



May 8, 2012

3-DR-2012  
Ryan Mott  
Shaw Associates  
6501 E Greenway Pkwy Ste 103  
Scottsdale, AZ 85254

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 3-DR-2012 Verizon PHO Cinco Soles

The Development Review Board approved the above referenced case on April 19, 2012. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Construction Document Submittal Requirements/Instructions
- This approval expires one (1) year from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
  - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator Keith Niederer, 480-312-2953.
- Table: "About Fees"
  - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at:  
<http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon it's characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

**Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.**

Sincerely,

Keith Niederer  
Senior Planner  
kniederer@ScottsdaleAZ.gov

## About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> <li>▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Commercial, foundation, addition, tenant improvement/remodel</li> <li>▪ Apartments/Condos</li> <li>▪ Engineering site review</li> <li>▪ Signs</li> <li>▪ Plat fees</li> <li>▪ Misc. Plan Review</li> <li>▪ Lot Tie/Lot Split</li> <li>▪ Pools &amp; Spas</li> <li>▪ Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, standard plans</li> <li>▪ Engineering site review</li> <li>▪ Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, detached structure, standard plans</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins

**Stipulations for the  
Development Review Board Application:  
Verizon PHO Cinco Soles  
Case Number: 3-DR-2012**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Young Design Corp. and Verizon Wireless, with a city staff date of 2/14/2012.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Young Design Corp. and Verizon Wireless, with a city staff date of 2/14/2012.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Conditional Use Permit application is 41-UP-92, Zoning application is 2-ZN-1992#2.

**ARCHITECTURAL DESIGN:**

**Ordinance**

- B. The artificial palm tree WCF shall not exceed thirty (30) feet in height.

**DRB Stipulations**

2. The artificial palm tree shall contain a minimum of sixty (60) fronds, sixty (60) percent of the fronds shall be ten (10) feet in length, and forty (40) percent of the fronds shall be seven (7) feet in length.
3. Antennas and mounting hardware shall be painted to match the color of the palm fronds.
4. Routine maintenance shall be performed on the palm tree fronds and trunk in order to sustain the original appearance and condition.
5. Antennas shall have cables back-fed.

**SITE DESIGN:**

**Ordinance**

- C. On the final plan submittal, the applicant shall submit a detail of the required emergency site marker or plaque, showing conformance with the Zoning Ordinance requirements. The site plan and elevations shall clearly identify the marker location and list the service providers name and emergency contact number.

**LANDSCAPE DESIGN:**

**Ordinance**

- D. With the final plans submittal, submit a Native Plant narrative and application, which shall include three (3) copies of the site plan and plant inventory to the One Stop Shop. The Native Plant application requirement is a separate submittal.

**DRB Stipulations**

6. Any landscaping disturbed or destroyed as a result of this construction shall be replaced with a like size and species, to the satisfaction of Inspection Services staff.

**AIRPORT:**

**DRB Stipulations**

7. With the final plans submittal, the applicant shall submit a Scottsdale Airport Vicinity Guidelines and Checklist and Declaration (Short Form). The applicant shall provide Aviation staff a copy of the FAA determination letter prior to final plans approval.

**ADDITIONAL ITEMS:**

**DRB Stipulations**

8. Submit a letter of authorization or redacted lease from the property owner granting permission for Verizon to obtain building permits.
9. Obtain permits as required by the One Stop Shop.



# Wireless Construction Documents Submittal Checklist

Case # 3 - DR - 2012

**A copy of this submittal checklist must accompany your submittal. Provide each item listed on the submittal checklist with your first plan review application.**

Submit digital plans by visiting the City of Scottsdale Digital Submittal Program website:  
<http://www.scottsdaleaz.gov/bldgresources/digital.asp> or call the digital submittal team for any questions at  
 480-312-7800.

### Submittal Requirements

*All graphics and plans shall be to scale and dimensioned.*

Req'd	Rec'd	<b>Architectural: 3 Sets (Building, Planning, &amp; Fire)</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural site plan; locating all masonry walls, equipment, antenna, structures, towers, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Structural plan; details and calculations for complete project, Certificate of Special Inspection as necessary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation plan and details for any enclosure fences and/or walls, enclosure structures, and generator pads.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Equipment: include any generator, manufacturers, installation instructions and specifications.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Antenna plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Elevations (before and after): show any buildings, towers, poles, ground equipment, landscape, wall enclosures and gates.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical plans and all grounding arrays and connections.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Letter of authorization from property owner allowing permit issuance.
<b>Improvement: 3 Sets (Engineering, Planning, &amp; Fire)</b>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Improvement plan: existing and proposed underground utility.
<input type="checkbox"/>	<input type="checkbox"/>	Landscape plan: include native plant inventory, as necessary.
<input type="checkbox"/>	<input type="checkbox"/>	Irrigation plan.
<b>Traffic Signal Submittal Requirements: 1 Set (Traffic)</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Traffic Signal Design and Civil Improvement plans. Specifications and Engineering estimate of probable cost, all signed and sealed by an Arizona registered Engineer.
<input type="checkbox"/>	<input type="checkbox"/>	Foundation detail, pole detail, Certificate of Special Inspection as necessary.
<b>Other:</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Signed Antenna Site Right-of-Way License Agreement (ARLA)

## Planning, Neighborhood and Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088