

**SCOTTSDALE RANCH COMMUNITY
ASSOCIATION ARCHITECTURAL
COMMITTEE MEETING**
Held in person and via Zoom
10585 N. 100th Street
Wednesday November 19, 2025,
3:30 p.m.

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF PREVIOUS MINUTES**
 - **November 12, 2025, Minutes**

04. Resubm. #616124 – Landscape – Ensenada Del Oro

9638 E Cochise Dr.– Daniel

The homeowners have removed some plantings and are resubmitting for their landscape that was denied on 9.17.2025.

9.17.2025 Minutes

MOTION: It was moved and seconded to ***disapprove*** the installed landscaping due to the quantity and that it is inappropriate for the neighborhood. The density of the overplanted cacti needs to be drastically reduced as it does not support the growth potential. The homeowner is to come back to the committee with a detailed landscape plan.

Motion passed.

A dead tree was removed, and cacti has been planted.

A thornless totem pole cactus has been planted 5' from the shared property line.

The homeowner had previously provided the list and planting locations of the 20 different kinds of cacti that has been planted in the granite areas.

No disclosures sent.

05. Subm. #622375 – 3 installed pergolas - Haciendas Del Lago

9678 E. Gold Dust Ave. – Pimentel

The homeowner is requesting approval for 3 installed pergolas.

All 3 pergolas are brown aluminum.

Structure A

Structure A has been constructed next to an existing tile roof patio cover.

It is 14' long x 12' deep and 9' from the shared wall.

The structure has 2 straight posts that are fastened to the paver at the ground level and the same height as the existing patio cover.

Structure B

Structure B is constructed in front and attached to the tile roof patio cover.

It is 30' long x 8' deep.

The structure has 2 straight posts that are fastened to the cool decking at the ground level and the same height as the existing patio cover.

Structure C

Structure C is a pergola arbor that is installed along the north shared wall.

The structure is 19' long, 2' wide and 3' from the shared wall.

Disclosures sent – no responses.

06. Subm. #623518 – Roof, paint, front door, courtyard, gates, light fixtures, garage doors – Hillcrest

11148 E. Carol Ave. – Lewis

The homeowners are requesting approval for a roof, paint, front door, courtyard, gates, light fixtures, and garage doors.

Roof

A full roof replacement will be done.

Eagle #4595 Dark Charcoal Bel Air (flat) concrete roof tiles will be installed over the entire roof.

The roof tiles that have been approved thus far for the Hillcrest community are: Eagle San Buenaventura SMC #8822S - shaped roof tiles; Eagle Roof tiles Capistrano color 3687; Eagle concrete roof tiles in Capistrano Grand Canyon #39706; concrete roof tiles - Boral Mission S padre brown flashed, 1M sss 3020; Eagle Roof tiles Capistrano color 3687; Boral Villa Pinto Blend Slurry finish; Eagle (Bel Air) flat concrete tiles #3548 Palo Verde; Eagle 4679 concrete Bel Air (flat) slate range.

Paint

The entire house will be painted Dunn – Edwards Palette 18-15.

The body, pop outs, and pony wall will be painted Dunn – Edwards DEW343 Pearl Necklace.

They have requested Dunn – Edwards Wood Trim Only: DE6315 Black Pool for the trim area under the roof eaves.

Front door

The existing double doors and sidelights will be removed.

A new anodized black iron and rain glass pivot door with sidelights and a rectangular transom window will be installed.

Overall dimensions - 104" long x 144" high.

Door - 72" long x 11" high.

Sidelights – 16" wide x 11" high.

Transom – 104" long x 33" high.

Courtyard

A courtyard will be constructed that will connect to the front columns and extend to meet the house on the right and left.

A gate will be installed between the columns.

The walls will be painted Dunn – Edwards DEW343 Pearl Necklace.

Gates

Courtyard gate - A 2.36" wide x 42" high black iron front patio gate with vertical slats will be installed.

RV gate – A same size 60" wide x 72" high black iron RV gate will replace the current RV gate.

The new gate will have vertical slats with open spacing.

Light fixtures

All exterior lights fixtures will be replaced.

A total number of fixtures will be supplied by the homeowner.

No new fixtures will be installed in new locations.

The vertical black metal and black ripple glass wall mount fixtures measuring 30" high x 5' wide ET2 LED E30283-125BK fixtures use 2 bulbs each.

Each fixture is 3000K AC integrated, and 840 lumens each.

Garage doors

Clipay Avante black aluminum and glass garage doors will be installed.

The doors have a black anodized frame and 4 rows of white laminate glass panels.

Information requested:

Painting - Verification that this is wood trim and not stucco to allow a wood trim only color to be used in this location.

Courtyard walls - wall length, height and pop out details as well as materials, finishing and setback measurements.

Courtyard – Plan view drawing showing setbacks.

Courtyard - a clear full scaled elevation for the new and existing together.

Courtyard Gate – material.

Courtyard Gate - the width, height, and information of support columns.

Tile sample received – for courtyard? Front walkway?

No information received for walkways.

Light fixtures – specs say dimmable also say not dimmable.

A physical sample of tile has been received.

Full size drawings have been received.

Disclosures sent – no responses.

**07. Subm. # 622657 – Wall modification, walkway, gate, landscape, landscape lighting –
Lakeview Estates**

10327 N. 99th St.– Mettemeyer

The homeowners are requesting approval to adjust the privacy wall, move walkway, add a gate, landscape, landscape lighting. The homeowners were just approved to paint the house and walls Sherwin Williams SW7570 Egert White.

Walls

Front privacy wall

The 13' long x 8' wide x 4' high privacy wall will be moved back to be flush with the garage. once moved a 4x4 entry gate is being placed in the center of the wall.

In the new location, the wall will be 24' from the inside edge of the sidewalk, 23' from the south shared property line and 42' from the north shared property line.

It will be finished to look the same as existing.

Trash bin wall

The current trash bin wall on the left side of the driveway will be removed.

Poured concrete will be done to match the driveway where the wall was previously.

Walkway

The front walkway will be moved to be centered with the front door.

The walkway will be the same dimensions, 4' wide x 48' long.

Platinum Ice brushed Travertine pavers will be installed as step pads, the same as the example of these pavers on the lakeside of the home.

Gate

An 4x4 oxidized steel gate will be manufactured and installed in the wall opening centered over

the new walkway.

A picture has been supplied.

There will not be any support columns.

Landscape

The following plants will be installed:

2 aloe Verde, 1 desert spoon, 2 giant Hesper aloe, 14 lady slipper, 5 silver spurge, 3 firecracker bush, 8 silver queen sage, 2 Mediterranean fan palm, 1 Tecoma orange

1 bubble gum sage, 18 hopseed bush, 12 Little boxwood, 1 Texas sage, and 6 bougainvillea pink.

Palomino gold .5" – 1" screened will be installed.

Font

In addition to the plants on the plan view, 2 new Palo Verde tree will be planted 15' from the north property line and 15' and 20' from the inside edge of the sidewalk.

The left and right sides will remain grass. The artificial turf will not be laid.

A linear 4' deep planting beds will be added along the courtyard walls.

Back

In addition to the plants on the plan view, a Saguaro will be planted in the location of a Queen palm. Waiting for setback measurements.

Landscape lighting - Front

7 Path lights - Universal aluminum powder coated black 1" wide x 21" high x 6" deep L shaped path lights will be installed spaced every 7'. Count unknown.

Each fixture will have a frosted glass lens and will be low lumens.

5 Well lights - Well lights black aluminum measuring 4.875" wide x 4.5" high will be installed near the driveway.

Disclosures sent – no responses.

08. Subm. #623519 – Closet addition – MV/Heritage Place

10978 E. Palomino Rd.– Latzman

The homeowners are requesting approval to construct an addition.

A 155 square foot 9.4' wide x 18' long closet addition will be constructed on the west side of the home.

This closet addition will tie into the master bedroom.

The addition will have stucco to match the existing, paint, pop outs, and a flat foam roof to match the house.

The addition will be 30.4' 13/16" distance from the privacy wall.

There will be 3 windows installed 7' from ground level for privacy and light.
The windows will match the existing windows on the house.
The total lot coverage will be 26.7%.

Full size plans are available in the office.

Disclosures sent – no responses.

09. Subm. #624051 – Monument sign, wall sign - Nyah Nail – Mercado

10105 E. Via Linda Ste A108 - Pacely

The business owner is requesting approval to install a monument sign and wall sign.

Monument sign

An 8' long x 1.875" high aluminum panel with white acrylic backing and black perforated vinyl letters saying, Nyah Nail Boutique will be installed in the top slot on the Via Linda monument.

Wall sign

A 4.2" high x 9.5" wide internally illuminated black pan channel letter sign will be installed centered over the entry to the business.

The sign will be flush mounted to the wall of the building with white LED lighting, 5" black aluminum returns, .75" black aluminum returns and .75" black trim cap retainers.

The sign will be black during the day and white at night.

No disclosures sent.

10. Subm #624046 – Requesting approval of unapproved changes– Ensenada Del Oro

10474 N. 96th Pl.- Sun

The homeowner is requesting approval of unapproved changes.

The homeowner was approved for an addition, stucco, paint, and part windows on 2.12.2025.

The project is nearing completing and some of the work was done differently than approved.

The following are the unapproved changed made.

1. The 12' thick wood pop out detail added on the addition's front and interior walls has been wrapped in brown metal.
2. The 12' wood beam over the entry way and the pop out detail added to the addition's front and interior walls are both approved to be wood that is painted weathered brown.
3. An ridged metal material has been added on top surfaced of the of the 12" pop out detail on the addition.
4. The addition's approved roof line pop out detail was omitted and substituted with a metal edge on the top of the parapet wall.

2.12.2025 Minutes

MOTION: It was moved to **approve** the addition, stucco, paint house, and windows, and a partial windows installation with the stipulation that all the front windows be replaced with new windows in the same size and location as the existing windows.

The existing lot coverage is 33%. The new lot coverage will be 35%.

Addition

The addition will be constructed in the location of the existing front courtyard on the northeast side of the house.

The north wall of the addition will be 18.75' long, the east/front wall will be 18.2' long.

The setback from the new front wall will be 22' to the east, inside edge of the sidewalk.

The setback from the 6' tall north shared wall will be 6.3' $\frac{3}{4}$ ".

The interior wall of the addition will cut into the existing structure next to the window pop out.

The addition's flat roof line will be 11' high which includes a 15" parapet wall with pop outs.

A 12" thick wood pop out detail will be added to the left front and interior side of the addition to tie into the existing wood beams at the height of the overhead garage door popout.

Paint

The entire house will be painted Dunn – Edwards Palette 17-15.

The body, pop outs, garage doors, and pony wall will be painted Dunn – Edwards DEC740 Sandcastle.

The wood trim will be painted Optional Wood Trim Color DEC756 Weathered Brown.

Motion passed.

No disclosures sent.

Administrative Agenda Item:

A second draft of proposed language regarding commencement of work prior to permits will be presented for discussion.

Administrative Agenda Item:

Committee meeting dates for the 2026 calendar year.

Administrative Agenda Item:

Ratification of approval for the patio cover and railing submittal for the Kiley residence if applicable.

Adjournment.