

**SCOTTSDALE RANCH COMMUNITY
ASSOCIATION ARCHITECTURAL
COMMITTEE MEETING
Held in person and via Zoom
10585 N. 100th Street
Wednesday September 9, 2026,
3:30 p.m.**

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF PREVIOUS MINUTES**
 - **August 12,2026, Minutes**

04. Subm. #660503 – Walkway, driveway extension, and hot tub – Catalina

10535 E San Salvador Dr. – Rossie

The homeowner is requesting approval for a walkway, driveway extension, and a hot tub.

Walkway

Regrade the east side of the driveway behind the shared mailbox for drainage and add .75" Desert gold granite. No plantings submitted. Verification of the bush behind the mailbox to remain, then no plantings will be needed.

A 22' long x 75' wide at the widest point curved L shaped walkway connecting the driveway to the side gate will be laid in a 3-piece pattern, trimmed soldier pattern, using Phoenix pavers in the color Tierra Norte.

At the closet point, the curved walkway will be 18" from the shared property line.

Driveway extension

A driveway extension using pavers will be laid next to the right side of the driveway, extending from the sidewalk to the entry walkway.

Phoenix pavers in the color Tierra Norte pavers, laid in a 3-piece pattern and trimmed with side-by-side pattern Tierra Norte rectangular pavers.

The total area measures 5' wide x 16.6' long.

Hot Tub

A 10' x 10' paver pad consisting of Phoenix pavers in the color Tierra Norte will be installed in the back yard for a hot tub installation.

The pad and hot tub will be located 3' from the north side privacy wall and 15' from the back east privacy wall.

The hot tub has brown sides and a white top surface.

Information requested:

What is the height of the hot tub?

What is the height of the shared wall next to the hot tub?

Disclosures sent – No responses.

05. Subm. #661179 – Complete Rebuild – Haciendas Del Lago

9637 E Gold Dust Ave. – Friedman

The homeowner is requesting approval to rebuild the house.

The entire house walls and all foundation will be removed.

A 2-story house with a front courtyard, 1 balcony, 2nd floor deck, landscaping, 3 bay garage, a pool, spa, BBQ, and fire feature areas are being added to the backyard.

A 4997 square foot house will be built.

The total lot coverage will be 40% of the 40% allowable.

House

The new raised pad will be 8" min up to 12" high.

The front wall of the new house will be 70' wide (side to side) x 69.6' deep (front to back) x 28.2' tall at the top peak AFG above finished grade.

The roof will have Eagle Sierra madre #4503 Bel Air (flat) roof tiles installed. (This roof tile has been approved for Ensenada Del Oro, Lakeview Estates and The Island communities. This roof tile has not been approved for the Haciendas Del Lago community yet.)

The roof overhang will be 2'.

The side second floor section of the home behind the garage will have a 24' long parapet wall that measures 16' from ground to top with a 2" cap. An 11.6' long x 3' high AC screen wall will also be built behind the parapet wall.

Decorative 10" wide x 2.6' tall gable vents will be installed on the fascial at both ends of the street facing structure.

A 3' deep x 11' long metal canopy will be attached to the back of the home over the master suite doors. It will be flush with the side of the house and painted Dunn – Edwards DEC771

Shaggy Barked.

Scuppers will be installed and a new propane tank will be buried in front of the courtyard wall.

New 6' high privacy walls will be constructed on both front sides of the home with 6' high with 3' wide horizontal slat metal gates will be installed in the new privacy walls.

Colors

The house and all walls will have a medium sand stucco finish and painted Dunn – Edwards Palette 18-15.

The body, pop outs and all walls including privacy and pony walls will be painted Dunn – Edwards DEW 343 Pearl Necklace.

The fascia, exposed metal balcony, gates, canopy, lattice, railing, and garage doors will be painted Dunn – Edwards DEC771 Shaggy Barked.

The stucco trim and recesses will be painted Dunn – Edwards DEC773 Heather.

Hardscape

The driveway, walkway, courtyard, and backyard pavers will be Arizona pavers in the color Urban Gray

in a 4-piece pattern.

Courtyard/Entry

A 23' wide x 9.10' deep front courtyard consisting of 3 – 2' square x 4.8' high columns and 4.2' high CMU walls with 9 – 8" square cut outs will be installed at the front entry to a larger interior courtyard.

The courtyard will be 14.2' from the inside edge of the sidewalk.

A set of custom fabricated 6' wide x 5.4' high steel gates will be installed. The gates will have horizontal steel panels on the lower section with the top 3rd will have a metal X design.

Coronado stone Carolina Rubble grouted sandstone veneer will be installed on courtyard columns and front entry.

The columns will have stone caps.

The front door entry access is within the courtyard.

The front door area will be trimmed above and below with Weslake Royal stone ESR-1215 synthetic brick panels and will have a 60 sq ft cover.

Garage

A street facing 619 square foot 3 bay garage will be on the west front end of the home.

The front setback for the garage will be 25'.

An Amarr LI2000 flush panel garage door with slimline panel frosted windows will line the top and side of the door. The garage door will be painted Dunn – Edwards DEC771 Shaggy Barked.

The driveway will be 26.7' wide.

Doors/Windows

The front door will be full glass with a black frame.

All windows and sliding doors will be vinyl black/dark bronze.

All windows will have a 3" visible glass to frame edge measurement.

A set of 12' wide multi panel doors will be installed on the second-floor covered deck.

A 20' long x 9.10' high set of multi panel doors will be installed on the ground level accessing the covered patio.

Balcony/2nd floor deck/Covered patio

There will be 1 balcony, 1 second-floor deck and 1 covered patio on the house.

The front street facing balcony measures 6' wide x 3.6' deep with 3.6' tall railing.

2. A 22' wide x 12' deep 264-sq-ft-lattice covering second floor deck will be constructed on the back southwest of the house. This deck will occupy a portion of the back and west back corner of the second floor. There will be a corner support post and 3.6' tall railing.

3. A 28' long x approximately 12' deep covered patio will be on the back of the house.

Lighting

A total of 20 light fixtures will be installed.

10 light fixtures on the front of the house, 3 fixtures on the right/west side of the house, and 7 on the back of the house.

All light fixtures are from the same family, in 3 different sizes. The balcony fixtures will be smaller.

Novus indirect garage lights - (small 23.6" x 4" 19 watt, Medium 31.5" x 4" 20 watt, Large 59" x 4" 30 watt) natural 4000K less than 700 lumens each.

Backyard Features

All structures will have Coronado Stone Carolina Rubble veneer with Sandstone blend grout on the sides and a concrete natural color cap.

A barbecue seating area and fire feature area are being added to the backyard just off the patio deck, 17' from the west shared wall, over 40' from the south shared wall and over 50' from the east shared wall.

A fire element will be installed approximately 12' from the west shared wall and over 24' from the back/south shared wall.

Pool/Spa/Water feature

A rectangular pool with a spa, water feature and planter will be built at the back of the home and surrounded by stone decking.

The 3' high x 8' long planter will be constructed 6' from the back/south shared wall, 24' + from the west shared wall and 22'+ from the east shared wall.

The water feature will spill from the planter wall and consist of 3 stainless steel tubes

The pool and the spa will be 10'+ from the south/back shared wall and 24' from the west shared wall and 22' from the east shared wall.

The spa will have a 13" high seating ledge and a 1.4' high spill edge into the pool.

The pool equipment will be on the south/back of the pool, approximately 2' from the back privacy wall.

Landscaping

Areas of Cynodon hybrid Tifway 19 hybrid bermudagrass will be installed in the front and back areas of the house.

The following types of plantings will be installed.

Trees –

Desert Museum Palo Verde –

backyard - 12' from the west shared wall, 40'+ from the south shared wall.

front yard – 10' to the inside edge of the sidewalk, 15' to the east shared property line.

Texas Mountain Laurel – 25' from the south shared wall, 15' from the west shared wall

Trees stricken from the updated landscape plans - Southern Live Oak, Red Push Pistache, and Fan West Ash.

Shrubs – Little Ollie Olive, Orange Jubilee, Red Bird of Paradise, Sage, Yellow Bells, Regas Mist Deer Grass, Hopseed, Oleander, Cape Honeysuckle, Parry's Agave, Pencil Cactus.

Ground Cover – Lantana, Morning Glory, Trailing Rosemary.

Information requested:

Desert Museum Palo Verde require a 15' setback.

Full size plans are available in the office.

Disclosures sent – No responses.

06. Subm. #663354 – Enclose partial covered patio – Lake Serena Estates

10215 N. 103rd Pl. - Balolia

The homeowners are requesting to enclose the west end of the covered patio.

The 13.3' deep x 13.10' wide section of the covered patio will be enclosed and the area in front will be squared.

The new setbacks will be 9.3' to the lake edge, and 12.11' to the east shared wall.

The existing roofline will not change and the new interior roof area being added will match the existing flat roof.

A scupper will be added to the parapet section.

This will add 222 square feet to the livable space for a total of 43.26% lot coverage.

A new approximately 4' wide pathway surface will be laid outside the newly enclosed area on the lake side of the room.

A 4040 window will be added to the east wall and a 2' 6" wide x 6' 8" tall door will be added to the south wall of the new room.

The new door and window will match the existing.

The existing patio slab will be saw cut and reused in front of the new wall that faces the lake as shown.

Information required:

Are new doors and windows above the sliding doors being installed or are the doors and windows being reused? If they are new sliding doors, brand, color, material, dimensions, and an example picture (brochure picture is fine) from the exterior view as they will look installed is required. The information for the new window on the west side is needed.

Side - Brand, color, material, dimensions, and visible glass to frame edge measurement for the new window and a remaining window's visible glass to frame edge measurement and color are all needed.

New side door material, color, example picture.

Full size plans are available in the office.

Disclosures sent – No responses.

07. Subm. #663280 – Shade structure – Lakeview Estates

10489 N. 99th St. – Aliabadi

The homeowners are requesting approval to install a shade structure.

The 10' x 10' x 8.6' Spanish Brown Alumawood solid roof shade structure will be constructed in the back of the home, 2.5' from the east shared wall, 44.9' from the west shared wall and 20' + from the lake's edge.

The cantilevered structure's 2 6' Spanish Brown Alumawood posts will be secured by footings in concrete.

The homeowners were just approved to paint Pearl Necklace (body, pop outs, walls) and Weathered Brown (wood trim, garage doors). The shade structure will be Spanish Brown to go with the wood trim color.

Disclosures sent – no responses.

08. Subm. #663337 – enclose the existing covered patio, add a new attached covered patio, full windows, entry door, lighting, paint – Catalina

10468 E Mission Ln. – LPS Enterprise, LLC

The homeowner is requesting approval to enclose the existing covered patio, add a new attached covered patio, full windows, entry door, lighting, and paint.

The 323 square foot covered patio will be enclosed.

A new 350 square foot covered patio will be constructed.

The new lot coverage will be 41.3%.

Patio Enclosure

The existing footprint, setback measurements nor roof line will not change.

Walls will be added under the existing roofline that will have stucco and paint to match.

A 16' long multi panel door and window will be added to the new rear/north wall.

A window will be added to the new side/west wall.

New attached patio cover

An aluminum 102" high x 35' long x 10' deep solid roof patio cover will be added to the back of the home.

The structure will be supported by pillars and brackets that will be attached to the roof.

This structure will be 25' from the back/north shared wall, and will be 8' 7 5/16" from the west shared wall.

Full windows, Sliding door

All windows and sliding doors will be replaced with Milgard A250 anodized bronze aluminum windows and doors without grids.

1 new window location will be added on the west/side wall of the new enclosure.

The existing windows that will be replaced will be the same size and in the same location.

The new windows will be: (back of house) Great room, one 192x80 OXXO Slider, one 36x36FXD, one 72x36XO. Primary Bedroom, one 72x80XO Slider, one 36x60SH (All shown on the elevations).

Entry doors

The existing 6.8' tall entry doors will be removed.

A new set of 62x80" entry doors with a centered single lite vertical glass panels will be installed.

The doors will be painted Sherwin – Williams SW7504 Keystone Gray.

Lighting

All the existing light fixtures will be replaced.

2 new lighting locations will be added on each side of the overhead garage door in line with the top of the pop around the overhead door.

The rectangular wall sconce fixtures have black metal frames with 3 open sizes of glass and an exposed bulb.

The light fixture overall size: 4.75 in. W x 5.5 in. E x 13 in. H, the body is 4.75 in. W x 4.75 in. E x 10.75 in. H, the back plate is 4.75 in. W x 0.75 in. E x 4.75 in. H

The bulbs used: 60-Watt Equivalent ST19 Dimmable Straight Filament Clear Glass E26 Vintage Edison LED Light Bulb, Soft White (2700 Kelvin, 800 Lumens)

Paint

The entire house will be painted Sherwin – Williams Scheme 11-15.

The body, pop outs, and all walls including privacy and pony walls will be painted Sherwin – Williams SW7570 Egert White.

The wood trim, garage door, side gate, and front door will be painted Sherwin – Williams SW7504 Keystone Gray.

Keystone gray is not to be used on any stucco surfaces of the home.

Information requested:

Visible glass to frame edge measurement picture for new windows.

Disclosures sent – no responses.

09. Subm. #663363 – Driveway extension – Ensenada Del Oro

10474 N. 96th Pl. – Sun

The homeowners are requesting approval for a driveway extension.

Both sides of the driveway will be expanded with pavers.

The left side of the driveway will be extended 14" wide, starting at the inside edge of the sidewalk, all the way up to the wall of the residence.

The right side of the driveway will be extended 24" wide, starting at the inside edge of the sidewalk, all the way up to the wall of the residence.

The granite will be removed, and Pavestone RumbleStone concrete plank pavers will be laid in a 3-pice pattern.

Disclosures sent – no responses.

Adjournment.