

# CITY COUNCIL REPORT



Meeting Date: July 7, 2022  
 General Plan Element: *Character and Design*  
 General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

## **ACTION**

**Cavasson Phase 3A**  
 3-PP-2019#4

### **Request to consider the following:**

1. Approval of an amendment to a final plat (3-PP-2019#2) to add two lots and associated tracts, on a +/-30-acre site located at the southeast corner of N. Miller Road and E. Legacy Blvd., with Planned Community District, Planned Airpark Core (P-C PCP) zoning.

### **Goal/Purpose of Request**

The applicant's request is for approval of an amendment to a previously approved final plat (3-PP-2019#2)

### **Key Items for Consideration**

- Development Review Board considered the original preliminary plat (3-PP-2019#2) at the 5/21/2021 hearing and voted to approve (7-0)

## **LOCATION**

N 76th St

## **OWNER**

GH Legacy Investors, LLC  
 (480) 998-2661

## **APPLICANT CONTACT**

Taylor Tryhus  
 Hubbard Engineering  
 (480) 998-2661



## **BACKGROUND**

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### **Preliminary Plat**

The original request was for a preliminary plat (PP) consisting of one lot, which was approved by the DRB on 5/21/2021. Subsequent to the DRB hearing, the applicant requested a change to the PP to allow for three lots instead of one. Staff analysis determined the request did not affect infrastructure demands and did not require any changes to the Transportation Master Plan for Cavasson; as such, the revised plat configuration was processed administratively.

### **General Plan**

The subject site is located within the Crossroads East Master Plan, which encompasses +/- 1,000 acres and is designated by the 2001 General Plan as a Growth Area, with a Mixed-Use Neighborhoods land use designation, and for portions of the property east of North Hayden Road, north and south of Loop 101, the property is designated as Employment. The entire master plan area is also designated with the Regional Use Overlay.

### **Greater Airpark Character Area Plan**

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located within the Greater Airpark Character Area Plan, a policy document that offers guidance to the community regarding future growth and development decisions within this area of the city.

### **Zoning**

Zoning for the site is Planned Community District, Planned Airpark Core (P-C PCP), which allows for horizontal and vertical mixed-use development as well as supporting commercial and residential uses.

### **Context**

The subject property is located within the Cavasson PCD, specifically at the southeast corner of N. Miller Road and E. Legacy Blvd. Land to the west and north is vacant and owned by the Arizona State Land Department.

### **Adjacent Uses and Zoning**

- North: Vacant, zoned P-C
- South: Vacant, zoned P-C PCP
- East: Vacant, zoned P-C PCP
- West: Vacant, zoned P-C

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

- Scottsdale General Plan 2001, as amended
- Greater Airpark Character Area Plan
- Zoning Ordinance
- Land Division Ordinance

- 3-PP-2019#2: Approved original final plat for Phase 3 at Cavasson

## **IMPACT ANALYSIS**

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### **Plat**

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The plat consists of three lots and associated rights-of-way, tracts and easements.

### **Policy Implications**

This final plat is consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the City Council approve the Cavasson Phase 3A final plat.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

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Greg Bloemberg  
Project Coordination Liaison  
480-312-4306  
E-mail: [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov)

**APPROVED BY**

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Greg Bloemberg, Report Author

7/5/2022

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Date



for

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

7/5/2022

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Date



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Erin Perreault, AICP, Acting Executive Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

07/05/2022

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Date

**ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Final Plat



Context Aerial

3-PP-2019#2

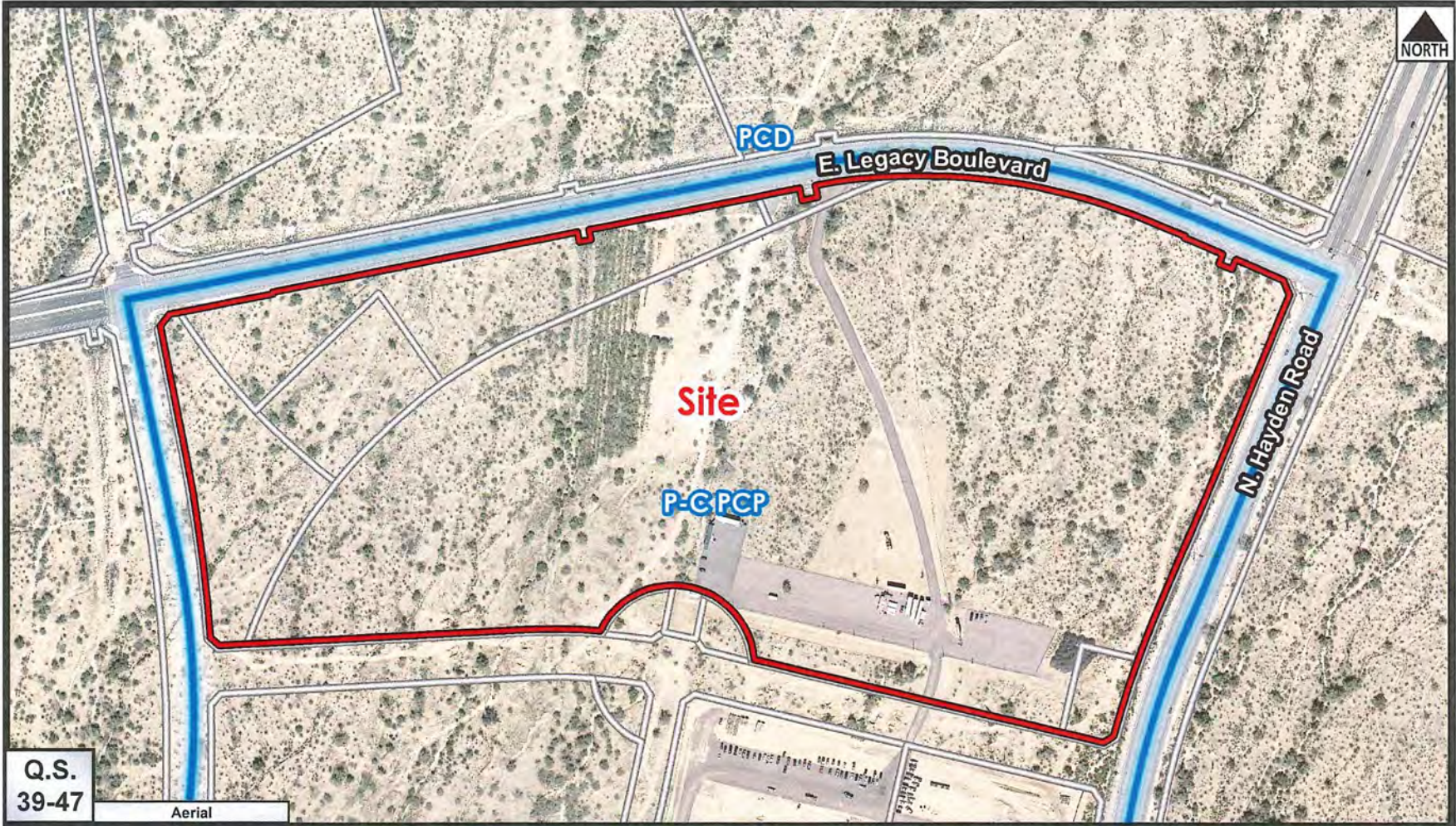


Q.S.  
39-47

Google Earth Pro Imagery

Close-up Aerial

3-PP-2019#2



Q.S.  
39-47

Aerial

Zoning Aerial

3-PP-2019#2





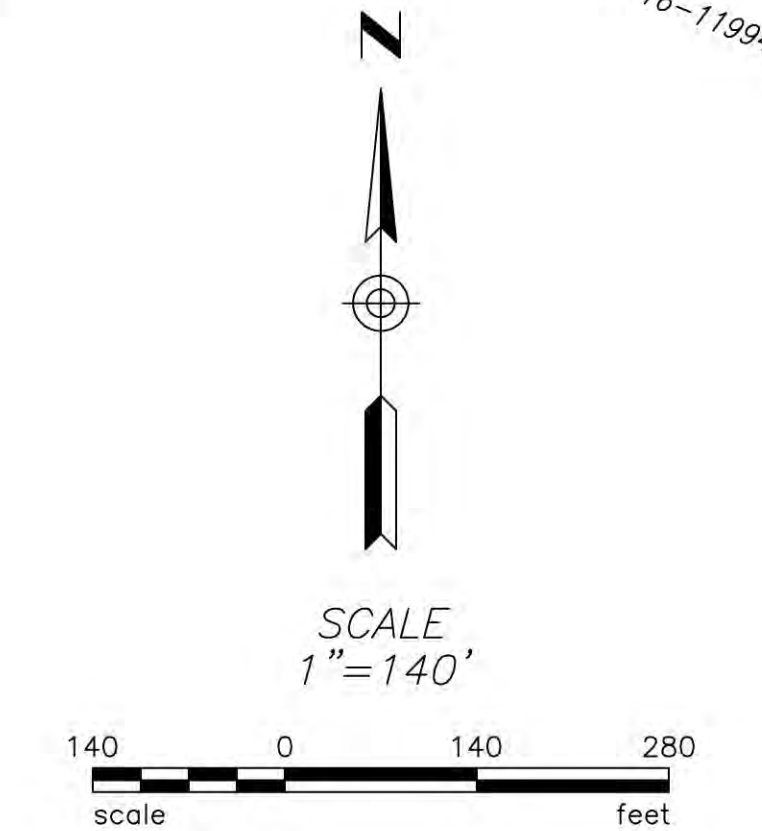
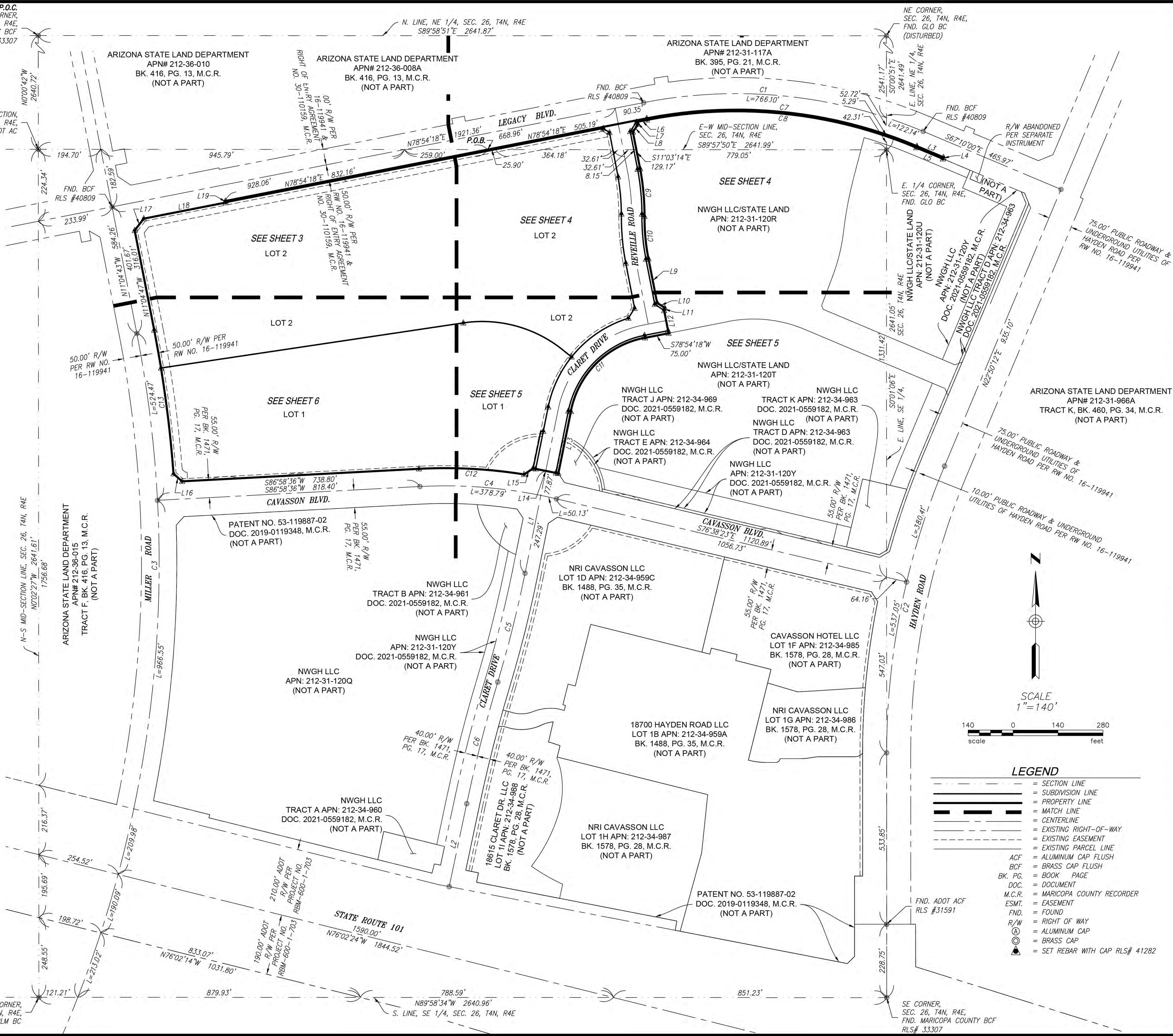
P.O.C.  
N. 1/4 CORNER,  
SEC. 26, T4N, R4E,  
FND. MARICOPA COUNTY BCF  
RLS# 33307

N. LINE, NE 1/4, SEC. 26, T4N, R4E  
S89°58'31"E 2641.87'

NE CORNER,  
SEC. 26, T4N, R4E,  
FND. GLO BC  
(DISTURBED)

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N11°26'43"E	325.16'	L17	N37°43'09"E	46.58'
L2	N11°55'29"E	264.19'	L18	N78°54'18"E	259.99'
L3	S67°10'00"E	89.84'	L19	N11°05'32"W	5.00'
L4	S22°50'10"W	5.00'	L20	S11°05'42"E	200.06'
L5	N67°10'00"W	89.84'	L21	S33°55'32"W	35.37'
L6	S78°54'18"W	30.09'	L22	S11°05'42"E	143.05'
L7	S11°09'55"E	8.00'	L23	S56°05'42"E	35.36'
L8	S33°55'32"W	28.74'	L24	S78°54'18"W	75.00'
L9	S11°05'42"E	139.73'	L25	N31°49'11"E	36.61'
L10	S56°05'42"E	28.73'	L26	N11°05'42"W	143.34'
L11	S11°24'18"W	8.66'	L27	N56°27'11"W	22.77'
L12	S11°05'42"E	72.00'	L28	S51°20'47"E	36.38'
L13	S11°26'43"W	196.86'	L29	S11°05'42"E	8.01'
L14	N78°36'44"W	80.00'	L30	S83°44'03"W	8.01'
L15	S56°23'16"W	34.12'	L31	S52°32'52"E	8.00'
L16	N48°32'04"W	35.67'	L32	S60°12'32"E	8.00'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	33°55'42"	1500.00'	888.24'	S84°07'51"E 875.32'
C2	22°51'18"	2300.00'	917.46'	S11°24'33"W 911.39'
C3	32°19'15"	3730.00'	2104.12'	N05°04'51"E 2076.33'
C4	16°23'01"	1500.00'	428.92'	S84°49'54"E 427.46'
C5	5°16'12"	3800.00'	349.51'	N14°04'48"E 349.39'
C6	4°47'25"	4680.00'	391.28'	N14°19'12"E 391.17'
C7	33°55'42"	1449.99'	858.63'	S84°07'51"E 846.14'
C8	33°55'42"	1445.00'	855.67'	N84°07'51"W 843.22'
C9	9°15'42"	801.28'	129.52'	S05°04'20"E 129.38'
C10	12°07'40"	660.21'	139.74'	S05°00'42"E 139.48'
C11	68°29'36"	289.11'	345.61'	S45°10'30"W 325.39'
C12	12°06'21"	1555.00'	328.55'	N86°58'14"W 327.94'
C13	6°50'43"	3785.00'	452.20'	N07°39'25"W 451.93'
C14	67°27'36"	333.00'	392.07'	N45°10'30"E 369.82'
C15	12°05'02"	700.21'	147.68'	S05°02'01"E 147.40'
C16	9°11'18"	761.28'	122.09'	S05°04'26"E 121.95'
C17	9°14'50"	793.28'	128.03'	N05°04'21"W 127.89'
C18	12°07'07"	668.21'	141.33'	N05°00'58"W 141.07'
C19	67°27'36"	301.00'	354.40'	N45°10'30"E 334.28'
C20	61°20'14"	365.00'	390.75'	S42°06'50"W 372.35'
C21	12°03'02"	732.21'	154.00'	S05°03'00"E 153.72'
C22	9°07'35"	729.28'	116.16'	S05°04'29"E 116.04'
C23	47°04'28"	400.50'	329.06'	S74°54'55"E 319.88'
C24	2°19'49"	200.00'	8.13'	N88°56'22"W 8.13'
C25	26°19'35"	25.50'	11.72'	N57°33'29"W 11.61'
C26	18°49'59"	25.50'	8.38'	N68°21'29"E 8.34'
C27	6°40'25"	3813.00'	444.13'	S07°44'34"E 443.88'



**LEGEND**

- SECTION LINE
- SUBDIVISION LINE
- PROPERTY LINE
- MATCH LINE
- CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING PARCEL LINE
- ALUMINUM CAP FLUSH
- BRASS CAP FLUSH
- DOCUMENT
- MARICOPA COUNTY RECORDER
- EASEMENT
- FOUND
- RIGHT OF WAY
- ALUMINUM CAP
- BRASS CAP
- SET REBAR WITH CAP RLS# 41282

ACF = ALUMINUM CAP FLUSH  
BCF = BRASS CAP FLUSH  
DOC. = DOCUMENT  
M.C.R. = MARICOPA COUNTY RECORDER  
EASMT. = EASEMENT  
FND. = FOUND  
R/W = RIGHT OF WAY  
⊙ = ALUMINUM CAP  
⊙ = BRASS CAP  
⊙ = SET REBAR WITH CAP RLS# 41282

1201 S. Alma School Rd.  
Phoenix, AZ 85020  
Meas. AZ 85210  
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FINAL PLAT  
CAVASSON - PHASE 3A  
City of Scottsdale, Maricopa County, Arizona

Project No. 18114  
Date 06/22/22  
Project Eng. ADRIAN M. BURCHAM

Sht. 2 of 6  
PLAN CHECK NO.: 1838-21-4

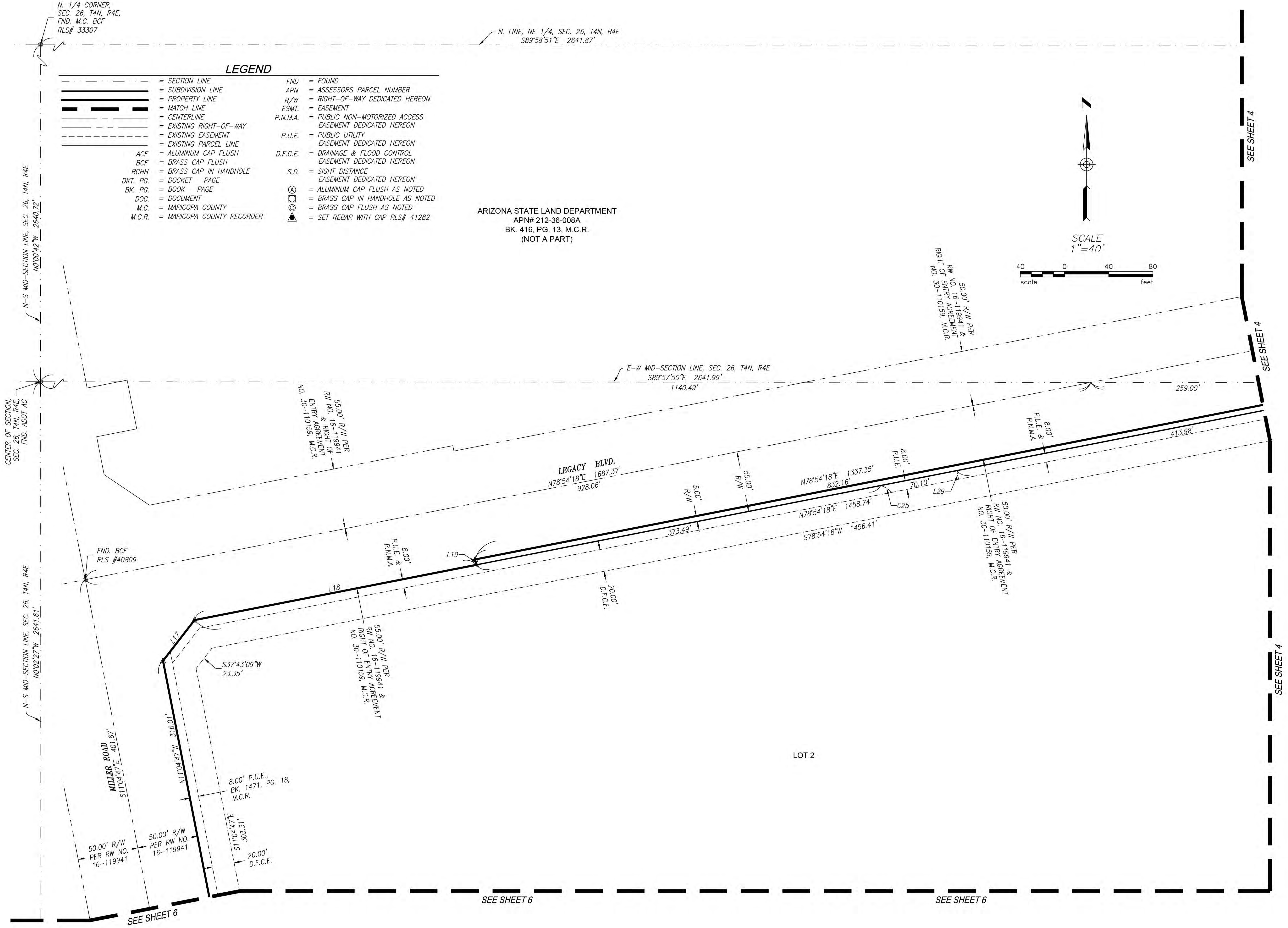
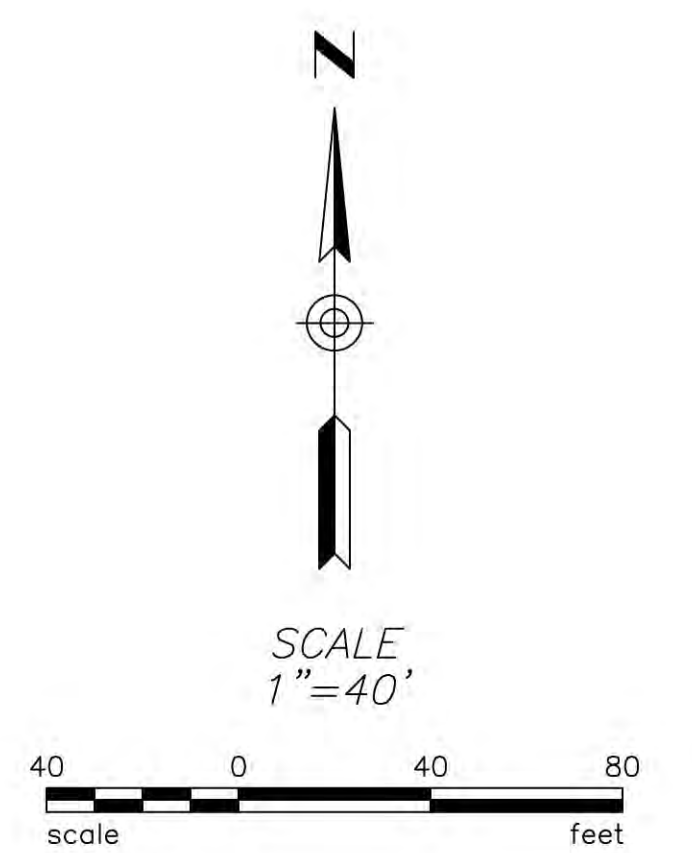
N. 1/4 CORNER,  
SEC. 26, T4N, R4E,  
FND. M.C. BCF  
RLS# 33307

N. LINE, NE 1/4, SEC. 26, T4N, R4E  
S89°58'51"E 2641.87'

**LEGEND**

- |          |                            |          |   |
|----------|----------------------------|----------|---|
| ---      | = SECTION LINE             | FND      | = FOUND   |
| ---      | = SUBDIVISION LINE         | APN      | = ASSESSOR'S PARCEL NUMBER                              |
| ---      | = PROPERTY LINE            | R/W      | = RIGHT-OF-WAY DEDICATED HEREON                         |
| ---      | = MATCH LINE               | ESMT.    | = EASEMENT  |
| ---      | = CENTERLINE               | P.N.M.A. | = PUBLIC NON-MOTORIZED ACCESS EASEMENT DEDICATED HEREON |
| ---      | = EXISTING RIGHT-OF-WAY    | P.U.E.   | = PUBLIC UTILITY EASEMENT DEDICATED HEREON              |
| ---      | = EXISTING EASEMENT        | D.F.C.E. | = DRAINAGE & FLOOD CONTROL EASEMENT DEDICATED HEREON    |
| ---      | = EXISTING PARCEL LINE     | S.D.     | = SIGHT DISTANCE  |
| ACF      | = ALUMINUM CAP FLUSH       | ⊕        | = ALUMINUM CAP FLUSH AS NOTED                           |
| BCF      | = BRASS CAP FLUSH          | ⊕        | = BRASS CAP IN HANDHOLE AS NOTED                        |
| BCHH     | = BRASS CAP IN HANDHOLE    | ⊕        | = BRASS CAP FLUSH AS NOTED                              |
| DKT. PG. | = DOCKET PAGE              | ▲        | = SET REBAR WITH CAP RLS# 41282                         |
| BK. PG.  | = BOOK PAGE                |          |   |
| DOC.     | = DOCUMENT                 |          |   |
| M.C.     | = MARICOPA COUNTY          |          |   |
| M.C.R.   | = MARICOPA COUNTY RECORDER |          |   |

ARIZONA STATE LAND DEPARTMENT  
APN# 212-36-008A  
BK. 416, PG. 13, M.C.R.  
(NOT A PART)



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Phoenix, AZ 85020  
Mesq, AZ 85210  
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FINAL PLAT  
CAVASSON - PHASE 3A  
City of Scottsdale, Maricopa County, Arizona

Project No. 18114	Date 06/22/22
Project Manager ADRIAN BURCHAM	Project Eng.

**LEGEND**

- SECTION LINE
  - - - SUBDIVISION LINE
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  - S.D. = SIGHT DISTANCE EASEMENT DEDICATED HEREON
  - ⊕ = ALUMINUM CAP FLUSH AS NOTED
  - ⊕ = BRASS CAP IN HANDHOLE AS NOTED
  - ⊕ = BRASS CAP FLUSH AS NOTED
  - ⚡ = SET REBAR WITH CAP RLS# 41282

N. LINE, NE 1/4, SEC. 26, T4N, R4E  
S89°58'51"E 2641.87'

ARIZONA STATE LAND DEPARTMENT  
APN# 212-31-117A  
BK. 395, PG. 21, M.C.R.  
(NOT A PART)

50.00' R/W PER  
RW NO. 16-119941  
& RIGHT AGREEMENT  
NO. 30-110159, M.C.R.

50.00' R/W PER  
RW NO. 16-119941  
& RIGHT AGREEMENT  
NO. 30-110159, M.C.R.

NWGH LLC/STATE LAND  
APN: 212-31-120R  
(NOT A PART)

ARIZONA STATE LAND DEPARTMENT  
APN# 212-31-117A  
BK. 395, PG. 21, M.C.R.  
(NOT A PART)

ARIZONA STATE LAND DEPARTMENT  
APN# 212-31-117A  
BK. 395, PG. 21, M.C.R.  
(NOT A PART)

NWGH LLC/STATE LAND  
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APN: 212-31-120R  
(NOT A PART)

NWGH LLC/STATE LAND  
APN: 212-31-120R  
(NOT A PART)

LEGACY BLVD.  
N78°54'18"E 1687.37'  
668.96'

N78°54'18"E 1337.35'  
414.80'

N78°54'18"E 1458.74'  
341.17'

E-W MID-SECTION LINE, SEC. 26, T4N, R4E  
S89°57'50"E 2641.99'  
779.05'

N. LINE, NE 1/4, SEC. 26, T4N, R4E  
S89°58'51"E 2641.87'

NE CORNER,  
SEC. 26, T4N, R4E,  
FND. GLO BC  
(DISTURBED)

LEGACY BLVD.  
C1  
L=766.10'

C7  
L=757.01'

C8  
L=756.11'

E-W MID-SECTION LINE, SEC. 26, T4N, R4E  
S89°57'50"E 2641.99'  
779.05'

E. LINE, NE 1/4, SEC. 26, T4N, R4E  
S07°05'17"E 2641.49'

L=122.14'

L=101.62'

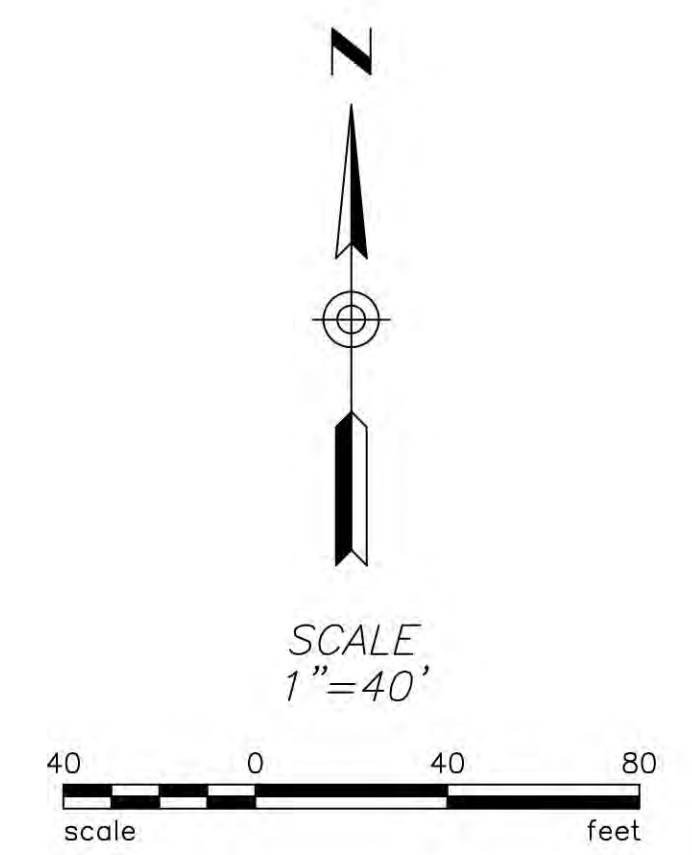
L=99.36'

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SEC. 26, T4N, R4E,  
FND. GLO BC

E. LINE, SE 1/4,  
SEC. 26, T4N, R4E  
S07°06'17"E 2641.05'

55.00' R/W PER  
RW NO. 16-119941  
& RIGHT AGREEMENT  
NO. 30-110159, M.C.R.

50.00' R/W PER  
RW NO. 16-119941  
& RIGHT AGREEMENT  
NO. 30-110159, M.C.R.



SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

MATCH BOTTOM LEFT

MATCH BOTTOM LEFT

MATCH BOTTOM LEFT

MATCH TOP RIGHT

MATCH TOP RIGHT

MATCH TOP RIGHT

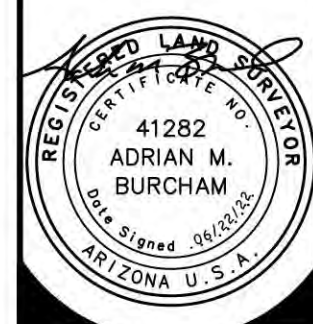
MATCH TOP RIGHT

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CAVASSON - PHASE 3A  
City of Scottsdale, Maricopa County, Arizona



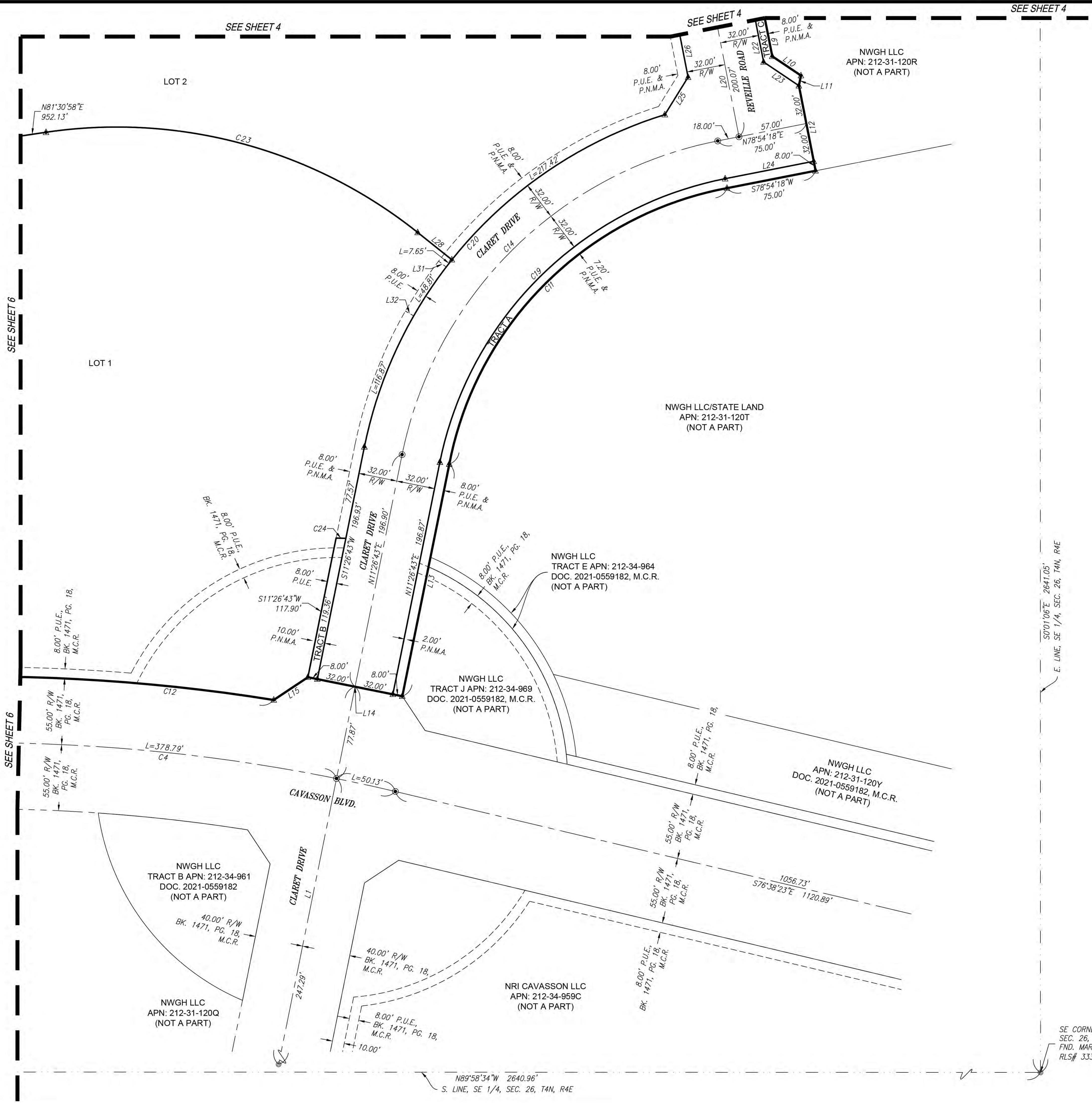
Project No. 18114	Date 06/22/22
Project Manager ADRIAN BURCHAM	Project Eng.

Sht. 4 of 6

PLAN CHECK NO.: 1838-21-4

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SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

SEE SHEET 6

LOT 1

LOT 2

NWGH LLC  
APN: 212-31-120R  
(NOT A PART)

NWGH LLC/STATE LAND  
APN: 212-31-120T  
(NOT A PART)

NWGH LLC  
TRACT E APN: 212-34-964  
DOC. 2021-0559182, M.C.R.  
(NOT A PART)

NWGH LLC  
TRACT J APN: 212-34-969  
DOC. 2021-0559182, M.C.R.  
(NOT A PART)

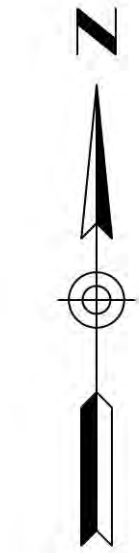
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TRACT B APN: 212-34-961  
DOC. 2021-0559182  
(NOT A PART)

NWGH LLC  
APN: 212-31-120Q  
(NOT A PART)

NRI CAVASSON LLC  
APN: 212-34-959C  
(NOT A PART)

NWGH LLC  
APN: 212-31-120Y  
DOC. 2021-0559182, M.C.R.  
(NOT A PART)

SE CORNER,  
SEC. 26, T4N, R4E,  
FND, MARICOPA COUNTY BCF  
RLS# 33307



SCALE  
1"=40'



LEGEND

- SECTION LINE
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- = SET REBAR WITH CAP RLS# 41282

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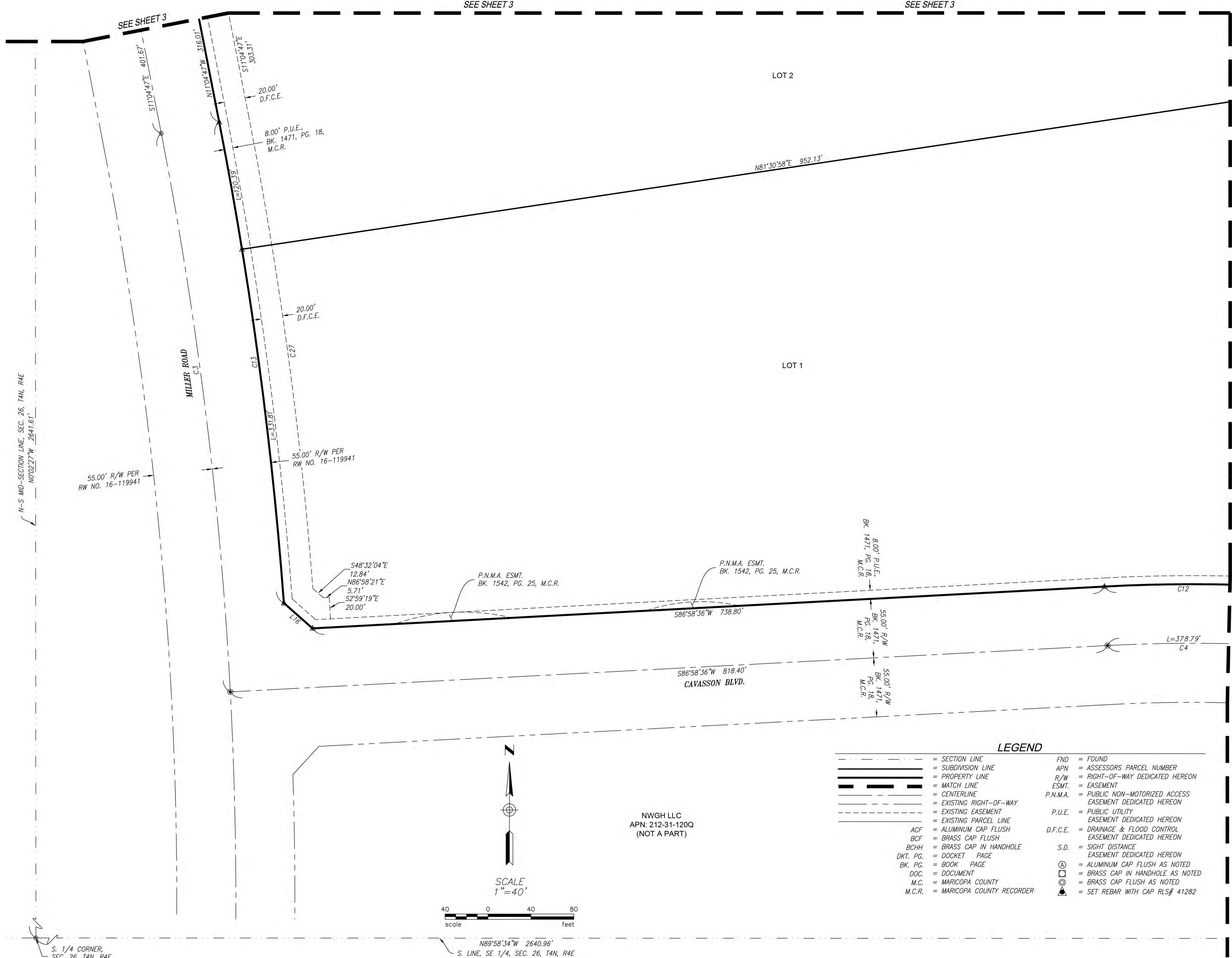


Date 06/22/22	Project Eng. ADRIAN BURCHAM
Project No. 18114	Project Manager ADRIAN BURCHAM

Sht. 5 of 6

PLAN CHECK NO.: 1838-21-4

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N-S MID-SECTION LINE, SEC. 26, T4N, R4E  
N07°02'27\"

55.00' R/W PER  
RW NO. 16-119941

MILLER ROAD  
C-3

8.00' P.U.E.  
BK. 1471, PG. 18,  
M.C.R.

20.00'  
D.F.C.E.

55.00' R/W PER  
RW NO. 16-119941

S48°32'04\"E  
12.84'  
N86°58'21\"E  
5.71'  
S2°59'19\"E  
20.00'

P.N.M.A. ESMT.  
BK. 1542, PG. 25, M.C.R.

P.N.M.A. ESMT.  
BK. 1542, PG. 25, M.C.R.

8.00' P.U.E.  
BK. 1471, PG. 18,  
M.C.R.

55.00' R/W  
BK. 1471,  
PG. 18,  
M.C.R.

55.00' R/W  
BK. 1471,  
PG. 18,  
M.C.R.

S86°58'36\"W 818.40'  
CAVASSON BLVD.

S86°58'36\"W 738.80'

N81°30'58\"E 952.13'

LOT 2

LOT 1

SEE SHEET 3

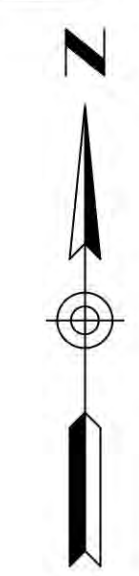
SEE SHEET 3

SEE SHEET 3

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5



SCALE  
1\"=40'



NWGH LLC  
APN: 212-31-120Q  
(NOT A PART)

N89°58'34\"W 2640.96'  
S. LINE, SE 1/4, SEC. 26, T4N, R4E

S. 1/4 CORNER,  
SEC. 26, T4N, R4E,  
FND. BLM. BC

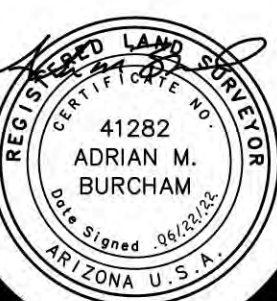
LEGEND			
	= SECTION LINE	FND	= FOUND
	= SUBDIVISION LINE	APN	= ASSESSORS PARCEL NUMBER
	= PROPERTY LINE	R/W	= RIGHT-OF-WAY DEDICATED HEREON
	= MATCH LINE	ESMT.	= EASEMENT
	= CENTERLINE	P.N.M.A.	= PUBLIC NON-MOTORIZED ACCESS EASEMENT DEDICATED HEREON
	= EXISTING RIGHT-OF-WAY	P.U.E.	= PUBLIC UTILITY EASEMENT DEDICATED HEREON
	= EXISTING EASEMENT	D.F.C.E.	= DRAINAGE & FLOOD CONTROL EASEMENT DEDICATED HEREON
	= EXISTING PARCEL LINE	S.D.	= SIGHT DISTANCE EASEMENT DEDICATED HEREON
ACF	= ALUMINUM CAP FLUSH		= ALUMINUM CAP FLUSH AS NOTED
BCF	= BRASS CAP FLUSH		= BRASS CAP IN HANDHOLE AS NOTED
BCHH	= BRASS CAP IN HANDHOLE		= BRASS CAP FLUSH AS NOTED
DKT. PG.	= DOCKET PAGE		= SET REBAR WITH CAP RLS# 41282
BK. PG.	= BOOK PAGE		
DOC.	= DOCUMENT		
M.C.	= MARICOPA COUNTY		
M.C.R.	= MARICOPA COUNTY RECORDER		

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www.hubbardengineering.com



FINAL PLAT  
CAVASSON - PHASE 3A  
City of Scottsdale, Maricopa County, Arizona



Date	06/22/22	Project Eng.	
Project No.	18114	Project Manager	ADRIAN BURCHAM

Sh: 6 of 6

PLAN CHECK NO.: 1838-21-4