

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

May 11, 2022

Held In-Person and Via Zoom

Scottsdale Ranch Community Association  
10585 N. 100<sup>th</sup> Street, Scottsdale, AZ 85258

**Members**

**Present:** Michele Holzman Chair (via Zoom)  
Matt Metz Vice Chair (via Zoom)  
Carolyn Wheelock Member  
Richard Graff Member  
Tom Mitchell Member

**Staff Present:** Kathe Barnes Executive Director  
Diane Botica Architectural Liaison

**Others**

**Present:** Pamela Chambers 10503 E. Fanfol Lane (via Zoom)  
George Tompras Kukos Nest - Mercado  
Brad Burgess 10132 E. Cinnabar Ave.  
Shari Alyeshmerni 10595 E. Bella Vista Dr.  
Ronald Auerbach 9889 N. 101<sup>st</sup> St.  
Evon Hartmann 10050 E. Mountainview Lake Dr. #31 (via Zoom)  
Paul MacDougall 10080 E. Mountainview Lake Dr. #166 (via Zoom)

Zoom)

Hormoz Fallahi 9829 E. Cochise Dr. (via Zoom)  
Todd Adsit 9330 N. 96th Pl. (via Zoom)  
Robert Yu 10450 E. Terra Dr. (via Zoom)  
Jorge Rochin Contractor for Fallahi (via Zoom)  
DeeDee Liestenfeltz 10214 E. Caron St. (via Zoom)  
Ryan Zeleznak 10168 E. Bayview Dr. (via Zoom)  
William Phillips Contractor for Bellows (via Zoom)  
Diane Kyle-Buchanan 10050 E. Mountainview Lake Dr. #28 (via Zoom)

**Call to Order:** Michele Holzman called the meeting to order at 3:32 p.m. The roll of the Committee members was called, and a quorum of the members were present.

**Approval of** **MOTION:** It was moved and seconded to approve the April 27, 2022 meeting minutes.  
  
Motion passed.

**Review of Submittals:**

**Resubmittal #383890–Driveway extension– Sierra Linda**

10595 E. Bella Vista Dr. – Alyeshmerni

**MOTION:** It was moved and seconded to *approve* this resubmittal for the installed driveway extension only if the existing concrete driveway is replaced with the same Catalina slate Sonoran Gray 3-piece pattern pavers as used in the driveway extension within 2 years or if both of the

Approved: \_\_\_\_\_

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Travertine walkways are replaced with the same Catalina slate Sonoran Gray 3-piece pattern pavers within 1 year.

A 7' wide x 15' long curved driveway extension was installed using Catalina slate Sonoran Gray 3-piece pattern pavers.

Motion passed.

**Resubmittal # 411156– Pavers, artificial turf, plants– Ensenada Del Oro**

9829 E. Cochise Dr. – Fallahi & Sorrentino

**MOTION:** It was moved and seconded to approve the pavers, artificial turf, and plants as resubmitted.

Pavers

1. 400' of pavers will be installed.
2. Aker stone 6" x 9" Gila River brick pavers will be installed.
3. A T shaped walkway will be laid on the right/west side of the driveway.
4. A 52' long x 4' wide walkway will be laid that will run from the sidewalk to the RV gate. This walkway will be 3.5' from the right/west neighbor.
5. The intersecting walkway that will be laid behind the tree will extend 27' long and 4' wide, connecting the driveway to the new RV walkway.

Artificial turf

1. 3950' of artificial turf will be installed.
2. SGW Everglade Fescue Pro artificial turf with a 75 oz. face weight will be installed.
3. An area of artificial turf will be laid on the right/west side of the driveway in the inside corner of the new walkway and driveway.
4. In the front of the house between the existing walkway and the driveway, both 12' x 21' and the 11' x 6' grass areas will be removed, and artificial turf will be laid.
5. On the left/east side of the driveway in front of the house, the existing 35' x 55' grass will be removed, and artificial turf will be laid.
6. A border of the same pavers will be laid to separate the granite from the turf area.
7. The granite area will be extended to the tree to tie the areas in together.
8. A border of pavers will continue along this area.

Plants

The following plants will be installed on the left/west side of the front yard near the shared property line.

1. Three (3) Agave Weber
2. Four (4) Texas sage

Motion passed.

**Submittal #421021 –Commercial signage – Kukos nest**

10135 E. Via Linda STE C113 & C219 - The Mercado

**MOTION:** It was moved and seconded to *approve* the restaurant sign as proposed.

Restaurant Sign

1. The 6.5' wide x 2.66' tall reverse pan channel letters will be internally illuminated and installed flush against the wall, centered above the entrance.
2. The total coverage of this signage is 17.5 square foot.
3. The letters will be positioned in a line and lower which adjust letter by letter.
4. The colors are black, tan and red.
5. Each letter will have a white return.

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Motion passed.

**MOTION:** It was moved and seconded to *disapprove* the office sign. Applicant is asked to resubmit a revised sign design incorporating a smaller office print located under the logo. This can be reviewed on a staff level.

Motion passed.

**Las Brisas HOA painting instead of screening A.C. units**

**MOTION:** It was moved and seconded to *disapprove* the request for a variance allowing the Las Brisas community to paint the visible sections of the air conditioning units instead of extending the existing screening walls.

Motion passed. Richard Graff and Tom Mitchell opposed.

**Submittal #419017– Raise the wall– Tierra Vista**

10214 E. Caron St.– Liestenfeltz

**MOTION:** It was moved and seconded to *approve* this submittal contingent upon receipt of the approval from the neighbor of the shared wall.

1. The 24' long front half of the north/right shared wall is higher than the back half of the wall.
2. This front half of the wall that runs to the street is 71" tall.
3. The back section of this shared wall is 35' long x 62" tall. The homeowner's are increasing this back section of this shared wall to be the same height as the front section of this shared wall.
4. Both sides of the wall will be painted to match. There is no stucco on either side.
5. The back wall of this residence is 60" – 62" tall depending on the rock level where measuring.

Motion passed. Matt Metz abstained.

**Submittal #419644 –Patio cover – The Landings**

10168 E. Bayview Dr. – Zeleznak

**MOTION:** It was moved and seconded to *approve* this submittal for a patio cover.

1. The Elitewood 16.6' x 20' x 9.8' aluminum lattice patio cover will be attached to the rear of the house.
2. The setback measurements are 5' from the shared wall to the north and 9' from the lake.
3. The stock color Desert Sand will match the house.

Motion passed.

**Submittal #418981 – Fence, gate – Mountainview Lake Estates**

10050 E. Mountainview Lake Dr #28 – Kyle-Buchanan

**MOTION:** It was moved and seconded to *approve* this submittal contingent upon the new wrought iron matches the existing wrought iron on the property.

1. The 18" tall black wrought iron fence will be installed on top of the existing pony wall.
2. The fence will be 35' long and connect to the existing black wrought iron fence and gate.
3. The fence will continue to the neighbor's fence.
4. It will match their fence in height, color, and design.
5. The gate will be 26" wide x 18" tall and will be installed at the corner of the residence behind the bushes that are along the pony wall.

Motion passed.

**Submittal #419533 –Storage shed – Catalina**

10450 E. Terra Dr. – Yu

**MOTION:** It was moved and seconded to *approve* this storage shed as installed.

1. The 8' x 6' x 7' tall shed is installed on a concrete pad on the northeast/rear of the house.
2. The shed is made of recycled plastic bottle material.
3. The colors are medium Terracotta brown colored with a set of charcoal gray doors, with a charcoal color roof and has a charcoal color framed windows.
4. The shed sits on a concrete slab and has its own prefabricated floor.
5. The shed is approximately 11' from the shared wall to the right/east, approximately 13' from the shared wall to the north/back, approximately 68' from the west privacy wall on the 104th street side of the property and approximately 35' from the front privacy wall.

Motion passed.

**MOTION:** It was moved and seconded to *approve* the allocation of storage sheds not over 7' tall be reviewed at the staff level.

Motion passed.

**Submittal #419255–Fireplace, firepit, BBQ station, lighting– Ensenada Del Oro**

9755 E. Cochise Dr – Bellows

**MOTION:** It was moved and seconded to *approve* the fireplace, firepit, BBQ station and lighting.

Travertine

1. The custom-made fireplace, and barbecue/bar station will be finished with Beige/Cream Travertine.
2. The same travertine will be installed as the new patio.
3. A total of 1850 square foot of Travertine will be installed in the backyard.

Fireplace

1. The new 13' x wide x 7' tall x 5.8' deep fireplace will be constructed in the backyard.
2. Footings and CMU block will be used to create the structure. It will sit on a 16" base with a 4.4' tall hearth.
3. The back wall will have 2 sconce light fixtures mounted on the back wall over the hearth.
4. A screen will be installed over the chimney.
5. The setback measurements are 18' to the back/south, 24' to the east/left and 36' to the west/right shared walls.

Fireplace lighting

1. Two (2) Possini Euro Ratner half cylinder shaped 6" x 5.5" LED black textured steel fixtures will light down toward the hearth.
2. Each fixture will utilize reduced lumen bulbs of 800 lumens each.

Firepit

1. A 4' wide circular firepit will be built on the west side of the backyard approximately 18' from the west/right and approximately 27' from the back/south shared wall.

Barbecue Station

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1. An 3' wide x 12' long x 3' tall CMU bar/barbecue station with seating will be built on the west side of the backyard approximately 18' from the west/right and approximately 45' from the back/south shared wall.

Motion passed.

**Submittal #418995 – 2 Gates– Andalusia I**

9330 N. 96th Pl.– Adsit

**MOTION:** It was moved and seconded to *approve* the installation of a pedestrian gate and an RV sized gate.

Pedestrian gate

1. The existing pedestrian gate on the left/south wall will be replaced.
2. The new same size 51" x 76" black iron gate will be installed in the same location.
3. The new gate will be custom made and have double horizontal slats, the same as the new RV gate.

RV gate

1. A section of the fence on the right/north side of the house will be removed.
2. A 144" x 74" custom made black iron RV gate will be installed. The RV gate will have double horizontal slats.
3. A matching pillar will be installed on the left side of the new RV gate.
4. No RV driveway will be installed at this time.

Motion passed. Matt Metz opposed.

**Resubmittal #412441 – Adjust paint specifications – Mountain View Village**

Mountain View Village HOA

**MOTION:** It was moved and seconded to *approve* the Mountain View Village paint palettes as adjusted.

1. Mountain View Village will remove the wood trim only color from the approved palettes as the homes in the community do not have wood trim roof fascia.
2. The fascia on the homes in this community are stucco.
3. The remaining colors on the Mountain View Village community paint palettes will be usable on all parts of the house.

Motion passed.

**Submittal #418454 – Pool – MV/Heritage Place**

10925 E. San Salvador Dr. – Jones

**MOTION:** It was moved and seconded to *approve* this submittal to install a pool.

1. An inground pool will be installed in the back yard.
2. A 12' x 25' inground pool will be constructed in the back yard/south side of the house.
3. The pool will be 4' from the back shared wall.
4. The pool will have a Baja shelf on the right/east side of the pool and 16" x 16" Travertine coping.
5. A ground level Travertine deck will be installed on the right/east side of the pool with an 18" L shaped wall constructed along the edge of the Travertine to divert rainwater.
6. The pool equipment will be installed on the left/east side of the house.

Motion passed.

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**Submittal #418728 – Screen wall – Tierra Vista**

10273 E Caron St. – Arnlund

**MOTION:** It was moved and seconded to *approve* this submittal to install a screen wall.

1. The 30" wide x 2.5" deep x 48" high screen wall will be built on the right side of the driveway as a return wall connecting to the corner column of the existing privacy wall in front of the RV gate.
2. The new screen wall will be stucco and painted Dunn - Edwards DEW343 Pearl Necklace to match the body of the house.
3. This will be approximately 27' from the inside edge of the sidewalk and on the west shared property line.
4. It must be noted that this wall will not suffice to screen the trash containers from public view as stated in the application.

Motion passed.

**Submittal #419222 – Storage shed– The Estates**

10685 E. Fanfol Ln.– Sobon

**MOTION:** It was moved and seconded to *disapprove* this submittal due to insufficient information. The homeowner is invited to resubmit with all the required information.

Motion passed.

**Submittal #419485 –Pergola - Estates**

10273 N. 107th St. – Buck

**MOTION:** It was moved and seconded to *approve* this submittal for a pergola and grant a 3' variance into the 10' setback due to it being against large wash and perimeter roadway.

1. The 18' x 18' x 10' tall dark bronze steel pergola will have 2" x 4" rafters/slats, 4" x 6" beams, and 6" x 6" posts in footers.
2. This pergola will be constructed over the existing patio dining area and fireplace in the back on the northeast side of the house.
3. This location sits next to the 108th street wash.
4. The pergola will sit on an angle from the back wall.
5. The closest measurement to the wall from the pergola will be approximately 85' from the privacy wall on the south end of the pergola.
6. The furthest measurement of the pergola to the wash wall will be approximately 12.8' from the north end of the pergola to the east privacy wall along the wash.
7. The pergola will be approximately 46' from the privacy wall on the east/garage side of the house.
8. The columns will be finished with limestone.

Motion passed.

**Adjournment:** The meeting was adjourned at 5:37 p.m.