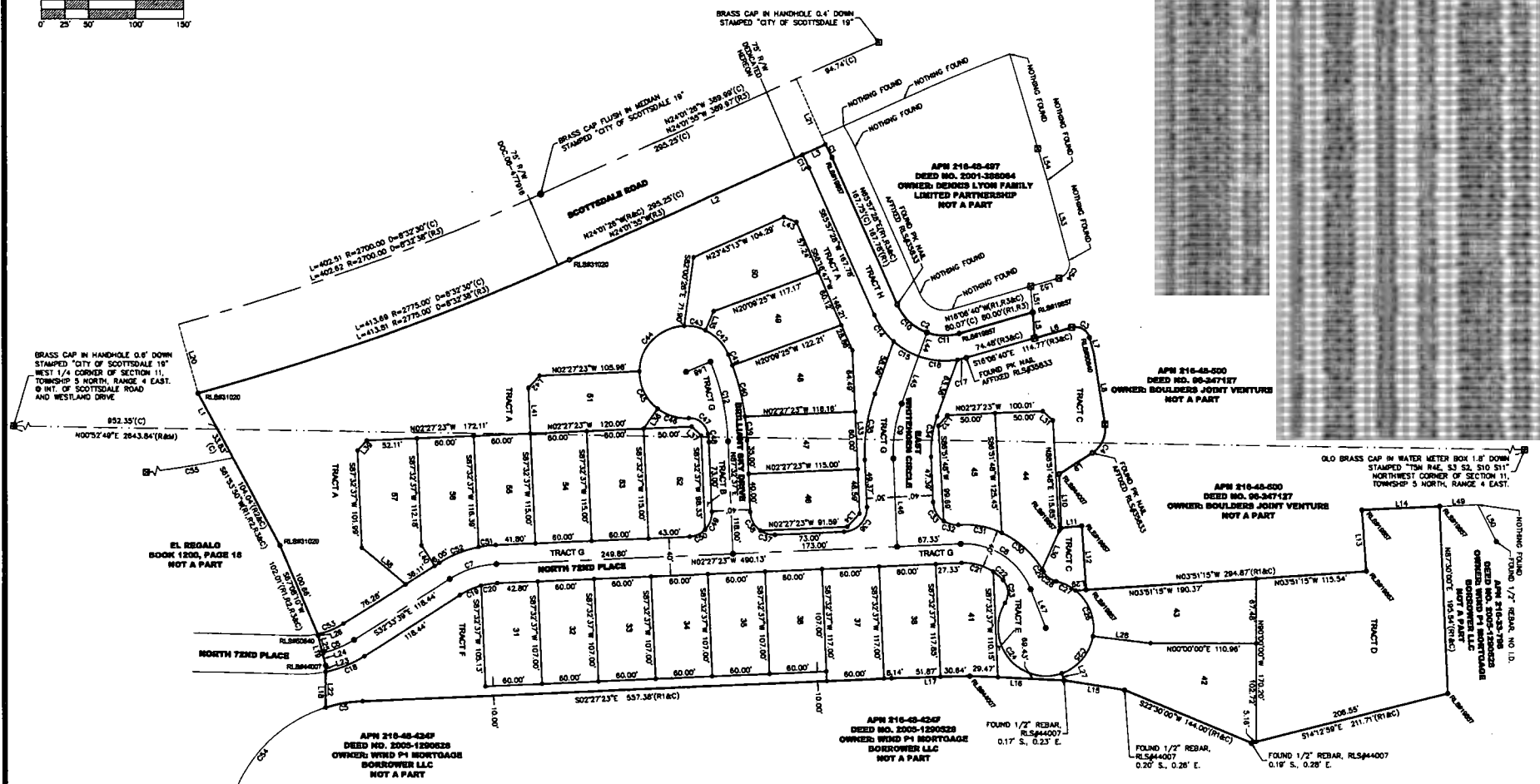
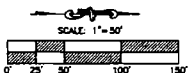
7397 EAST EVANS ROAD  
SCOTTSDALE, ARIZONA 85250  
PHONE (480) 924-0790  
FAX (480) 922-0791  
**SIG**  
SURVEY INNOVATION  
GROUP, INC.  
Land Surveying Services

**FINAL PLAT  
EL REGALO WEST  
SCOTTSDALE, ARIZONA**



DRAWING NAME:  
13-094 PH.2 PLAT  
JOB NO. 2013-094  
DRAWN: RMH  
CHECKED: JAS  
DATE: 7/21/2015  
SCALE: N.T.S.  
SHEET: 1 OF 4

DRB APPROVAL # 18-PP-201362  
PLAN CHECK # 1353-15-6



# AREAS

SQUARE FT.	ACRES	TRACT USE	MAINTENANCE
GROSS AREA: 476,928	11.018		
NET AREA: 427,537	9.815		
TRACT A: 82,563	2.125	N.A.O.S., ACCESS, DRAINAGE, UTILITIES, LANDSCAPE	HOMEOWNERS ASSOCIATION
TRACT B: 1,514	0.035	LANDSCAPE, PUBLIC ACCESS	HOMEOWNERS ASSOCIATION
TRACT C: 17,452	0.401	LANDSCAPE, PUBLIC ACCESS	HOMEOWNERS ASSOCIATION
TRACT D: 36,078	0.805	LANDSCAPE, N.A.O.S.	HOMEOWNERS ASSOCIATION
TRACT E: 1,309	0.030	LANDSCAPE	HOMEOWNERS ASSOCIATION
TRACT F: 15,638	0.359	N.A.O.S., DRAINAGE, LANDSCAPE	HOMEOWNERS ASSOCIATION
TRACT G: 65,824	1.511	PRIVATE STREET	HOMEOWNERS ASSOCIATION
TRACT H: 9,736	0.224	PUBLIC ACCESS	SEE DOC. 1885-82517

# REFERENCE DOCUMENTS

- (R) BOOK 978, PAGE 39 M.C.R.
- (R) BOOK 413, PAGE 48 M.C.R.
- (R) BOOK 1200, PAGE 18 M.C.R.
- (R) BOOK 1112, PAGE 19 M.C.R.
- BOOK 782, PAGE 36 M.C.R.

THE VILLAS AT THE BOULDERS  
THE BOULDERS COMMERCIAL LOTS  
EL REGALO  
RECORD OF SURVEY  
BOULDERS COMMERCIAL LOT "H"

LINE	BEARING	LENGTH
L1	S81°5'00"W(R1&C)	42.75(C)
L2	N24°10'28"W(C)	26.85(C)
L3	N85°36'24"E(R1&C) N85°39'20"E(R3)	27.07(R1&R3&C)
L4	N1°10'42"W(R1&C)	40.28(R1&C)
L5	N74°58'50"E(R1&R3&C)	18.87(R1&R3&C)
L6	N81°01'03"E(R1&R3&C)	75.70(R1&R3&C)
L7	S32°30'00"E(R1&C) R3&C	41.12(R1&C) 41.08(R3)
L8	N88°04'36"E(R1&C)	26.33(C) 36.36(R1)
L9	N82°32'39"W(R1&C)	22.08(R1&C)
L10	N88°17'31"E(R1&C)	87.32(R1&C)
L11	S88°01'44"W(R1&C)	84.74(R1&C)
L12	N82°30'00"W(R1&C)	80.88(R1&C)
L13	S86°38'47"W(R1&C)	64.58(R1&C)
L14	S87°30'00"W(R1&C)	58.50(R1&C)
L15	S81°01'11"E(R1&C)	82.81(R1&C)
L16	N89°59'51"W(R2&C) N90°00'00"E(R1)	44.12(R2&C) 44.13(R1)
L17	S78°11'29"W(R1&R2&R3&C)	32.00(R2&C) 31.89(R1&R3)
L18	S74°51'03"W(C) S74°51'04"W(R3)	75.00(R3&C)

CURVE	DELTA	CHORD	ARC	CHORD
C1	S74°12'(C) S73°08'(R) S73°19'(R3)	150.00(R1&R3&C)	15.19(C) 25.23(R1&R3)	S67°03'22"E 15.19
C2	S70°04'08"(R1&R3&C)	55.00(R1&R3&C)	78.78(R1&R3&C)	N24°35'23"E 78.32
C3	S71°05'30"(R1&C) S71°04'05"(R3)	15.00(R1&R3&C)	23.88(R1&C) 23.84(R3)	S29°28'05"W 21.41
C4	S45°10'12'(R1&C) S45°22'58"(R3)	35.00(R1&R3&C)	34.81(R1&R3&C)	N67°44'25"W 34.89
C5	S45°27'00"(R1&C)	150.00(R1&C)	36.42(R1&C)	S29°52'36"E 36.03
C6	S74°51'03'(R2&C)	150.00(R2&C)	353.11(R2&C)	S84°50'50"E 277.04
C7	S72°42'41'(R2&C)	1009.94(R2&C)	227.05(R2&C)	N05°33'32"E 228.52

# LOT AREAS

LOT 31	8,426 SQ.FT.	0.147 ACRES
LOT 32	8,420 SQ.FT.	0.147 ACRES
LOT 33	8,420 SQ.FT.	0.147 ACRES
LOT 34	8,420 SQ.FT.	0.147 ACRES
LOT 35	8,420 SQ.FT.	0.147 ACRES
LOT 36	8,420 SQ.FT.	0.147 ACRES
LOT 37	7,026 SQ.FT.	0.161 ACRES
LOT 38	7,042 SQ.FT.	0.162 ACRES
LOT 41	7,016 SQ.FT.	0.161 ACRES
LOT 42	13,148 SQ.FT.	0.302 ACRES
LOT 43	10,384 SQ.FT.	0.243 ACRES
LOT 44	8,512 SQ.FT.	0.195 ACRES
LOT 45	8,577 SQ.FT.	0.196 ACRES
LOT 46	8,750 SQ.FT.	0.199 ACRES
LOT 47	8,810 SQ.FT.	0.200 ACRES
LOT 48	8,848 SQ.FT.	0.202 ACRES
LOT 49	7,486 SQ.FT.	0.171 ACRES
LOT 50	6,588 SQ.FT.	0.151 ACRES
LOT 51	7,404 SQ.FT.	0.170 ACRES
LOT 52	8,814 SQ.FT.	0.200 ACRES
LOT 53	8,800 SQ.FT.	0.199 ACRES
LOT 54	8,800 SQ.FT.	0.199 ACRES
LOT 55	8,808 SQ.FT.	0.199 ACRES
LOT 56	7,404 SQ.FT.	0.170 ACRES
LOT 57	8,820 SQ.FT.	0.199 ACRES
TOTAL	186,420 SQ.FT.	4.322 ACRES

7301 EAST EVANS ROAD  
SCOTTSDALE, ARIZONA 85260  
PHONE (480) 922-0781  
FAX (480) 922-0781

**SIG**  
SURVEY INNOVATION  
GROUP, INC.  
Land Surveying Services

# FINAL PLAT EL REGALO WEST SCOTTSDALE, ARIZONA



DRAWING NAME:  
13-094 PH.2 PLAT  
JOB NO. 2013-094  
DRAWN: RMH  
CHECKED: JAS  
DATE: 7/21/2015  
SCALE: 1"=50'  
SHEET: 2 OF 4

CURVE	DELTA	RADIUS	ARC	CHORD
PC1	82°30'18"	5.00	7.82	S28°41'28"W 7.05
PC2	81°55'30"	13.50	23.85	S89°28'05"W 21.41
PC3	8°38'09"	81.90	9.39	N17°24'57"W 9.39
PC4	330°21'18"	2775.00	147.17	N17°00'07"W 147.18
PC5	7°42'44"	2775.00	34.45	N18°24'37"W 34.45
PC6	6°53'09"	2775.00	42.85	N23°24'54"W 52.85

CURVE	DELTA	RADIUS	ARC	CHORD
DC1	4°30'08"	2775.00	234.20	N17°54'02"W 234.14

CURVE	DELTA	RADIUS	ARC	CHORD
WC1	371°44'49"	1088.16	61.35	N10°12'00"W 81.82
WC2	24°31'01"	1088.16	482.41	N28°17'33"W 458.80
WC3	373°28'58"	1048.16	70.80	N33°28'40"W 70.88
WC4	17°30'51"	1048.16	352.40	N22°39'02"W 360.59

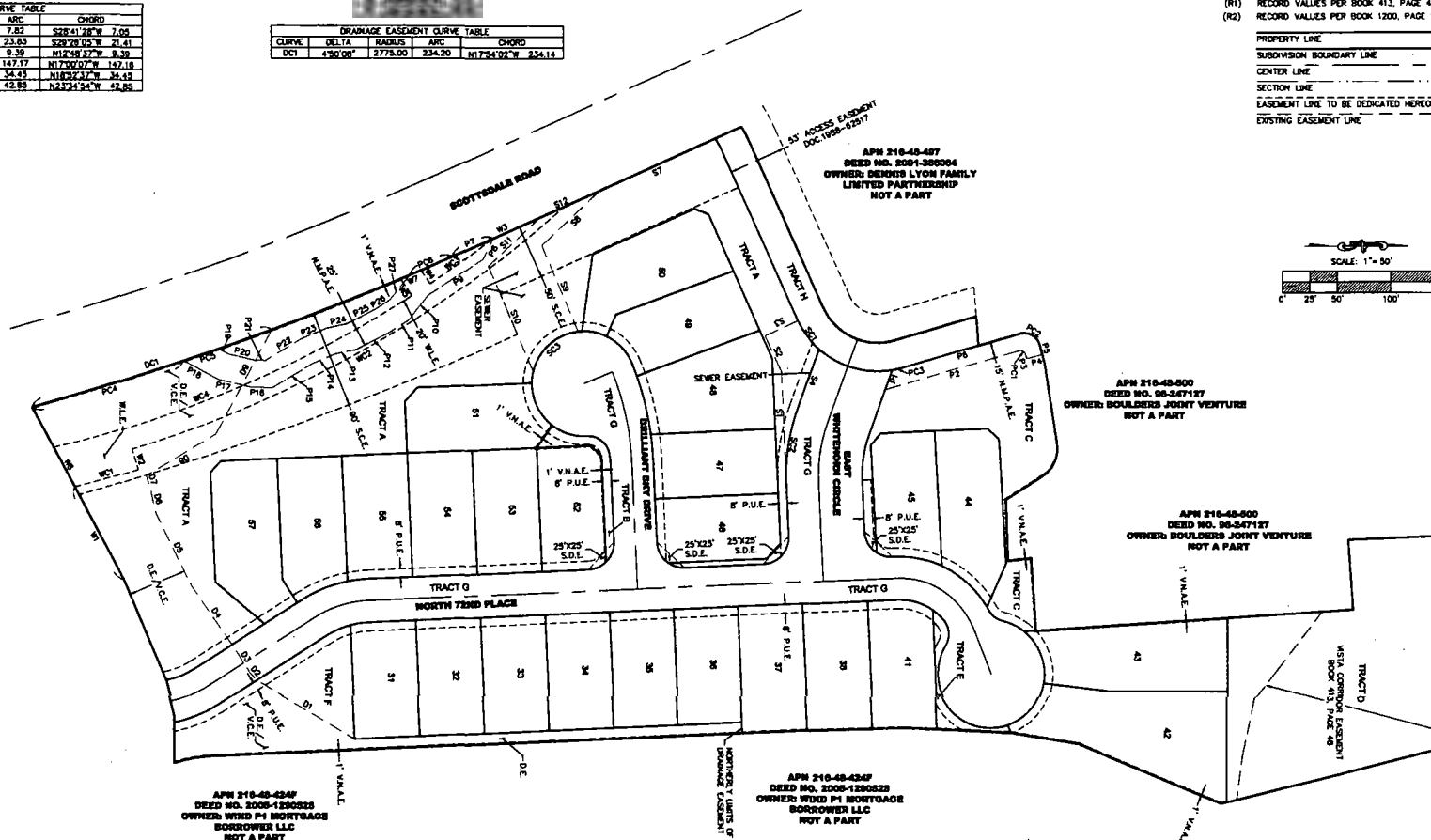
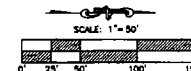
LINE	BEARING	LENGTH
W1	S81°52'24"W	97.00
W2	S27°10'45"W	20.00
W3	S24°07'33"E	73.55
W4	S30°48'17"W	15.05
W5	N53°48'17"E	18.99
W6	S81°52'24"E	41.37
W7	N22°39'02"W	20.37

CURVE	DELTA	RADIUS	ARC	CHORD
SC1	21°31'10"	87.18	32.73	N82°24'47"E 32.54
SC2	22°20'19"	190.00	70.18	S81°71'43"E 89.23
SC3	70°28'36"	46.50	58.63	S41°40'02"E 55.85

# LEGEND

- FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND 1/2" REBAR, RLS#44007 UNLESS OTHERWISE NOTED
- FOUND CHEELED "X" IN CONCRETE, AFFIXED RLS#35833
- FOUND PK NAIL
- SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
- BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-1, TYPE "B"
- BK. PG. BOOK AND PAGE
- DOC. DOCUMENT NUMBER
- DKT. PG. DOCKET AND PAGE
- M.C.R. MARICOPA COUNTY RECORDS
- C.O.S. CITY OF SCOTTSDALE
- D.E. DRAINAGE EASEMENT
- N.A.O.S. NATURAL AREA OPEN SPACE
- N.M.P.A.E. NON-MOTORIZED PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W. RIGHT OF WAY
- S.D.E. SHORT DISTANCE EASEMENT
- S.L.E. SEWER LINE EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- (M) MEASURED VALUES
- (R) RECORD VALUES PER DOC. 2008-0477916
- (R1) RECORD VALUES PER BOOK 413, PAGE 48, M.C.R.
- (R2) RECORD VALUES PER BOOK 1200, PAGE 18, M.C.R.

PROPERTY LINE  
SUBDIVISION BOUNDARY LINE  
CENTER LINE  
SECTION LINE  
EASEMENT LINE TO BE DEDICATED HEREON  
EXISTING EASEMENT LINE



APN 216-48-424P  
DEED NO. 2008-1250523  
OWNER: WIND P4 MORTGAGE  
BORROWER LLC  
NOT A PART

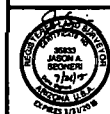
APN 216-48-424P  
DEED NO. 2008-1250523  
OWNER: WIND P4 MORTGAGE  
BORROWER LLC  
NOT A PART

APN 216-48-500  
DEED NO. 98-347127  
OWNER: BOULDER JOINT VENTURE  
NOT A PART

APN 216-48-500  
DEED NO. 98-347127  
OWNER: BOULDER JOINT VENTURE  
NOT A PART

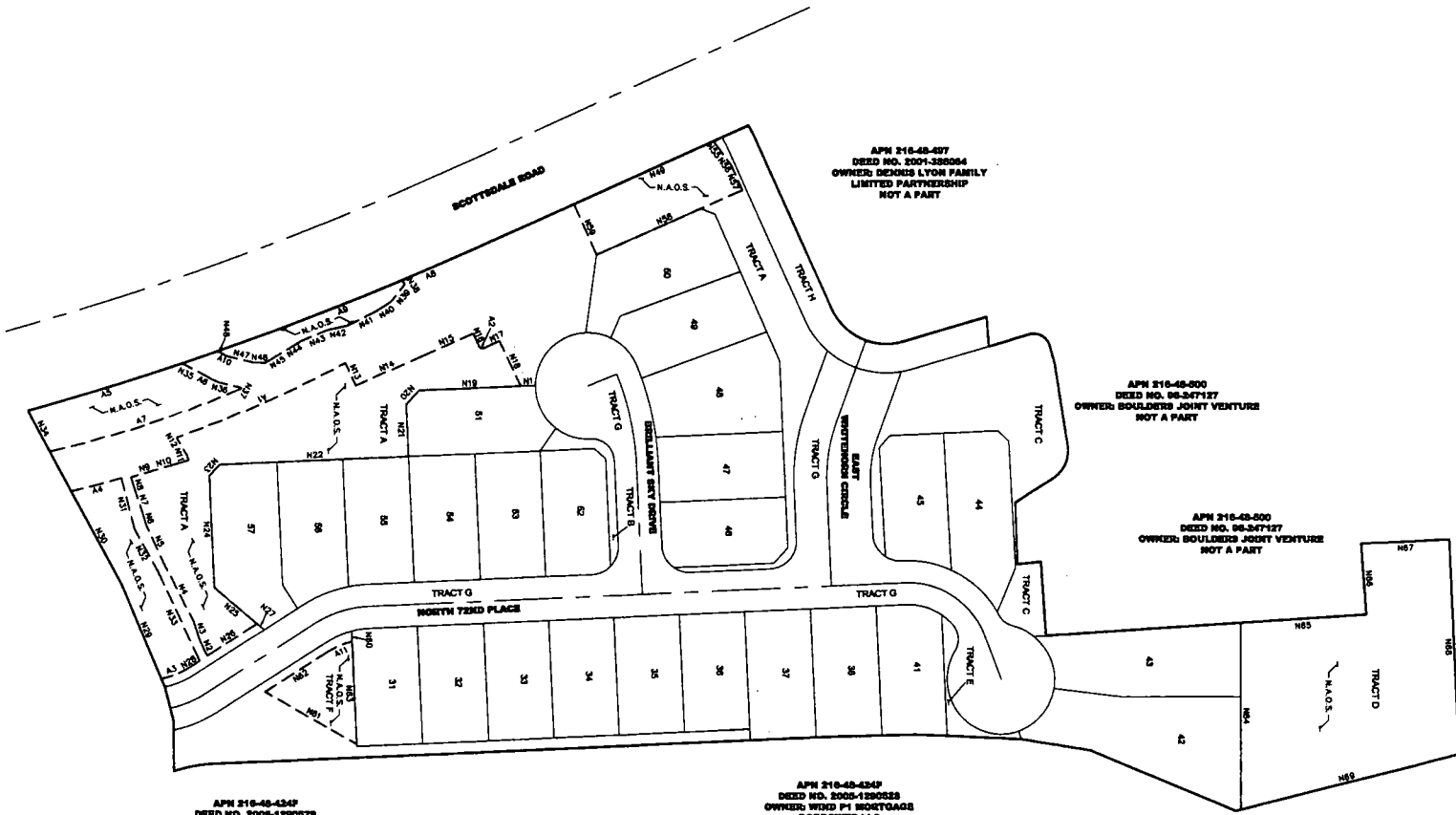
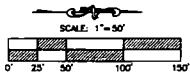
DEED NO. 2008-1250523  
BORROWER LLC  
NOT A PART

## FINAL PLAT EL REGALO WEST SCOTTSDALE, ARIZONA



DRAWING NAME:  
13-094 PH.2 PLAT  
JOB NO. 2013-094  
DRAWN: RMH  
CHECKED: JAS  
DATE: 7/21/2015  
SCALE: 1"=50'  
SHEET: 3 OF 4

7301 EAST EVANS ROAD  
SCOTTSDALE, ARIZONA 85260  
PHONE (480) 923-0780  
FAX (480) 923-0781  
**SIG**  
SURVEY INNOVATION  
GROUP, INC.  
Land Surveying Services



APH 216-48-434F  
DEED NO. 2006-1230629  
OWNER: WIND PT MORTGAGE  
BORROWER LLC  
NOT A PART

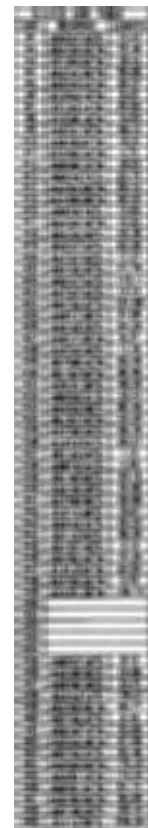
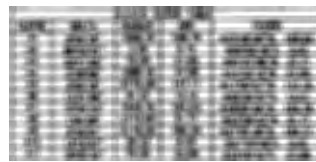
APH 216-48-424F  
DEED NO. 2006-1230628  
OWNER: WIND PT MORTGAGE  
BORROWER LLC  
NOT A PART

APH 216-48-437  
DEED NO. 2001-388064  
OWNER: DENNIS LYON FAMILY  
LIMITED PARTNERSHIP  
NOT A PART

APH 216-48-500  
DEED NO. 96-347127  
OWNER: BOULDER JOINT VENTURE  
NOT A PART

APH 216-48-500  
DEED NO. 96-347127  
OWNER: BOULDER JOINT VENTURE  
NOT A PART

DEED NO. 2006-1230629  
OWNER: WIND PT MORTGAGE  
BORROWER LLC  
NOT A PART



**SIG**  
SURVEY INNOVATION  
GROUP, INC.  
Land Surveying Services  
7821 EAST EVANS ROAD  
SCOTTSDALE, ARIZONA 85260  
PHONE: (480) 822-0781  
FAX: (480) 822-0781

# FINAL PLAT EL REGALO WEST SCOTTSDALE, ARIZONA



DRAWING NAME:  
13-094 PH.2 PLAT  
JOB NO. 2013-094  
DRAWN: RMH  
CHECKED: JAS  
DATE: 7/21/2015  
SCALE: 1"=50'  
SHEET: 4 OF 4

## NOTES

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED OR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENTS WHICH WOULD IMPAIR THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENTS. THE CITY OF SCOTTSDALE MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS.
2. CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING.
3. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
4. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 302 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
5. THE MASTER HOMEOWNERS ASSOCIATION OF THE BOULDERS INCLUDING ALL PROPERTY OWNERS IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF ALL TRACTS, INCLUDING THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.
6. ALL STORMWATER DETENTION BASINS AND WASHES GREATER THAN 50 CFS ON-SITE WILL HAVE A DEDICATED DRAINAGE EASEMENT TO THE CITY OF SCOTTSDALE CONTAINING THE LIMITS OF BURDENATION FOR THE 100 YEAR STORM EVENT.
7. STRUCTURES AND LANDSCAPING AT THE INTERSECTIONS OF A MAJOR STREET WITH A LOCAL STREET WITHIN A TRIANGLE MEASURING 33'X13' ALONG THE RIGHT-OF-WAY LINES, SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF THREE FEET.
8. ELECTRIC LINES TO BE INSTALLED PER ARIZONA CORP. COMMISSION GENERAL ORDER U-46.
9. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.

## LEGAL DESCRIPTION

LOTS 1 THROUGH 38 (INCLUSIVE) AND TRACTS A THROUGH I (INCLUSIVE) OF THE VILLAS AT THE BOULDERS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 978 OF MAPS, PAGE 38 OF OFFICIAL RECORDS.

## LOT QUANTITIES

PARCELS AREA TABLE	
LOT	AREA (SQ. FT.)
31	8895
32	8900
33	8900
34	8900
35	8900
36	8900
37	8900
38	8922
39	8917
40	12580
41	10210
42	8403
43	8972
44	8837
45	8914
46	8968
47	7520
48	8181
49	7431
50	8883
51	8900
52	8900
53	8905
54	7344
55	8545

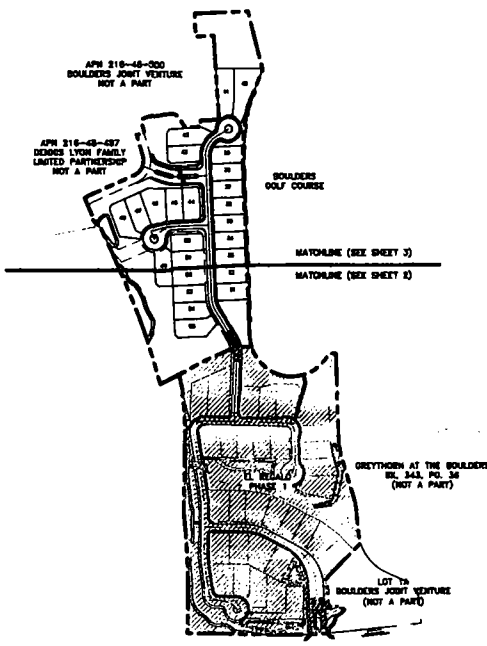
## TRACT TABLE

NAME	OWNERSHIP/MAINT.	DESCRIPTION	AREA (ACRES)
TRACT A	PRIVATE/HOA	LANDSCAPE AREA / DRAINAGE / NATURAL AREA OPEN SPACE	2.17
TRACT B	PRIVATE/HOA	LANDSCAPE AREA	0.04
TRACT C	PRIVATE/HOA	LANDSCAPE AREA	0.41
TRACT D	PRIVATE/HOA	NATURAL AREA OPEN SPACE	0.81
TRACT E	PRIVATE/HOA	LANDSCAPE AREA	0.07
TRACT F	PRIVATE/HOA	LANDSCAPE AREA / NATURAL AREA OPEN SPACE	0.28
TRACT G	PRIVATE/HOA	PRIVATE STREET	1.50

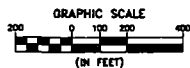
\* PROPERTY OWNER'S ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS.

# PRELIMINARY PLAT FOR EL REGALO WEST SCOTTSDALE, AZ

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10 AND THE  
NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

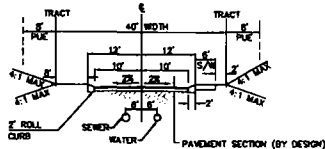


## SHEET INDEX MAP



## LEGEND

---	PROPERTY LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED SEWER LINE
---	EXISTING SEWER LINE
---	PROPOSED WATER LINE
---	EXISTING WATER LINE
---	PROPOSED STORM DRAIN
---	PROPOSED LOT LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED CENTERLINE
---	EXISTING FENCE LINE
---	PHASE BOUNDARY
---	RETAINING WALL
---	PROPOSED SURVEY MONUMENT
---	PROPOSED MANHOLE
---	PROPOSED FIRE HYDRANT
---	EXISTING MANHOLE
---	EXISTING FIRE HYDRANT
---	PUBLIC UTILITY EASEMENT
---	RIGHT-OF-WAY
---	BACK OF CURB
---	TYPE
---	PROPOSED LOT NUMBERS
---	FLOODPLAIN LIMITS



TYPICAL PRIVATE ROADWAY SECTION  
(INTERIOR ROADWAYS - LOCAL RESIDENTIAL)

## BASIS OF BEARING

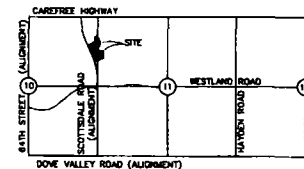
BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN IN BOOK 412 OF MAPS, PAGE 48 S4D BEARING.

SOUTH 00 DEGREES 52 MINUTES 48 SECONDS WEST

## FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL & DATE	SUFFIX	DATE OF FIRM (Under Date)	FIRM ZONE	BASE FLOOD ELEVATION (On And 20th Line Design)
043012	0885	L	10-18-13	AE	2278

ENGINEER'S CERTIFICATION:  
THE LOWEST FLOOD ELEVATION(S) AND/OR FLOODPROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVERSED CODE, CHAPTER 37 -- FLOODWAYS & FLOODPLANS ORDINANCE.



## VICINITY MAP N.T.S.

## OWNER/DEVELOPER

TAYLOR MORRISON/ARIZONA INC.  
8000 E. PIMA CENTER PARKWAY  
SUITE 300  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 344-7000  
FAX: (480) 344-7001  
CONTACT: JEFF DEASON

## ENGINEER

EMLEY-HORN & ASSOCIATES, INC.  
7740 N. 18TH ST. SUITE 4300  
PHOENIX, ARIZONA 85020  
TELEPHONE: (602) 944-5300  
CONTACT: JASON M. BURM

## LAND PLANNER

LVA URBAN DESIGN STUDIOS  
120 S. ASH AVENUE  
TEMPE, ARIZONA 85281  
PHONE: (480) 894-0884  
CONTACT: ALIX STEPHAN

## UTILITIES

WATER: CITY OF SCOTTSDALE  
SEWER: LIBERTY UTILITIES  
TELEPHONE: CENTURYLINK  
GAS: SOUTHWEST GAS  
CABLE: C.C. COMMUNICATIONS  
REFUSE: CITY OF SCOTTSDALE  
ELECTRIC: ARIZONA PUBLIC SERVICE CO.

## SITE DATA

GROSS AREA = 8.84 AC  
NET AREA = 8.84 AC  
TOTAL LOT AREA = 4.33 AC  
TOTAL LOT COUNT = 23  
MAXIMUM LOT AREA = 11,794 SQ. FT.  
MINIMUM LOT AREA = 5,837 SQ. FT.  
AVERAGE LOT AREA = 7,630 SQ. FT.  
GROSS DENSITY = 2.76 DU/AC

## SETBACK TABLE

FRONT YARD SETBACK: 5 FT.  
GARAGE SETBACK: 10 FT. TO FACE OF GARAGE  
SIDE YARD: 5 FT.  
(ADA STREET) 5 FT.  
REAR YARD: 15 FT.

## ZONING

R-4 / R-4D TOWNHOUSE RESIDENTIAL DISTRICT

## BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN HAND  
HOLE AT THE INTERSECTION OF WESTLAND  
DRIVE AND SCOTTSDALE ROAD, THE WEST  
QUARTER CORNER OF SECTION 11, TOWNSHIP 5  
NORTH, RANGE 4 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN.

ELEVATION = 2270.943 NAVD 83

DATE	10/18/13
BY	JEH
CHECKED BY	JEH
DATE	10/18/13

Kimley-Horn  
and Associates, Inc.  
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Phoenix, Arizona 85004 (602) 944-5500

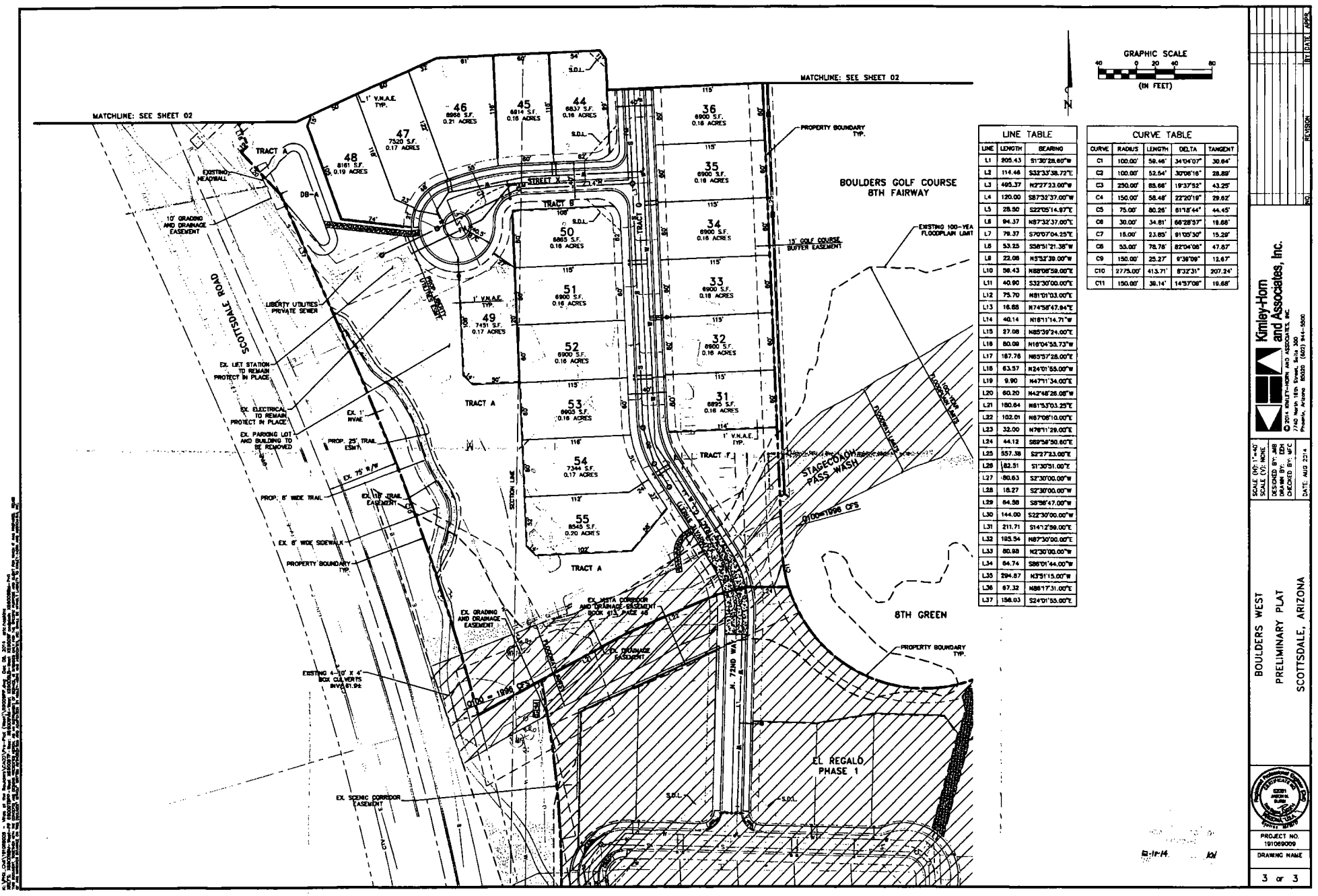
SCALE (1" = 40')	DATE	10/18/13
DESIGNED BY: JEH	CHECKED BY: MFC	
DRAWN BY: JEH		

BOULDERS WEST  
PRELIMINARY PLAT  
COVER SHEET  
SCOTTSDALE, ARIZONA



PROJECT NO.  
101595008  
DRAWING NAME  
1 OF 3





LINE TABLE		
LINE	LENGTH	BEARING
L1	805.43	S1°30'28.80"W
L2	114.48	S33°33'38.72"E
L3	495.37	N27°23'00"W
L4	120.00	S87°32'37.00"W
L5	28.90	S22°05'14.87"E
L6	84.37	N87°32'37.00"E
L7	78.37	S70°07'04.29"E
L8	53.25	S58°51'21.38"W
L9	22.08	N35°32'38.00"W
L10	96.43	N88°08'58.00"E
L11	40.90	S32°30'00.00"E
L12	75.70	N81°01'03.00"E
L13	16.88	N74°58'47.84"E
L14	40.14	N81°11'14.71"W
L15	27.08	N85°39'24.00"E
L16	80.08	N18°04'54.73"W
L17	187.78	N85°57'28.00"E
L18	63.57	N24°01'55.00"W
L19	9.90	N47°11'34.00"E
L20	80.20	N42°48'26.88"W
L21	180.84	N81°57'03.29"E
L22	102.01	N67°08'10.00"E
L23	32.00	N78°11'29.00"E
L24	44.12	S89°58'50.60"E
L25	557.38	S27°23'00"E
L26	82.51	S1°30'31.00"E
L27	80.63	S2°30'00.00"W
L28	18.27	S2°30'00.00"W
L29	84.08	S8°58'47.00"W
L30	144.00	S22°30'00.00"W
L31	211.71	S14°12'58.00"E
L32	185.54	N87°30'00.00"E
L33	80.88	N12°30'00.00"W
L34	84.74	S88°01'44.00"W
L35	294.87	N3°51'15.00"W
L36	87.32	N88°17'31.00"E
L37	158.03	S24°01'55.00"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	100.00'	59.46'	34°04'07"	30.84'
C2	100.00'	52.54'	30°08'18"	28.80'
C3	250.00'	85.86'	19°37'52"	43.25'
C4	150.00'	58.48'	22°20'18"	29.62'
C5	75.00'	80.26'	81°18'44"	44.45'
C6	30.00'	34.81'	68°28'37"	18.68'
C7	15.00'	23.65'	91°05'30"	15.28'
C8	55.00'	78.76'	82°04'08"	47.87'
C9	150.00'	25.27'	8°38'08"	12.67'
C10	2775.00'	413.71'	8°32'31"	207.24'
C11	150.00'	38.14'	14°57'08"	19.88'

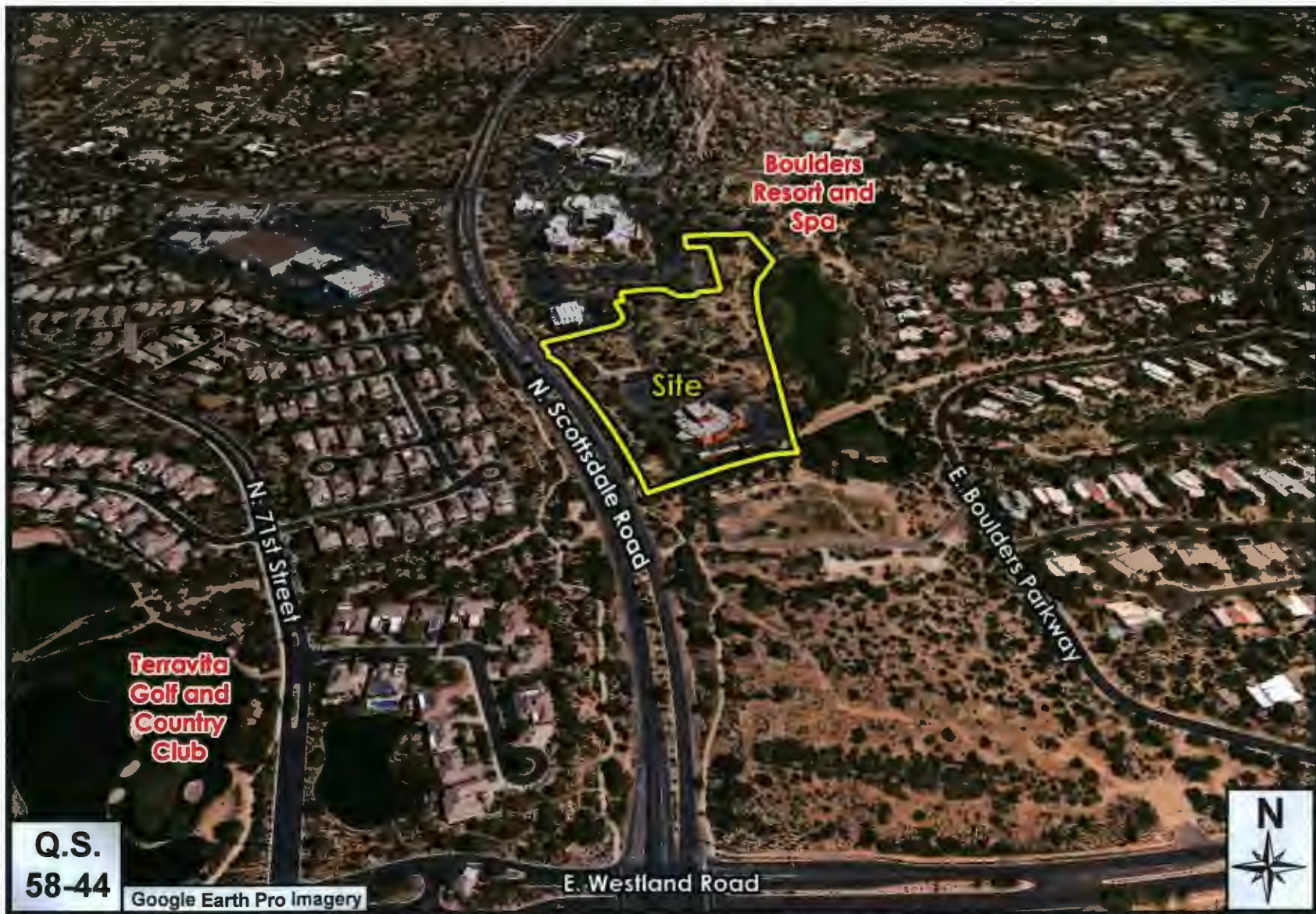
BOULDERS WEST  
PRELIMINARY PLAT  
SCOTTSDALE, ARIZONA

Kinley-Horn  
and Associates, Inc.  
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7140 North 15th Street, Suite 300  
Phoenix, Arizona 85020 (602) 844-5000

JEFFERY A. HORN  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
LICENSE NO. 18108  
EXPIRATION DATE 12/31/2016

PROJECT NO.  
18108009  
DRAWING NAME  
3 of 3

SCALE (NOT TO SCALE)  
DESIGNED BY: JAH  
DRAWN BY: EPH  
CHECKED BY: JPH  
DATE: AUG 2014



**El Regalo West**

**18-PP-2013#2**

ATTACHMENT #3



**El Regalo West**

**18-PP-2013#2**

**ATTACHMENT #3A**



El Regalo West

18-PP-2013#2

ATTACHMENT #4