

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Cavaliere Flat

Property's Address: 27500 N. Alma School / SEC of Alma School Pkwy. & Pinnacle Vista Dr.

Property's Current Zoning District Designation: C-2-ESL and R1-190 ESL

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: (See attached ownership info) <u>Jeff Deason</u>	Agent/Applicant: <u>John Berry / Michele Hammond</u>
Company: <u>Taylor Morrison</u>	Company: <u>Berry, Riddell & Rosensteel</u>
Address: <u>9000 E. Pima Center Parkway, Suite 350, Sct</u>	Address: <u>6750 E. Camelback, Suite 100, Sct</u>
Phone: <u>480-346-1719</u> Fax: _____	Phone: <u>480-385-2727</u> Fax: <u>480-385-2757</u>
E-mail: <u>jdeason@taylormorrison.com</u>	E-mail: <u>jb@brrlawaz.com / mh@brrlawaz.com</u>
Designer: <u>Steven Voss / Keith Nichter</u>	Engineer: <u>Jason Burm</u>
Company: <u>LVA Urban Design</u>	Company: <u>Kimley - Horn</u>
Address: <u>120 S. Ash, Tempe</u>	Address: <u>7740 N. 16th Street, Suite 300, Phx</u>
Phone: <u>480-994-0994</u> Fax: _____	Phone: <u>602-216-1232</u> Fax: _____
E-mail: <u>knichter@lvadesign.com</u>	E-mail: <u>jason.burm@kimley-horn.com</u>

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

See authorization docs

Owner Signature

Michele Hammond

Agent/Applicant Signature

Official Use Only Submittal Date: _____ Development Application No.: _____

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



Development Application

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<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
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Project Name: Cavalliere Flat

Property's Address: 27500 N. Alma School / SEC of Alma School Pkwy. & Pinnacle Vista Dr.

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Owner: (See attached ownership info) Jeff Deason	Agent/Applicant: John Berry / Michele Hammond
Company: Taylor Morrison	Company: Berry, Riddell & Rosensteel
Address: 9000 E. Pima Center Parkway, Suite 350, Sct	Address: 6750 E. Camelback, Suite 100, Sct
Phone: 480-346-1719 Fax:	Phone: 480-385-2727 Fax: 480-385-2757
E-mail: jdeason@taylormorrison.com	E-mail: jb@brrlawaz.com / mh@brrlawaz.com
Designer: Steven Voss / Keith Nichter	Engineer: Jason Burm
Company: LVA Urban Design	Company: Kimley - Horn
Address: 120 S. Ash, Tempe	Address: 7740 N. 16th Street, Suite 300, Phx
Phone: 480-994-0994 Fax:	Phone: 602-216-1232 Fax:
E-mail: knichter@lvadesign.com	E-mail: jason.burm@kimley-horn.com

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Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

See authorization docs

Owner Signature

Michele Hammond

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

12-ZN-2014
6/11/2014

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

Pre-application No.: _____

Project Name: CAN Flats

AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER

1. This affidavit concerns the following parcel of land:

- a. Street Address: SEC of Alma School = Pinnacle Vista
- b. County Tax Assessor's Parcel Number 216-80-002P, 216-80-002N, 216-80-002T
- c. General Location 216-80-007G
- d. Parcel Size: 40.9 ac
- e. Legal Description: see title

(If the land is a platted lot, then write the lot number, subdivision, name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the general manager of the Scottsdale Planning and Development Services Department a written statement revoking my authority.

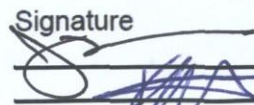
5. I will immediately deliver to the general manager of the City of Scottsdale Planning and Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land and may expose me or the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)
Jeff Deason
KEITH NICKER

Date
 _____, 20
9/2, 2014
 _____, 20
 _____, 20

Signature


Ownership Entity or Letterhead: Taylor Morrison

Date: September 2nd, 2014

Via Hand-Delivery with Application, to:

City of Scottsdale
Planning & Development Department
7447 East Indian School Road
Scottsdale, Arizona 85251

Re: Letter of Authorization


Dear Sir or Madam:

This letter authorizes the following firms/companies: ~~Taylor Morrison~~, Berry Riddell & Rosensteel, LVA Design, and Kimley-Horn to represent Taylor Morrison in all matters related to the City of Scottsdale's Pre-Application, General Plan Amendment, Rezoning, Abandonment, Use Permit and/or Development Review Board applications for the property located SEC of Alma School & Pinnacle (APN No(s). 216-80-002P) in the City of Scottsdale, Maricopa County, Arizona. Vista

216-80-002N
216-80-002T
216-80-007G

Entity: Taylor Morrison/Arizona, Inc

Name: Jeff Deason

By: 

Its: Authorized Agent



Request To Submit Concurrent Development Applications


Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
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<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
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<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

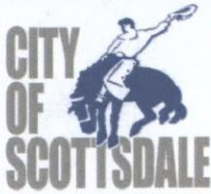
Owner: Taylor Morrison - Jeff Deason
 Company: Taylor Morrison
 Address: _____
 Phone: 480-346-1719 Fax: _____
 E-mail: jdeason@taylor-morrison.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Jeff Deason Title: Authorized Agent
 Signature:  Date: 9/3/14

Official Use Only: Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied Staff Name (Print): _____ Staff Signature: _____ Date: _____	Submittal Date: _____
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12-ZN-2014
 9/8/2014



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: _____ - PA - _____

Project Name: Cavalliere Flats

Project Address: SEC of Alma School & Pinnacle Vista

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Jeff Deason

Print Name

[Signature]

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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

APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

POLICY OF THE CITY OF SCOTTSDALE ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk
3939 Drinkwater Blvd.
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

City Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

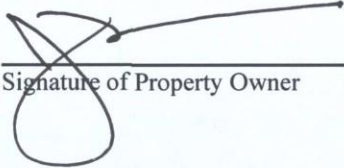
**Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

SEC of Alma School & Pinnacle Vista

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



Signature of Property Owner

9/3/14
Date

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company
through its Division

First American Title Insurance Company

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 DESCRIPTION OF THE LANDon the following page
 EXCEPTIONS - PART ONE Schedule B (inside)
 EXCEPTIONS - PART TWO Schedule B (inside)
 REQUIREMENTS (Standard) on the third page
 REQUIREMENTS (Continued)Requirements (inside)
 CONDITIONS on the third page

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY

If you have any questions about the Commitment, contact:

***First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300, Phoenix, AZ 85016***

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under the Commitment is limited by the following:

**The Provisions in Schedule A
The Requirements
The Exceptions in Schedule B - Parts 1 and 2
The Conditions**

This Commitment is not valid without SCHEDULE A and Parts 1 and 2 of SCHEDULE B.

SCHEDULE B - EXCEPTIONS

Any Policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

Part One: (for use with 2006 ALTA policies)

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

Part One: (for use with 1992 and prior ALTA policies)

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the aforementioned matters excepted are shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Part One of Schedule B will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Plain Language Policy and policies with EAGLE Protection added. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

**REQUIREMENTS
(Standard)**

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this commitment who will get interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

(Continued on Requirements Page)

CONDITIONS

1. **DEFINITIONS**

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.
- (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. **LATER DEFECTS**

The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements are met. We shall have no liability to you because of this amendment.

3. **EXISTING DEFECTS**

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. **LIMITATION OF OUR LIABILITY**

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements

or

eliminate with our written consent any Exceptions shown in Schedule B

We shall not be liable for more than the Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**

Any claims, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms

**First American Title
Insurance Company
National Commercial
Services**



**The First American
Corporation**

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**First American Title Insurance Company
National Commercial Services**

SCHEDULE A

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: **Angelique Sizemore at (602)567-8100**

Effective Date: **April 22, 2014** at 7:30 a.m.

1. Policy or (Policies) to be issued:

ALTA 2006 Extended Owner's Policy for \$0.00

Proposed Insured:

City of Scottsdale

2. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

Taylor Morrison/Arizona, Inc., an Arizona corporation

3. Title to the estate or interest in the land upon issuance of the policy shall be vested in:

City of Scottsdale

4. The land referred to in this Commitment is located in Maricopa County, AZ and is described as:

SEE EXHIBIT "A " ATTACHED HEREIN

Title officer: Ron B. Robertson @ (602)567-8160/rrobertson@firstam.com.

Pages 1 through 5 of this document consist of the Title Insurance Commitment contract and our Privacy Policy.

EXHIBIT "A"

PARCEL 1:

BEING A PORTION OF THE SOUTH HALF, SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, AN ASSUMED BEARING, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, FOR A DISTANCE OF 133.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 385.17 FEET;

THENCE SOUTHERLY TO A POINT WHICH LIES 465.79 FEET ALONG A COURSE, WHICH RUNS SOUTH 71 DEGREES 51 MINUTES 41 SECONDS EAST FROM A POINT ON THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD WHICH POINT IS 345.67 FEET ALONG A COURSE RUNNING SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD FROM THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHERLY ON A COURSE WHICH IS SOUTH 2 DEGREES 11 MINUTES 05 SECONDS WEST 75 FEET;

THENCE WESTERLY ON A COURSE WHICH IS NORTH 71 DEGREES 51 MINUTES 41 SECONDS WEST TO THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD AND;

THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD TO THE TRUE POINT OF BEGINNING AS GENERALLY DEPICTED ON THE ROUGH MAP INITIALED BY THE PARTIES;

EXCEPT THE FOLLOWING DESCRIBED PARCELS CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED IN RECORDING NO. 2004-0761655:

PARCEL A:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33,

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 133.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF ALMA SCHOOL PARKWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE A DISTANCE OF 15.00 FEET;

THENCE SOUTH 33 DEGREES 19 MINUTES 57 SECONDS WEST, A DISTANCE OF 75.83 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALMA SCHOOL PARKWAY;

THENCE NORTH 22 DEGREES 50 MINUTES 30 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A

DISTANCE OF 68.70 FEET TO TRUE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33,

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 242.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE VISTA DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE A DISTANCE OF 276.05 FEET;

THENCE SOUTH 9 DEGREES 16 MINUTES 00 SECONDS WEST, A DISTANCE OF 25.34 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, 25 FEET SOUTH OF AND PARALLEL TO SAID EAST-WEST MID-SECTION LINE A DISTANCE OF 157.33 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 275.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 37 MINUTES 12 SECONDS, A DISTANCE OF 118.17 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE EAST-WEST MID-SECTION LINE A DISTANCE OF 1379.46 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 83-065419, MARICOPA COUNTY RECORDERS' OFFICE;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 346.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 83-065419, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 84-218953;

THENCE SOUTH 89 DEGREES 48 MINUTES 45 SECONDS WEST, A DISTANCE OF 315.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 84-218953;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 84-218953, A DISTANCE OF 267.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 315.00 FEET;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 330.34 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 92-247646;

THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 92-247646 A DISTANCE OF 50.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 165.00 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF 170.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 240.00 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF 205.75 FEET;

THENCE NORTH 41 DEGREES 55 MINUTES 15 SECONDS WEST, A DISTANCE OF 533.56 FEET TO A POINT ON THE EAST RIGHT OF WAY OF THE ROADWAY DESCRIBED IN DOCKET 6492, PAGE 78, MARICOPA COUNTY RECORDS;

THENCE NORTH 27 DEGREES 26 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 51.44 FEET (SAID POINT BEING SOUTH 10 DEGREES 15 MINUTES 23 SECONDS WEST, 477.99 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 33);

THENCE SOUTH 56 DEGREES 38 MINUTES 38 SECONDS EAST, A DISTANCE OF 137.24 FEET;

THENCE SOUTH 40 DEGREES 43 MINUTES 25 SECONDS EAST, A DISTANCE OF 261.89 FEET;

THENCE NORTH 85 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 503.38 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF 89.08 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 365.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION AND RUN THENCE NORTH 89 DEGREES 50 MINUTES EAST 1385.3 FEET;

THENCE SOUTH 0 DEGREES 5 MINUTES EAST 346.1 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 315 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 692 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 315 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 700 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 1443.35 FEET;

THENCE NORTH 21 DEGREES 29 MINUTES EAST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED RECORDED IN BOOK 578 OF DEEDS, PAGE 255,

RECORDS OF MARICOPA COUNTY, ARIZONA, 1870.16 FEET TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCELS:

PARCEL A:

BEGINNING AT A POINT WHICH IS SOUTH 21 DEGREES 29 MINUTES WEST 1117.04 FEET FROM THE CENTER OF SAID SECTION 33 ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED AND RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES EAST 418.16 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 350 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 556.58 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES;

THENCE NORTH 21 DEGREES 29 MINUTES EAST 376.56 FEET ALONG THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES TO THE TRUE POINT OF BEGINNING; AND

PARCEL B:

BEGINNING AT A POINT WHICH IS SOUTH 21 DEGREES 29 MINUTES WEST 1493.60 FEET FROM THE CENTER OF SAID SECTION 33, ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES EAST 556.58 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 350 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 695.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES;

THENCE NORTH 21 DEGREES 29 MINUTES EAST 376.56 FEET ALONG THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES TO THE TRUE POINT OF BEGINNING; AND

PARCEL C:

BEGINNING AT A POINT WHICH IS SOUTH 21 DEGREES 29 MINUTES WEST 987.93 FEET FROM THE CENTER OF SAID SECTION 33, ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES EAST, A DISTANCE OF 370.71 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST, A DISTANCE OF 120 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST A DISTANCE OF 418.16 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES;

THENCE NORTH 21 DEGREES 29 MINUTES EAST, ALONG THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES, A DISTANCE OF 129.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL D:

CONSISTING OF:

A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, AN ASSUMED BEARING ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 33, FOR A DISTANCE OF 46.64 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PINNACLE PEAK ROAD;

THENCE SOUTH 22 DEGREES 41 MINUTES 30 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 179.34 FEET;

THENCE NORTH 65 DEGREES 25 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 39.64 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 578 OF DEEDS, PAGE 255;

THENCE NORTH 21 DEGREES 29 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 159.96 FEET TO THE TRUE POINT OF BEGINNING; AND

PARCEL 1, AS DESCRIBED IN DETAIL ABOVE; AND PARCEL 2, AS DESCRIBED IN DETAIL ABOVE.

PARCEL E:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" REBAR WITH CAP LS#22281 MARKING THE CENTER OF SAID SECTION 33, FROM WHICH THE G.L.O. BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 33 BEARS NORTH 89°50'00" EAST, A DISTANCE OF 2,638.51 FEET AND FROM WHICH THE MARICOPA COUNTY BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 00°13'053" EAST, A DISTANCE OF 2,642.44 FEET;

THENCE NORTH 89°50'00" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 716.61 FEET;

THENCE SOUTH 00°10'00" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF SCOTTSDALE IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2006-0761656, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A LINE WHICH IS PARALLEL WITH AND 25.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°50'00" EAST, ALONG SAID SOUTHERLY LINE AND SAID PARALLEL LINE, A DISTANCE OF 247.87 FEET;

THENCE SOUTH 00°12'05" EAST, A DISTANCE OF 271.70 FEET;

THENCE SOUTH 52°05'01" WEST, A DISTANCE OF 188.79 FEET;

THENCE SOUTH 89°50'00" WEST, A DISTANCE OF 42.45 FEET;

THENCE NORTH 37°55'04" WEST, A DISTANCE OF 66.41 FEET;

THENCE NORTH 00°10'00" WEST, A DISTANCE OF 42.45 FEET;

THENCE NORTH 52°05'01" EAST, A DISTANCE OF 40.95 FEET;

THENCE NORTH 00°12'05" WEST, A DISTANCE OF 95.00 FEET;

THENCE NORTH 24°39'03" WEST, A DISTANCE OF 115.75 FEET;

THENCE NORTH 00°10'00" WEST, A DISTANCE OF 66.90 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED IN RECORDING NO. 2004-0761656:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 518.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 866.84 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, 25 FEET SOUTH OF AND PARALLEL TO SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 870.96 FEET;

THENCE NORTH 9 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.34 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33;

THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS EAST ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 163.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF ALMA SCHOOL PARKWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 27 DEGREES 44 MINUTES 18 SECONDS EAST, ALONG THE EASTERLY RIGHT OF WAY OF ALMA SCHOOL PARKWAY, A DISTANCE OF 6.30 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 47.12 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF PINNACLE VISTA DRIVE;

THENCE SOUTH 62 DEGREES 15 MINUTES 42 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY OF PINNACLE VISTA DRIVE, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 275.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3 DEGREES 05 MINUTES 48 SECONDS, A DISTANCE OF 14.86 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS WEST, ALONG SAID MID-SECTION LINE, A DISTANCE OF 78.91 FEET TO THE TRUE POINT OF BEGINNING.

**First American Title Insurance Company
National Commercial Services**

SCHEDULE B

PART TWO:

1. Taxes for the full year of 2014.
(The first half is due October 1, 2014 and is delinquent November 1, 2014. The second half is due March 1, 2015 and is delinquent May 1, 2015 .)
2. Any charge upon said land by reason of its inclusion in Pinnacle Peak Village North Association.
(All assessments due and payable are paid.)

(Affects Parcel No. 4)
3. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
4. Covenants, Conditions and Restrictions as set forth in document recorded in 1985-128823 of Official Records and Supplement recorded in 1985-425470 of Official Records and Amendment recorded in 1987-23350 of Official Records and Tract Declaration recorded in 1988-8791 of Official Records and Amendment recorded in 1987-199976 of Official Records and in 1989-558543 of Official Records and Amendment recorded in 1991-116347 of Official Records and in 1992-371749 of Official Records and in 1993-307880 of Official Records and in 1994-888304 of Official Records and in 1998-1059771 of Official Records and in 2000-0983759 of Official Records and in 2001-0223299 of Official Records and in 2006-1427122 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(Affects Parcel No. 4)
5. An easement for electric lines and incidental purposes in the document recorded as Book 80 of Miscellaneous, Page 572.
6. An easement for water pipeline and incidental purposes in the document recorded as Docket 447 and Page 571.
7. An easement for roadway and incidental purposes in the document recorded as Docket 1823 and Page 199.
8. An easement for roadway and incidental purposes in the document recorded as Docket 1908 and Page 268.
9. An easement for electric line and incidental purposes in the document recorded as Docket 4847 and Page 397.

10. An easement for roadway and incidental purposes in the document recorded as Docket 13081 and Page 325.
11. An easement for roadway and incidental purposes in the document recorded as Docket 10396 and Page 902.
12. An easement for telephone and telegraph lines and facilities and incidental purposes in the document recorded as Docket 14919 and Page 431.
13. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by _____ on _____, designated Job Number _____:

14. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
15. Water rights, claims or title to water, whether or not shown by the public records.

End of Schedule B

**First American Title Insurance Company
National Commercial Services**

REQUIREMENTS:

1. Compliance with A.R.S. 11-480 relative to all documents to be recorded in connection herewith. See note at end of this section for details.

2. Pay second half of 2013 taxes.

NOTE: Taxes are assessed in the total amount of \$23,752.16 for the year 2013 under Assessor's Parcel No. 216-80-002N 9.

(Affects Parcel No. 2)

NOTE: Taxes are assessed in the total amount of \$83,778.96 for the year 2013 under Assessor's Parcel No. 216-80-002P 7.

(Affects Parcel No. 3)

(Covers More Property)

NOTE: Taxes are assessed in the total amount of \$34,359.70 for the year 2013 under Assessor's Parcel No. 216-80-002T 1.

(Affects Parcel No. 1)

NOTE: Taxes are assessed in the total amount of \$275.04 for the year 2013 under Assessor's Parcel No. 216-81-002Z 0.

(Affects Parcel No. 4)

3. Proper evidence showing that all assessments due and payable, levied by Pinnacle Peak Village North Association, have been paid to and including the closing date of this transaction.

(Affects Parcel No. 4)

4. Furnish Plat of Survey of the subject property by a Registered Land Surveyor in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" which became effective February 23, 2011. Said Plat of survey shall include the required certification and, at a minimum, also have shown thereon Items 1, 8, 11(b), 16, 17, 20(a), and 20(b) from Table A thereof. If zoning assurances are requested, Items 7(a), 7(b), 7(c) and 9 from Table A and information regarding the usage of the property must be included.

NOTE: If a Zoning Endorsement is requested, Items 7(a), 7(b) and 7(c) of Table A will also be required. If "parking" is to be added to the endorsement, the number and type of parking spaces must be shown on the survey. Property use information must also be provided to First American Title Insurance Company.

5. Furnish copies of any existing leases affecting the within described property and insertion of said leases in Schedule B of the Policy of Title Insurance.
6. Furnish a certified copy of a resolution by the Board of Directors of Taylor Morrison/Arizona, Inc., attested to by its secretary, authorizing this transaction and naming the officers authorized to execute the instruments necessary to complete this transaction.
7. Record Warranty Deed from Taylor Morrison/Arizona, Inc., an Arizona corporation to Buyer(s).

NOTE: If this will be other than a Cash Transaction, notify the title department prior to close and additional requirements will be made.

8. Return to title department for final recheck before recording.

NOTE: In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- a. Print must be ten-point type or larger.
- b. A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page.
- c. Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

DISCLOSURE NOTE: In the event any Affidavit required pursuant to A.R.S. §33-422 has been, or will be, recorded pertaining to the land, such Affidavit is not reflected in this Commitment nor will it be shown in any policy to be issued in connection with this Commitment. The statute applies only to unsubdivided land in an unincorporated area of a county.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

End of Requirements

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company
through its Division

First American Title Insurance Company

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EXCEPTIONS - PART ONE	Schedule B (inside)
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REQUIREMENTS (Continued)	Requirements (inside)
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YOU SHOULD READ THE COMMITMENT VERY CAREFULLY

If you have any questions about the Commitment, contact:

***First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300, Phoenix, AZ 85016***

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under the Commitment is limited by the following:

**The Provisions in Schedule A
The Requirements
The Exceptions in Schedule B - Parts 1 and 2
The Conditions**

This Commitment is not valid without SCHEDULE A and Parts 1 and 2 of SCHEDULE B.

SCHEDULE B - EXCEPTIONS

Any Policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

Part One: (for use with 2006 ALTA policies)

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

Part One: (for use with 1992 and prior ALTA policies)

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the aforementioned matters excepted are shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Part One of Schedule B will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Plain Language Policy and policies with EAGLE Protection added. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

**REQUIREMENTS
(Standard)**

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this commitment who will get interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

(Continued on Requirements Page)

CONDITIONS

- 1. **DEFINITIONS**
 - (a) "Mortgage" means mortgage, deed of trust or other security instrument.
 - (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.
- 2. **LATER DEFECTS**

The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements are met. We shall have no liability to you because of this amendment.
- 3. **EXISTING DEFECTS**

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.
- 4. **LIMITATION OF OUR LIABILITY**

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements
or
eliminate with our written consent any Exceptions shown in Schedule B

We shall not be liable for more than the Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.
- 5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**

Any claims, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms

**First American Title
Insurance Company
National Commercial
Services**



**The First American
Corporation**

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**First American Title Insurance Company
National Commercial Services**

SCHEDULE A

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: **Angelique Sizemore at (602)567-8100**

Effective Date: **May 20, 2014** at 7:30 a.m.

1. Policy or (Policies) to be issued:

ALTA 2006 Extended Owner's Policy for \$785,000.00

Proposed Insured:

Taylor Morrison/Arizona, Inc., an Arizona corporation and The City of Scottsdale, an Arizona municipal corporation

2. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

Douglas daCosta, husband of Teresa M. daCosta dealing with his sole and separate property and Michael Greven, husband of Jan Greven dealing with his sole and separate property

3. Title to the estate or interest in the land upon issuance of the policy shall be vested in:

Taylor Morrison/Arizona, Inc., an Arizona corporation and The City of Scottsdale, an Arizona municipal corporation

4. The land referred to in this Commitment is located in Maricopa County, AZ and is described as:

SEE EXHIBIT "A" ATTACHED HEREIN

Title officer: Mike S. Jones @ (602)567-8149/msjones@firstam.com.

Pages 1 through 5 of this document consist of the Title Insurance Commitment contract and our Privacy Policy.

EXHIBIT "A"

THAT PART OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE NORTH 0 DEGREES 49 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 901.24 FEET TO A BRASS CAP PIPE;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 2638.54 FEET, MORE OR LESS, TO A POINT ON THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 33, AND THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 33, A DISTANCE OF 869.85 FEET, MORE OR LESS, TO ANOTHER BRASS CAP AND THE SOUTHWEST CORNER OF SAID PROPERTY;

THENCE EAST 240.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 33;

THENCE NORTH 0 DEGREES 49 MINUTES WEST, A DISTANCE OF 872.17 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID PROPERTY;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST, A DISTANCE OF 240.23 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THE SOUTH 33.00 FEET THEREOF.

**First American Title Insurance Company
National Commercial Services**

SCHEDULE B

PART TWO:

1. Taxes for the full year of 2014.
(The first half is due October 1, 2014 and is delinquent November 1, 2014. The second half is due March 1, 2015 and is delinquent May 1, 2015 .)
2. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
3. An easement for electric lines and incidental purposes in the document recorded as Book 74 of Miscellaneous, Page 207.
4. Agreement regarding water lines over an undefined portions of said land recorded in Docket 447, Page 571.
5. An easement for roadway and incidental purposes in the document recorded as Docket 10528 and Page 1049.
6. An easement for roadway and incidental purposes in the document recorded as Docket 15541 and Page 232, and thereafter abandonment of the North 10 feet of the South 55 feet recorded as 87-076145 of Official Records.
7. An easement for slope and grading and incidental purposes in the document recorded as 2006-0088743 of Official Records.
8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by _____ on _____, designated Job Number _____:

9. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
10. Water rights, claims or title to water, whether or not shown by the public records.

End of Schedule B

**First American Title Insurance Company
National Commercial Services**

REQUIREMENTS:

1. Compliance with A.R.S. 11-480 relative to all documents to be recorded in connection herewith. See note at end of this section for details.

2. Pay all of 2013 taxes.

(First half now delinquent and interest must be added)

NOTE: Taxes are assessed in the total amount of \$2,577.48 for the year 2013 under Assessor's Parcel No. 216-80-007G 4.

3. Record full release and reconveyance of a Deed of Trust securing an original indebtedness in the amount of \$600,000.00, recorded December 16, 2005 as 2005-1905465 of Official Records.

Dated: December 09, 2005

Trustor: Douglas A. DaCosta, husband of Teresa DaCosta, as his sole and separate property

Trustee: Stearns Bank Arizona National Association

Beneficiary: Stearns Bank Arizona National Association

Note: Assignment of Rents recorded December 16, 2005 as 2005-1905466 of Official Records.

4. Record Full Release of a financing statement recorded December 16, 2005 as 2005-1905467 of Official Records.

Debtor: Douglas A. DaCosta and Michael Greven

Secured Party: Stearns Bank Arizona National Association

A continuation statement was recorded July 08, 2010 as 2010-0578054 of Official Records.

5. Furnish Plat of Survey of the subject property by a Registered Land Surveyor in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" which became effective February 23, 2011. Said Plat of survey shall include the required certification and, at a minimum, also have shown thereon Items 1, 8, 11(b), 16, 17, 20(a), and 20(b) from Table A thereof. If zoning assurances are requested, Items 7(a), 7(b), 7(c) and 9 from Table A and information regarding the usage of the property must be included.

NOTE: If a Zoning Endorsement is requested, Items 7(a), 7(b) and 7(c) of Table A will also be required. If "parking" is to be added to the endorsement, the number and type of parking spaces must be shown on the survey. Property use information must also be provided to First American Title Insurance Company.

6. Furnish copies of any existing leases affecting the within described property and insertion of said leases in Schedule B of the Policy of Title Insurance.

7. Record Warranty Deed from Douglas daCosta, husband of Teresa M. daCosta dealing with his sole and separate property and Michael Greven, husband of Jan Greven dealing with his sole and separate property to Buyer(s).

NOTE: If this will be other than a Cash Transaction, notify the title department prior to close and additional requirements will be made.

8. Return to title department for final recheck before recording.

NOTE: In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- a. Print must be ten-point type or larger.
- b. A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page.
- c. Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

DISCLOSURE NOTE: In the event any Affidavit required pursuant to A.R.S. §33-422 has been, or will be, recorded pertaining to the land, such Affidavit is not reflected in this Commitment nor will it be shown in any policy to be issued in connection with this Commitment. The statute applies only to unsubdivided land in an unincorporated area of a county.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

End of Requirements



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: _____ - PA - _____

Project Name: _____

Project Address: _____

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: _____

Michael Greven

Print Name

Michael Greven

Signature

5/28/14

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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

Rev. 9/2012

12-ZN-2014
6/11/2014



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: _____ - PA - _____

Project Name: _____

Project Address: Parcel 216-80-0076

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Douglas DAEOSTA

Print Name

[Signature]

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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

Rev. 9/2012

12-ZN-2014
6/11/2014



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: _____

Company: _____

Address: _____

Phone: _____ Fax: _____

E-mail: _____

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Michael Glevon Title: OWNER

[Signature] Date: 5/28/14

Signature

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

Planning, Neighborhood & Transportation Division
 7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088
 City of Scottsdale's Website: www.scottsdaleaz.gov
 Page 1 of 1 Revision Date: 01/25/2013

12-ZN-2014
6/11/2014



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

TM

Pre-application No: 456 - PA - 2014

Project Name: Cavalliere Flat

Project Address: SEC of Alma School & Pinnacle Vista

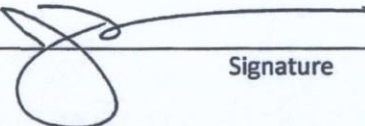
STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Jeff Deason
Print Name


Signature

City Use Only:	
Submittal Date: _____	Case number: _____
Planning, Neighborhood & Transportation Division 7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088	



Request To Submit Concurrent

DACOSTA

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Douglas DACOSTA
 Company: N/A
 Address: 6336 E. Doubletree Ranch Rd., P.O. Box 87253
 Phone: 602-430-3788 Fax: _____
 E-mail: Doug@TurnerCompany.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 - 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Douglas DACOSTA Title: OWNER

Signature: [Handwritten Signature] Date: 5/19/14

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

12-ZN-2014
6/11/2014



Request To Submit Concurrent Development Applications Acknowledgment and Agreement

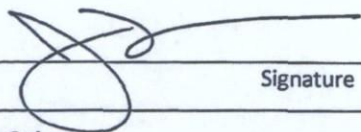
The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Jeff Deason
 Company: Taylor Morrison / Arizona, Inc.
 Address: 9000 E. Pima Center Parkway Scottsdale 85258
 Phone: 480-346-1719 Fax: _____
 E-mail: jdeason@taylor-morrison.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Jeff Deason Title: Authorized Agent

 Signature Date: 5/11/14

Official Use Only: Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied Staff Name (Print): _____ Staff Signature: _____ Date: _____	Submittal Date: _____
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12-ZN-2014
6/11/2014



Checklist for Minimal Information to be Accepted for Review

Development Applications

ALL PLANS, REPORTS, AND/OR INFORMATION REQUIRED ON THE SUBMITTAL CHECKLIST

Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

CONTEXT AERIAL WITH THE PROPOSED SITE PLAN SUPERIMPOSED

Provided	Missing	Required information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed site plan is inserted into a color aerial, and includes surrounding area

SITE PLAN

Provided	Missing	Required information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project name, location, and design professional(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gross and Net lot areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed property development standards data table (FAR, Open space, parking, Density, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required/allowed property development standard <u>calculations</u> provide on the Site Plan (FAR, Open space, parking, Density, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All proposed improvements, including right-of-way and easements shown and labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Dimensioned (Parcel, setbacks, easements, right-of-way, building location, parking aisle and stalls, etc.) and Scale (written and graphic) provided.

SITE DETAILS

Provided	Missing	Required information
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Details are dimensioned
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Color and material legend provided and location labeled on the elevations (DRB applications)

SUBDIVISION PLAT

Provided	Missing	Required information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project name, location, and design professional(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gross and Net lot areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All proposed lot configurations , including right-of-way and easements shown and labeled (Front, side(s) and rear identified)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Dimensioned (Lot, setbacks, easements, right-of-way, etc. dimensioned, and tracts labeled and identified) and Scale (written and graphic) provided.

SUBDIVISION BUILDING ENVELOPE PLAN

Provided	Missing	Required information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All proposed lot configurations and dimensioned (Tracts labeled and identified)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All proposed building envelopes for each lot shall be dimensioned

12-ZN-2014
6/11/2014

OPEN SPACE PLAN		
Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	The site layout of the open space plan matches the site plan
<input type="checkbox"/>	<input type="checkbox"/>	Required open space <u>calculations</u> shall be provided on the plan (When required by zoning district)
<input type="checkbox"/>	<input type="checkbox"/>	Total open space area provided on the plan
<input type="checkbox"/>	<input type="checkbox"/>	Required parking lot landscaping <u>calculations</u> provided on the plan
<input type="checkbox"/>	<input type="checkbox"/>	Total parking lot landscaping provided on the plan
<input type="checkbox"/>	<input type="checkbox"/>	Each separate calculated open space and landscaping area on the open space (front, general, parking lot landscaping) shall be graphically identified on the plan

SLOPE ANALYSIS		
Provided	Missing	Required information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The slope analysis shall be sealed and signed by a Civil Engineer, Landscape Architect, or Surveyor Registered in Arizona
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The slope analysis graphic shall clearly identify all slope categories, as defined by the Zoning Ordinance, by hatching, separate colors, etc.
<input type="checkbox"/>	<input type="checkbox"/>	The slope analysis shall identify all slope categories and total square footage within each category. Any hillside conservation are identified.

NATURAL AREA OPEN SPACE PLAN		
Provided	Missing	Required information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required Natural Area Open Space (NAOS) <u>calculations</u> provide on the plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total NAOS undisturbed and revegetated area in square feet provided on the plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Each separate calculated NAOS undisturbed and revegetated area shall be graphically identified on the plan

LANDSCAPE PLAN		
Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	All proposed landscape improvements shown (including plant symbols)
<input type="checkbox"/>	<input type="checkbox"/>	Plant Palette containing: the plant names, quantity, and size (DRB applications)

HARDSCAPE PLAN		
Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	All proposed hardscape improvements shown, labeled, and dimensioned. (sidewalks, walls, etc.)

ELEVATIONS		
Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	Each elevation of the proposal shall be provided
<input type="checkbox"/>	<input type="checkbox"/>	Elevations shall be dimensioned (The highest portion of the building shall also be dimensioned)
<input type="checkbox"/>	<input type="checkbox"/>	Color and material legend shall be provided, and locations labeled on the elevations (DRB applications)

ELEVATION WORKSHEET(S) (Planned Unit Development and any Downtown application)		
Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	Elevations shall be dimensioned
<input type="checkbox"/>	<input type="checkbox"/>	Inclined stepback plane shall be provided on plans

ELEVATION WORKSHEET(S) (Planned Unit Development and any Downtown application) (continued)		
Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	Location of building that encroaches beyond stepback shall be clearly identified.
<input type="checkbox"/>	<input type="checkbox"/>	Surface area of encroachment and the total allowable area of encroachment calculations of non-exempt encroachment shall be provided on plans (Downtown Only)
FLOOR PLAN WORKSHEET(S) (Bars, Restaurants, and Multiple-family)		
Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	Multi-family floor plans shall graphical identify the patio area. The total square footage of the indicated areas, total floor area, and the required and provided areas, including the required calculations, shall be provided on plans.
<input type="checkbox"/>	<input type="checkbox"/>	Restaurant floor plans shall graphical identify the bar area, and kitchen area. The total square footage of the indicated areas, and total floor area shall be provided on plans
<input type="checkbox"/>	<input type="checkbox"/>	Restaurant floor plans that contain live entertainment shall graphical identify the entertainment area. The total square footage of the indicated area, and total floor area shall be provided on plans.
EXTERIOR LIGHTING SITE PLAN		
Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	All proposed exterior lighting improvements shown and labeled
<input type="checkbox"/>	<input type="checkbox"/>	Plan includes a schedule with each exterior fixture, including its associated symbol (DRB applications)
EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS		
Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	All proposed exterior lighting improvements shown and labeled
<input type="checkbox"/>	<input type="checkbox"/>	Plan includes a schedule with each exterior fixture, including its associated symbol
<input type="checkbox"/>	<input type="checkbox"/>	Point-by-point foot-candle readings across the entire site, and perimeter of property. (Separate ATM and gas canopy readings shall be included when provided)
<input type="checkbox"/>	<input type="checkbox"/>	The horizontal maximum, minimum, average illuminance, and the total maintenance (light loss) factor for the horizontal (site) and vertical (property line) photometrics provided on the plan.
DRAINAGE REPORT or MASTER DRAINAGE PLAN		
Provided	Missing	Required information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bound reports: The drainage report shall be bound (3 ring, GBC or Coil wire, no staples) with card stock front and back covers. Reports bound with staples or clips are not acceptable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Title or Cover Page: The Title or cover page shall have the project name, location and type of report (preliminary, Final, Master Plan).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineer's seal: The engineer shall seal the report with the Engineer's seal, signature and date.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Table of contents: The report shall have a table of contents.
BASIS OF DESIGN REPORT FOR WATER or MASTER PLAN AND DESIGN REPORT FOR WATER		
Provided	Missing	Required information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bound reports: The drainage report shall be bound (3 ring, GBC or Coil wire, no staples) with card stock front and back covers. Reports bound with staples or clips are not acceptable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Title or Cover Page: The Title or cover page shall have the project name, location and type of report (preliminary, Final, Master Plan).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineer's seal: The engineer shall seal the report with the Engineer's seal, signature and date.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Table of contents: The report shall have a table of contents.



City of Scottsdale Cash Transmittal

97480

97480
 00672274
 06/11/14 PLN-1STOP
 KWHEELER HPDC600552
 6/11/2014 3:17 PM
 \$3,940.00

Received From :

TAYLOR MORRISON ARIZONA INC
 9000 E PIMA CENTER PKWY STE 350
 SCOTTSDALE, AZ 85258
 602-481-0488

Bill To :

BERRY RIDDELL & ROSENSTEEL
 6750 E CAMELBACK RD STE 100
 SCOTTSDALE, AZ 85251
 480-385-2727

Reference # 456-pa-2014**Issued Date** 6/11/2014**Address** E PINNACLE VISTA DR/N ALMA SCHOOL PY (SE)**Paid Date** 6/11/2014**Subdivision****Payment Type** CHECK**Marketing Name****Cost Center****MCR**

Lot Number
County No

Metes/Bounds No**APN****Gross Lot Area** 0**Water Zone****Owner Information****NAOS Lot Area** 0**Water Type**

George & Margery

Net Lot Area 0**Sewer Type**

14850 N SCOTTSDALE RD

Number of Units 1**Meter Size**

SCOTTSDALE, AZ 85254

Density 1**QS**

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$3,940.00	100-21300-44221

12-ZN-2014
6/11/2014

SIGNED BY MICHELLE HAMMOND ON 6/11/2014

Total Amount

\$3,940.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 97480



July 19, 2014

Michele Hammond
Berry Riddell & Rosensteel
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 12-ZN-2014 and 4-GP-2014
Cavalliere Flat

Dear Ms. Hammond:

The City of Scottsdale has completed the review of the above referenced development application submitted on 6-11-2014. The following **1st Review Comments** represent the review performed by the City, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Major General Plan Amendment (4-GP-2014)

Major General Plan Analysis:

1. The Project Narrative provided with the first submittal does not address the criterion associated with the Administration Section of the 2001 General Plan. With the next submittal, please respond clearly identifying all four criteria utilized in evaluating an amendment.
 - 1.1 Respond to criterion #4, and address whether the proposal to change the planned land use category results in a premature increase in the size of the master planned water transmission or sewer collection facility – this criterion would also qualify the proposal as a major amendment..
2. Unless the proposals of 4-GP-2014 and 5-GP-2014 are to be contingent upon an action of the other, please remove any reference to 5-GP-2014 in the narrative of 4-GP-2014. The merits of each case are to be considered separately and it would be best for the general public to understand that as your proposal currently represents – the existing non-residential use (commercial) in 4-GP-2014 – is proposed to be replaced by a residential neighborhood (suburban neighborhoods).
3. To better serve the community openly and transparently, please identify each Goal and Approaches citation in its entirety next to each response provided. Please number goals and approaches so they are easily identifiable.
4. Please expand upon the discussion relating to Goal #1 of the Character and Design Element – please consider the approaches that identify specific considerations specifically bullets 1

through 4. Also consider the approaches listed on Page 106 of the 2001 General Plan specifically Goal #4, bullet item #1 which identifies Character Areas. Please note that this property is adjacent to the Dynamite Foothills Character Area, and as such, considerations to sensitive edges and transitions need to be responded to.

5. Please update the narrative to respond to the Character and Design Element Goal #2, bullets 2, 5, and 6.
6. Please update the narrative to expand on the discussion of Goal #3 in the Character and Design Element as it relates to the proposal submitted. The response provided discusses a different application (5-GP-2014).
7. Upon resubmittal, please describe the provided setbacks along N. Alma School Parkway, East Jomax Road, and East Pinnacle Vista Drive that would be consistent with the City's Desert Scenic Roadway policy and revise Goal 4 on Page 7 of this first submittal to recognize the Desert Scenic Roadway policies/requirements.

Case 1-GP-2004, identified Scenic Roadways Designations as part of the 2001 General Plan; specifically a third level of "Desert Scenic Roadways" was incorporated. Desert Scenic Roadways are the one-mile and half mile roads within the Environmentally Sensitive Lands Overlay district that are not already designated as a Scenic Corridor or Buffered Roadway. For reference, see the following link:

<https://eservices.scottsdaleaz.gov/eServices/cases/casesheet.aspx?caseid=26962>

All frontages will need to be both narratively and graphically shown with the resubmittal.

8. Please update the narrative to respond to Goal #6 of the Character and Design Element.
9. With the next submittal, please submit a revised narrative responding to the Land Use Element of the 2001 General Plan. It appears significant goals and approaches should be addressed: #1, #2, #3, #4 and #6 as it relates to 4-GP-2014 and not 5-GP-2014.
10. Please update the narrative to provide a numerical comparison of trips counts for the proposed use (residential) to the existing commercial operation of Greasewood Flats and Reatta Pass in the response to Goal #5 as part of the Land Use Element.
11. With the next submittal, please provide a revised Project Narrative expanding on the discussion for the cited Land Use Goals & Approaches #7, identifying what areas of open space will be provided with the proposed amendment. Consider providing the NAOS calculations showing what is required and what is being provided based on ESLO standards and how this proposal furthers the requirement of base minimum standards.
12. Please update the narrative to expand on the discussion of Goal #8 as part of the Land Use Element. Consider approaches #2 and #3.
13. Since the discussion about the conversion of commercial land to other uses in the northern parts of Scottsdale has increased, with the next submittal, please provide a market study that supports the statement made as part of the Economic Vitality portion of the first submittal.
14. Please submit an updated copy of the Neighborhood Involvement/ Citizen Input Report with the next submittal.
15. Please update narrative to expand upon the discussion relating to Goals and Approaches #2 as part of the Housing Element and provide some insight into the architectural style, landscape and residential building scale the proposed development brings to the context area.

16. With the next submittal, please provide a revised Project Narrative responding to the Neighborhood Element, Goals and Approaches #5. Please provide some perspective as to why this proposal would better align itself with this Goal and Approach than the current non-residential use.
17. With the next submittal, please provide a revised Project Narrative responding to the Open Space and Recreation Element, Goals and Approaches #1. Please expand on the discussion of what this proposal is providing in terms of buffering adjacent to the subject property's neighbors and roadways. Please discuss the method of application in providing these open spaces. Furthermore, please identify how access to these spaces will be provided and identify if these spaces are to be publicly or privately accessed. Consider the provisions of Desert Scenic Roadways in the response.
18. With the next submittal, please provide a revised Project Narrative expanding the discussion regarding the Preservation and Environmental Planning Element, Goals and Approaches #2, #3, and #9. Please discuss the site planning methods and site orientation of the companion zoning proposal in the context of the proposed land use.
19. With the next submittal, please submit a revised Project Narrative responding to the Public Services and Facilities Element, Goals and Approaches #2 and #10 discussing flood mitigation and open space connections that are accessible to residents of the proposed community and the public alike.
20. Please update narrative to identify the Goals and Approaches numbers that are in response to the Public Services and Facilities Element provided with the first submittal.
21. Please update narrative to identify the Goals and Approaches numbers that are in response to the Community Mobility Element provided with the 1st submittal. Furthermore, please respond in more specificity the connections that this proposal will physically make to adjacent multi-modal corridors.
22. With the next submittal, please submit a revised Project Narrative responding to the Community Mobility Element, Goals and Approaches #7, #8, #9, #10, and #11.
23. As mentioned earlier, please note that the subject property abuts an adopted character area, The Dynamite Foothills Character Area. Please qualify how this proposal will transition to the goals and policies of this adopted character area plan. This plan can be located at: <http://www.scottsdaleaz.gov/Assets/Public+Website/Planning/Plan.pdf>
24. Land Use Element Graphics: It appears that there are a number of inconsistencies in the graphics for the existing and proposed land use designation exhibits that were provided in the first submittal. The graphics of Figure 3 and Figure 4 (Page2) Section B, does not accurately represent the narrative discussion that accompanies the graphics. Upon resubmittal please ensure that the graphics submitted accurately represent the intentions of the applicant and current landowners alike.
25. Title and Ownership Verification:
 - 25.1 Please note that staff has received phone calls from one of the underlying property owners (George Cavalliere) requesting a change in the project boundary of approximately ± 1.7 acres. This request did not communicate a specific assessor parcel number to verify the request in this 1st review comment letter. Nevertheless, if there is to be a change in the project's boundary – please verify the

property owner's commitment to the request and the project boundary prior to resubmittal. Any changes to the project boundary will require that additional changes be made to the narrative, graphics, and any supporting documentation.

- 25.2 The City requires applicants for various general plan amendments, zoning applications, building permits and other approvals to provide evidence of land ownership. The documents provided with the 1st submittal are insufficient. Please see the Requirements for Submitting Evidence of Title which can be found at:

<http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/TitleEvidence.pdf>

Once revisions to the request document have been made, please note that:

- A. The city reserves the right to require additional evidence of title, including but not limited to an extended title insurance policy in favor of the city, and that.
 - B. The applicant shall provide in writing of any and all title changes that occur after the title commitment is issued.
26. With the resubmittal provide an info-graphic that clearly identifies all ownership interests within the development boundary. Noting the requirements mentioned above, please update and /or verify the following documents for the case file.
- 26.1 The Development Application.
 - 26.2 Title Insurance Commitment for Proof of Title, and
 - 26.3 The Affidavit of Authority to Act for Property Owner.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Please address the following:

Zoning:

27. Please submit a revised Project Narrative for the zoning submittal that includes an explanation on how the proposed zoning map amendment is consistent with the goals and objectives set forth by the 2001 General Plan. Furthermore, note that this property is adjacent to the Dynamite Foothills Character Area boundary. As such, considerations to sensitive edges and transitions need to be responded to.

The discussion provided should remark upon all points of analysis to both the existing, and proposed, land use designations of the project site; consistent with the associated major General Plan amendment submittal, submitted under case 4-GP-2014.

28. The provided narrative states that approximately 14.65+/- acres of the subject site as being required as Natural Area Open Space; and the narrative states that 15.0 acres of Natural Area Open Space will be dedicated with the future associated preliminary plat application. Provide justification for the increase in density by means of additional Natural Area Open Space, or by other means of improvement.
29. Please update the provided narrative to address the Environmentally Sensitive Lands Ordinance regulations (A-L on pages 8 and 9 of the narrative). The provided narrative identified the regulations, but does not address how the proposed project will incorporate them into the site plan.

30. The provided narrative describes the amended development standards that will be proposed if the Major General Plan amendment and the request to amend the Zoning Map are approved. The proposed amended development standards included in the narrative request amending the standards to a percentage larger than allowed by Ordinance Section 6.1083. Also provide justification for requested amended development standards.
31. Please update the site plan (subdivision plat) to provide a table showing all proposed lot net lot areas.

Legal:

32. Please submit the original documents for all applicants/owners as follows: Rezoning Applications, Letter of Authorization to Act for Property Owner, Affidavit of Authorization to Act for Property Owner, Appeal of Required Dedications or Exactions, and the Request for Site Visits and/or Inspections Form.

Archeological:

33. Please submit an updated Archeological Report that encompasses the entire subject site. Staff will reserve comments to the time of a completed archeological survey.

Circulation:

34. Owner/Applicant will likely need to dedicate 45 feet of right-of-way, on N. Alma School Road, along adjacent frontages of the subject site. The northern portion of the site includes dedicating both sides of the street, to a Rural/ESL, Major Collector roadway standard (Scottsdale Revised Code Sec. 47-36; DSPM Sec. 5-3.100).
35. Owner/Applicant will likely need to dedicate 35 feet of right-of-way, on E. Pinnacle Vista Drive, along adjacent frontages of the subject site (existing 25 feet) to a Rural/ESL Local Collector, with Trail roadway standard (Scottsdale Revised Code Sec. 47-36; DSPM Sec. 5-3.100).
36. Owner/Applicant will likely need to complete the full Rural/ESL Major Collector cross section along the site frontage, matching the existing pavement cross section to the north. Construct 8 foot wide sidewalks along both sides of the street, separated from the back of curb where feasible. Provide an appropriate pavement transition to the existing street cross section to the south of the site beginning the transition at the southern property line (Scottsdale Revised Code Sec. 47-36; DSPM Figure 5.3-8).
37. Owner/Applicant will likely need to dedicate 46 feet of right-of-way, or tract, for the internal streets for a Suburban Local, Residential Street, roadway standard (Scottsdale Revised Code Sec. 47-36; DSPM Sec. 5-3-20).
38. Owner/Applicant will likely need to construct the internal streets to the Suburban Local, Residential Street, roadway standard (Scottsdale Revised Code Sec. 47-36; DSPM Figure 5.3-20).
39. North Alma School Road is considered a desert view corridor, and requires a minimum 50-foot desert landscape setback. Update narrative and site plan (preliminary plat) to provide a minimum 50-foot average setback (SCDG Chapter 5, paragraph b).

Fire:

40. Update the narrative, or provide a note on proposed site plan stating, "Key switch/pre-emption sensor" required for commercial/R-2 gates (Fire Ord. 4045, 503.6.1).

41. Update the narrative and conceptual site plan (preliminary plat) to demonstrate "Key switch/pre-emption sensor" required for gates (Fire Ord. 4045, 503.6.1).
42. Update the narrative and conceptual site plan (preliminary plat) to demonstrate minimum street width of 24' (Ord. 4045, 503.2.1).

Drainage:

43. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report with the rest of the resubmittal material identified in Attachment A.
44. Please submit one (1) copy of the revised Storm Water Waiver with the original red-lined copy of the waiver with the rest of the resubmittal material identified in Attachment A.
45. The content and analysis requirements for case drainage reports in support of general plan amendments and zoning applications are not the same as those for case drainage reports in support of development review or preliminary plat applications. The City requires significantly less information and analysis for the former applications due to the preliminary nature of these applications. Case drainage reports submitted in support of general plan amendments and zoning applications should include a 50% level of design and analysis to allow review and evaluation of the major drainage elements relating to a proposed project by City staff. Case drainage reports submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an in-depth evaluation of the proposed project and the associated stormwater management system by City staff. If this project progresses to the development review or preliminary plat level, the case drainage report will need to be updated to meet the 90% requirement. Due to quick turnaround for zoning applications, it is likely the resubmittal of this drainage report will not occur prior to determination of the case. In this case our review comments will need to be addressed in the more detailed case drainage report in support of a development review or preliminary plat application.
46. Figures 3 and 4 will need to be revised to allow an evaluation of the project and the design and function of the proposed stormwater management system in general. The off-site watershed information should be provided in a separate figure that includes existing topography in addition to watershed boundaries and identifiers so the watershed boundaries may be reviewed. The watersheds affecting the western boundary of the site should be included in the off-site watershed exhibit. The existing and developed conditions on-site figures should be scaled to include the project and adjacent areas only. The existing condition on-site figure should show existing contours, existing streets, existing culverts with size, existing property lines, 100-year flow rates at points of entry, exit and confluence, existing 100-year floodplain limits, HEC-RAS sections, existing sub basin identifiers and boundaries, and flow paths for washes. The proposed condition figures should show, as a minimum, existing contours, existing and proposed streets, existing and proposed lots and property lines, 100-year flow rates at points of entry, exit and confluence, the general location of stormwater storage basins, proposed 100-year floodplain limits, HEC-RAS sections, proposed sub basin identifiers and boundaries, the location and conceptual design of stormwater conveyance improvements and culverts, and flow paths for washes. The proposed condition figure will be of primary use in evaluating the function and design of the proposed stormwater management system.
47. The report discusses the use of a number of on-site stormwater storage basins sized to contain the runoff volume associated with the first flush. The preliminary drainage report for the preliminary plat for this project will need to include a pre versus post development analysis

showing no increase in runoff from the development which will reflect the design and sizing of the aforementioned stormwater storage basins. The City's stormwater storage waiver policy is contained in section 4.1-603 of the City's Design Standards and Procedures Manual. The policy should be reviewed for requirements for waivers. In general, the project will need to obtain a waiver for any volume less than the 100-year, 2-hour volume. However, there is no waiver fee associated with the waiver of volumes that do not result in an increase in downstream runoff.

48. The report concludes there is an approximate 200 cfs overflow for a 100-year event across Pinnacle Vista Road from the Pinnacle Vista Drive channel affecting the north portion of the proposed development. The report states this overflow will be conveyed to the large wash to the west in a channel. It should be noted this channel will need to be sizable to convey 200 cfs to the west and will cross the proposed out-parcel located along the northern boundary of the development and its access from Pinnacle Vista Drive. A preliminary design and layout of this channel should be provided as part of this report.
49. Provide evidence concerning about the ability of the area just downstream of the Cavalliere Park lower basin outlet structure, to withstand flows from less frequent events and redirect these flows westerly through the Pinnacle Vista Drive channel. Information has presented a recent failure at this location which likely occurred from a higher frequency, smaller flow rate event. The City would like to evaluate, with the developer and engineer, the concept of restoring the 100-year 550 cfs outflow from the Cavalliere Park lower basin directly across Pinnacle Vista Drive via a new culvert and then through the eastern wash within the development as was historical for this wash. In the event flows are continued to be taken to the west, the report should discuss and evaluate this issue on a preliminary basis. Additionally, the preliminary report in support of the preliminary plat application will need to evaluate this issue in detail and address this issue in the design of the development.
50. Section 4.3 of the report states an "n" value of 0.035 was use for the channel and overbank areas in the HEC-RAS models. A value of 0.035 appears to be low for overbank areas based on the amount of vegetation present in these areas and the overbank roughness values should be reevaluated and the report updated.
51. The report should include a disc containing HEC-1 and HEC-RAS models for City review.

Water and Waste Water:

52. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report with the rest of the resubmittal material identified in Attachment A.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Please address the following:

Fire:

53. Update the narrative, or provide a note on proposed site plan stating, demonstrating residential turning radii (40.5') (DS&PM 2-1.801(5)).
54. Update the narrative, or provide a note on proposed site plan stating, demonstrating the existing and proposed hydrant locations (DS&PM 6-1.502).

55. Update the narrative, or provide a note on proposed site plan stating, demonstrating that the fire lane surface will support 83,000 lb. (Fire Ord. 4045, 2-1.802(3)).
56. Update the narrative, or provide a note on proposed site plan stating, demonstrating that the divided entrances and drive thru by pass lanes shall be 20' wide minimum (DS&PM 2-1.802(2)).

Circulation:

57. Owner/Applicant will likely need to construct a northbound right-turn deceleration lane at the site entrance on Alma School Parkway (DSPM Sec 5-3.206).
58. Owner/Applicant will likely need to provide an exit-only site access onto Jomax Road to provide a secondary site access. Traffic Engineering Recommendation.
59. Owner/Applicant will likely need to dedicate a 15 foot wide non-motorized public trail easement along the west side of Alma School Parkway along the site frontage (narrows at the south end).

Water and Waste Water:

60. Please update water and wastewater design report to include the waterline looping through, and connecting, to the E. Bajada Drive line for second sourcing (DS+PM Sec. 6-6-1.402). Please select the best alignment around the existing rock outcroppings.
61. Please update water and wastewater design report showing sewer line extending to the property line, adjacent to E. Bajada Drive (DS+PM Sec. 7-1.400). Please select the best alignment, parallel to the above mentioned water line, for the best alignment around the existing rock outcroppings.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. These items will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

62. Update the provided graphics to clearly define the property line between proposed lots "63" and "80."

Circulation:

63. Traffic circles shall not be used for traffic control on internal street system intersections as shown adjacent to Lot 45. Roundabouts are an acceptable alternative to a standard intersection design.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City may notify the applicant with a hearing date, or if there are additional modifications, corrections, or additional information is necessary.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The City has had this application in review for 30 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at Adam Yaron for all General Plan and Character Plan communications at 480-312-2761, or ayaron@scottsdaleaz.gov and Jesus Murillo for all Zoning related items and Character Area Plan comments at 480-312-7849, or at jmurillo@scottsdaleAZ.gov.

Sincerely,

Jesus Murillo
Senior Planner
Current Planning Services

Adam Yaron
Planner
Long Range Planning Services

cc: TAYLOR MORRISON ARIZONA INC
9000 E PIMA CENTER PKWY STE 350
SCOTTSDALE, AZ 852584472
CONTACT : JEFF DEASON/TINA LARSEN

ATTACHMENT A
Resubmittal Checklist

Case Number: **12-ZN-2014**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (DWG or DWF format only)
- One copy: Revised Narrative for Project
- One copy: Commitment for Title Insurance
- Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

Site Plan (Preliminary Plat):

10	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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NAOS Plan:

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Construction Envelope Exhibit:

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

Desert View Corridor Plan

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

Technical Reports:

- 2 copies of Revised Drainage Report:
- 1 copies of Revised Storm Water Waiver:
- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.

Cavalliere Flats

by:

taylor
morrison

Homes Inspired by You



LVA

12-ZN-2014
6/11/2014

CAVALLIERE FLATS

Scottsdale, Az

Cavalliere Flats

Rezoning Project Narrative – 06.11.2014

456-PA-2014
_____ GP-2014

Prepared For:

**taylor
morrison**

Homes Inspired by You



Prepared By:

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John V. Berry, Esq.
Michele Hammond
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Scottsdale, Arizona 85251

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CAVALLIERE FLATS

Scottsdale, Az

Introduction

Taylor Morrison has been helping families create memories for more than a century. As one of the largest North America based home building companies and headquartered here in Scottsdale, Arizona they are accustomed to complementing the unique lifestyle and character Scottsdale has to offer. Taylor Morrison neighborhoods are designed to offer a better quality of life and the company aims to develop a distinctly desirable luxury residential community on the 46.9 acres Site at the southeast corner of Alma School Road and Pinnacle Vista Drive (the "Site").

The Site currently hosts the commercial establishments of Greasewood Flat and Reata Pass restaurants (now closed), as well as several residential properties. Rather than just selling their property outright, the Cavalliere family looked for a buyer who would partner with them to maintain a legacy for the family and for Scottsdale while maintaining the character of the area. After considering several offers, the Cavalliere family announced they would sell their 41.6-acres of land to Taylor Morrison Homes in 2013. Taylor Morrison homes has purchased an additional 5.3 acres to the south to assemble 46.9 acres.

More than three generations of Cavallieres have shaped the land into what it is today and while change can be difficult the Cavalliere family has been pleased with the transition. They are delighted that Taylor Morrison will be incorporating an architectural style and overall thematic design that is reminiscent of the region's history along with the preservation of natural area open spaces, desert washes and some of the original family structures on-site. The efforts to relocate Greasewood Flat to a nearby family-owned property, helps to ensure that this iconic destination protects a "Place" that is part of Scottsdale's heart and history.

History

The Cavalliere family was one of the first to settle in Scottsdale, well before its official incorporation in 1951. The family's first business was and still is the Cavalliere Blacksmith Shop in Old Town Scottsdale. Founded in 1909 it is Scottsdale's oldest operating business. George "Doc" Cavalliere, one of Scottsdale's first City Councilmen, operated the pioneer family's blacksmith shop for five decades and ran the Reata Pass Steakhouse and Greasewood Flat for over 20 years. Doc passed away in 2009, but is remembered for his enthusiasm for preserving the western way of life, which can be seen onsite through the manifestation of three generations of Cavalliere ironwork, a collection of western relics and the continued interpretation of local folklore.

Location

The 46.9+/- acre site is nestled in a valley between Troon Mountain and Pinnacle Peak . Incorporated in 1982, Cavalliere Flats is located adjacent to Alma School Road on the east, between Jomax Road and Pinnacle Vista Dr. These parcels (APN #'s 216-80-002T, 216-80-002P, 216-80-002N and 216-80-007G) are currently used for restaurants, parking, homes and storage. Much of the land is vacant. The surrounding uses are as follows:

- West: Four Seasons Resort and Condominiums (The Rocks)
- North: Single Family Residential (Quisana) and the "Doc" Cavalliere Park
- East: Vacant Land and Large Lot Single Family Residential
- South: Condominiums (Pinnacle Pointe), Single Family Residential (Windy Walk Estates and Troon Village) and Troon Golf Course.

Existing Conditions

Boulder Features

The Site contains an array of boulder features primarily located within proposed Natural Area Open Space (NAOS) along the east boundary. With the transition to lower density towards the east, these boulders will help create a dynamic buffer along the adjacent properties. The boulders are deemed significant and will be preserved according to the Environmentally Sensitive Lands Ordinance (ESLO).

In general, development will not intrude on or damage boulder features. Where allowed, construction near boulders will be conducted in a manner that minimizes any potential threat to the boulder or area adjacent to the boulder. Boulders not meeting protection requirements per ESLO will be re-located on site.

Native Vegetation

Located in the Upper Desert Landform the site is characteristic of relatively deep soils that often have strong caliche hardpan layers below the surface. This results in a wide variety of vegetation with relatively dense distribution. The Sonoran Desert plant materials include Palo Verdes, Mesquites, Catclaw Acacia, Desert Hackberry, Saguaros, Prickly Pear, Cholla and other typical desert plants. The site has had a Native Plant Survey to help determine the areas of preservation as well as protected species that will require transplanting where necessary and feasible.

Drainage

The Cavalliere Flats project currently conveys offsite drainage from the north and east through the property via natural wash corridors. Following development of Cavalliere Flats, runoff will be conveyed in the streets and/or in on-site swales and storm drain systems to several first flush detention basins located throughout the project. The street configuration and development has been designed to these basins will discharge into the existing central wash. The post development flows exiting the site will be attenuated through the first flush basin to a level equal to or less than pre-development flows. The Preliminary Drainage Report will address the increased volume of storm water generated with the development and indicate basin sizes and locations to attenuate post development flows leaving the site.

Cultural Sites

An archaeological survey of the 42 acre project area resulted in the identification of three historic isolates and a historic road. The isolates and the road do not meet the criteria for listing on the National Register of Historic Places (NRHP), and no further information can be learned from them beyond their initial recordation. No archaeological sites were recorded. A recommendation of No Historic Properties Affected was made for the proposed project.

No further archaeological work is recommended for the project area. However, if previously undocumented buried cultural resources are identified during ground-disturbing activities, all work in the immediate vicinity of the discovery should stop until the find can be evaluated by a professional archaeologist.

The remaining 5 acres of the project area have been surveyed and no sites were found. The report for the 5 acre parcel is currently being drafted and will be submitted upon completion.

The Requests

General Plan

This rezoning request is a companion to a Major General Plan amendment (Case # ___-GP-2014).

The existing General Plan Land Use designations on the 46.9 +/- acre Site are Commercial (22.8 +/- acres) and Rural Neighborhoods (24.1 +/- acres), allowing up to one unit per acre. The General Plan designates the adjacent properties as:

- West: Commercial & Resort
- North: Office and Cultural/Public Use (Park)
- South: Commercial, Rural and Suburban Neighborhoods and Developed Open Space (Golf)
- East: Rural Neighborhood

The current Major General Plan Amendment will, if approved, result in on-site land use designations of Suburban Neighborhood (22.8 +/- acres) and Rural

Neighborhoods (24.1 +/- acres). This Amendment requests the following modifications:

- 19+/- acres from Commercial to Suburban Neighborhoods,
- 3.7 +/- acres from Commercial to Rural Neighborhoods,
- 3.8 +/- acres from Rural Neighborhoods to Suburban Neighborhoods, and
- 20.4 +/- acres remaining Rural Neighborhoods.

The "Suburban Neighborhoods" land use category supports a broad range of residential uses with densities between one (1) unit per acre and eight (8) units per acre. This category plays a role in establishing land use transitions between land within the "Rural Neighborhoods" category and more intense categories such as "Commercial", "Employment", "Office" and "Resorts/Tourism".

The proposed General Plan Amendment for Cavalliere Flats creates a transition from the lower-density residential land uses to the east and the more intense commercial and resort uses along Alma School Road. Approval of this Amendment means that uses categorized as Commercial will no longer abut Rural Neighborhoods. Instead, land use intensity will transition from Commercial along Alma School to Suburban Neighborhoods (1-8 dwelling units per acre) to Rural Neighborhood (0-1 dwelling units per acre) within the Site, creating a buffer for existing residential uses to the east.

Zoning

The existing zoning of the Site is Central Business (C-2) Commercial (24.7 +/- acres) and Single Family Residential (R1-190 ESL) (24.1 +/- acres). The zoning categories on the adjacent properties are:

- West: Resort (R-4R ESL) and Central Business (C-2 ESL) Commercial
- North: Service Residential (S-R ESL) and O-S ESL (Park)
- East: Single Family Residential (R1-190)
- South: Planned Commercial Center (PCC ESL), Single Family Residential (R1-18 ESL, R1-43 ESL and R1-190 ESL).

The proposed zoning will clean up the existing legal non-conforming uses of residential on commercial land and commercial uses on residential land. Ultimately the 46.9 +/- acre Site will be a mixture of Townhouse Residential (R-4 ESL) (24.7 +/- acres), Single Family Residential (R1-10) (14.9 +/- acres) and Single Family Residential (R1-190 ESL) (9.2 +/- acres). This request requires the following changes:

- 22.1 +/- acres from C-2 ESL to R-4 ESL,
- .7 +/- acres from C-2 ESL to R1-10 ESL,
- 14.3 +/- acres from R1-190 ESL to R1-10 ESL,
- .6 +/- acres from R1-190 ESL to R-4 ESL, and
- 9.2 +/- acres remaining R1-190 ESL.

The request to rezone the Site will allow Cavalliere Flat to be subdivided into 80 exclusive single-family home sites at a gross density of 1.7 dwelling units per acre (du/ac). The site has been planned to transition the density from the more intensive zoning districts to the west, north and southwest over to the east. At 2.45 du/ac the R-4 ESL district will complement the surrounding development adjacent to Alma School and Pinnacle Vista. Two 4.6 acre R1-190 ESL lots will buffer the eastern boundary and will combine with the R1-10 ESL district to ensure compliance with the existing General Plan designation of Rural Neighborhoods.

Amended Development Standards

The request includes an amendment to the R1-10 ESL development standards, subject to the approval by the Development Review Board. The applicant has evaluated the 13 criteria for amended development standards as stated in Section 6.1083 of the ESL Zoning Ordinance, and believes that the benefits provided by the proposed site plan justifies this request for amended development standards.

These amended standards, as proposed, would allow reductions for setbacks within the R1-10 development standards allowing the concentration of development to the least sensitive portions of the site, specifically the major wash corridors that bisect the site. As a justification for the approval of these amended standards, the project will have opportunities to increase the minimum NAOS dedication amount from the minimum 14.65 acres. In addition, major natural and environmental features will be preserved, contributing to the form and function of the Site and the overall aesthetic of the community.

Development Plan

Theme

Although the Cavalliere Flat neighborhood has been divided into separate zoning districts, the project is being planned as a single, cohesive development that recognizes the character and history of the Cavalliere family. From the landscape to the architecture there will be an emphasis of maintaining many of the relics and character elements from the Cavalliere Blacksmith Shop, Reata Pass and Greasewood Flat. Taking on a "rustic southwest ranch meets modern architectural" theme the project will imbue a relaxed Southwestern lifestyle. The rich western history of the site will be reflected in overall architectural style, scale, massing, and materials to create comfortable human spaces. Materials will be of the land, using traditional stucco with local stone and Cavalliere-inspired metalwork accents and wood trim, headers, sills and columns.

Site Plan

The residential home sites are strategically placed to capture the views; the valley to the south, Pinnacle Peak to the west, Troon Mountain to the southeast and the McDowell Mountains to the distant south-south east. Residents will also be able to relax and mingle within the planned neighborhood amenities that will include a passive outdoor recreation area positioned to capture the long views to the valley.

The location of existing boulders and major washes strongly influenced the design of the site plan, positioning development to generally avoid disturbance of these natural features. The preliminary Environmental Features exhibit illustrates the location of boulder features that may qualify for ESL protection. Together, the viewsheds, boulders and washes comprise the highest priority open space on the Site.

Circulation

The neighborhood will have private internal streets with a gated entry from Alma School Road. The internal street alignments have been located to minimize the number of wash crossings and will be rural in nature in order to minimize the area of total street improvements throughout the neighborhood and help preserve additional open space. Emergency access will be provided at the end of the cul-de-sac adjacent to Jomax Rd.

Alma School Parkway has been constructed with a single northbound and a single southbound through lane plus a continuous two way left turn lane along the project frontage. Pinnacle Vista Drive and Jomax Road are both two lane paved roadways adjacent to the site.

A single access to the development will be provided off of Alma School Parkway and northbound exclusive right turn lane is recommended. Since no other access points to adjacent roadways are provided for the project, no improvements to either Pinnacle Vista Drive or Jomax Road are recommended.

Open Space

The plan maintains 15 acres of Natural Area Open Space (32%). The open space areas include a Scenic Corridor along Alma School, perimeter open space setbacks around the Site, as well as, the major washes running through the Site. The washes contain a mesquite bosque that will provide privacy and screening to the adjacent homes as well as a haven for wildlife. Overall, the development plan will incorporate sensitive design principles that are in tune with the City's Environmentally Sensitive Land Ordinance.

Environmentally Sensitive Lands Ordinance

The purpose of the environmentally sensitive lands regulations is to identify and protect environmentally sensitive lands within the City of Scottsdale. Specifically, the implementation of the environmentally sensitive lands regulations will be as follows:

- A. Protection from hazardous conditions by keeping the majority of the existing washes in a natural state.
- B. Protect and preserve significant natural and visual resources through the protection of boulders, vegetation and significant washes.
- C. With the protection of nearly 40% of the Site as open space along with reduced demand by transitioning from Commercial to Residential, Cavalliere Flat will help protect renewable and nonrenewable resources.
- D. Minimize the public costs of providing public services and facilities by providing private streets and contiguous half-street construction to benefit the surrounding area.
- E. Conserve the character of the natural desert landscape through the protection of wash corridors and sensitive environmental features to sustain the unique desert character found in the area.
- F. Recognize and provide access for residents and visitors to the surrounding amenities, such as Doc Cavalliere Park, along with celebrating and conserving the natural amenities and historic character onsite.
- G. Assure that drainage features and development impacts are considered through detailed site analysis methods and preservation of environmentally sensitive areas.
- H. Minimize the impacts of development by carefully guiding the location of residential units, streets and drainage basins.
- I. Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials and landscaping design and materials.
- J. Maintain significant open spaces by preserving the main wash corridor that bisects the site, boulders, and the implementation of land use buffers in the attempt to maintain the city's and area's unique desert setting.
- K. Protect environmentally sensitive lands with careful site planning and preservation in excess of the City's requirements.

- L. Be innovative in both the planning and design in order to fit the proposed development appropriately to the shape of the land while maximizing the preservation of environmental features and meaningful open space.

In conformance with the requirements of the ESLO, the minimum open space requirement for the Site was determined through a slope analysis of the existing on-site topographic data. The findings from the analysis require a minimum NAOS allocation of 14.65 acres on the 46.9 acre Site. A summary of this analysis can be found below.

NOAS REQUIRED CALCULATION			
SLOPE (%)	AREA (ACRE)	NOAS REQ. (%)	NAOS AREA (ACRE)
0-2	4.43	25	1.11
2-5	20.36	25	5.09
5-10	11.10	35	3.88
10-15	4.89	45	2.20
15-25	3.06	45	1.38
25-VERT.	2.23	45	1.00
TOTAL	46.05		14.65
		PERCENT NAOS REQ.	<u>31.8</u>

The purpose of the actual provided open space areas is not only to meet the City's requirements but also to be sensitive and respectful of the environment and the project's neighbors. Open space, exceeding the minimum requirements of the ESLO, will be provided throughout the Site. NAOS will be dedicated in areas that have been identified as having environmentally sensitive natural elements, such as wash corridors, dense vegetation and boulder features. Dedicated open space will also be provided as a buffer to the adjacent properties along the perimeter of the Site.

Traffic

Under the current land use and operation of Greasewood Flat a trip generation calculation indicates that on an average weekday the proposed residential units would be expected to generate a similar number of daily trips as a 6,000SF restaurant. Peak hour and weekend trips for the restaurant use would likely be higher than the residential use.

However an analysis of the traffic under the current C-2 zoning approvals in comparison to the proposed plan shows that trips generated are being reduced by 89% for peak hour and reduced by 93% for Average Daily Trips.

Utilities –

The site has existing sewer, water, gas, electric and cable service.

Sewer: The site is within the City of Scottsdale wastewater service area. There is currently an existing 8-inch sewer main located along the west half of Alma School Parkway. An 8" sewer main also runs east along Jomax to where it terminates approximately 800' from the project frontage.

It is anticipated that two connections to the existing sewer lines will be provided. One connection will be constructed to Alma School Parkway and the other will sewer south through the development to Jomax Road and along the north side of Jomax Road to the existing 8" sewer.

Water: The site is within the City of Scottsdale water service area. Three existing waterlines are located within Alma School Parkway to the west of the property. A 14-inch diameter asbestos concrete pipe (ACP), as well as 12-inch diameter and 20-inch diameter ductile iron pipe (DIP) mains. An 8-inch diameter to 12-inch diameter C900 Polyvinyl Chloride (PVC) waterline is located in Pinnacle Vista Drive to the north of the site. Additionally, to the west of the site within 111th Street and Bajada Drive is an 8-inch diameter C900 PVC waterline.

It is anticipated that distribution system will connect to the existing 12-inch DIP water main located in Alma School Parkway and loop through the project site and tie into the existing 8-inch PVC waterline in Bajada Drive.

Gas: This area is serviced by Southwest Gas. There is currently an existing 6-inch gas main located in Alma School Road approximately 20-feet east of the roadway centerline.

Electric: This area is serviced by APS. There is currently an existing electric line located in Alma School Road.

Cable: This area is serviced by Cox Communications. There is currently an existing cable line located in Alma School Road.

Conclusion

We respectfully request approval of this rezoning application as it promotes the objectives set forth by the City of Scottsdale through the General Plan and the Environmentally Sensitive Lands Ordinance. With the additional rooftops, new residents and new vitality will be brought to the area, Cavalliere Flat will help sustain North Scottsdale businesses and foster economic development. Existing developed and zoned commercial property abounds and the market will respond to the demand from a growing employee and customer base in the area, stimulating development and leasing of vacant commercial space and undeveloped commercial land.

When comparing the proposed residential community with existing allowed commercial uses, the overall intensity of uses and the traffic they generate will be reduced. Cavalliere Flat will create a transition in land use intensity between the Activity Center designated west of Alma School Parkway and the rural properties adjoining the Site to the east. It will not only complement and enhance the character of the surrounding area, but will contribute to the identity of Scottsdale and its high quality standards and lifestyle.

Cavalliere Flats

Amended Development Standards – Legislative Draft

Sec. 5.400. Single-family Residential (R1-10).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 34), 4-3-12)

Sec. 5.401. Purpose.

This district is intended to promote and preserve residential development. Lot size permits a higher density of population. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.402. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).

B. Permitted uses by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.403. Approvals required.

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.404. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-10 district:

A. Lot area.

1. Each lot shall have a minimum area of not less than ten thousand (10,000) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimension.

1. Width. All lots shall have a minimum width of eighty (80) feet.

C. *Density.* There shall not be more than one (1) single-family unit on any one (1) lot.

D. *Building Height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~thirty (30)~~ **twenty-three (23)** feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~thirty (30)~~ **twenty-three (23)** feet shall be provided on one street.

c. Where a lot is located at the intersection of two (2) or more streets, there shall be a yard conforming to the front yard requirements on the street with the narrowest frontage and a yard of not less than ~~fifteen (15)~~ **eleven (11)** feet on the intersecting street. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard on each side of a building having an aggregate width of not less than ~~seven (7)~~ **five (5)** feet.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~twenty five (25)~~ **nineteen (19)** feet.

a. The main building or additions to the main building may extend into the required rear yard subject to the following requirements:

(1) The main building or additions to the main building shall be set back ~~fifteen (15)~~ **eleven (11)** feet from the rear property line.

(2) The main building or addition to the main building shall not occupy more than ~~thirty (30)~~ **twenty-three (23)** percent of the area between the rear setback line and the rear property line.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall not be less than ten (10) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall not be less than ~~fourteen (14)~~ **ten (10)** feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 35), 4-3-12)

Sec. 5.405. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.406. Signs.

The provisions of article VIII shall apply.



Request for Stormwater Storage Waiver

City of Scottsdale Case Numbers:

- PA -

- ZN -

- UP -

- DR -

- PP -

PC#

CITY STAFF TO COMPLETE THIS PAGE

Project Name Cavalliere Ranch

Check Appropriate Boxes:

Meets waiver criteria (specify): 1 2 3

Recommend approve waiver.

Recommend deny waiver:

None of waiver criteria met.

Downstream conditions prohibit waiver of any storage.

Other:

Explain: _____

Return waiver request:

Insufficient data provided.

Other: _____

Explain: _____

Recommended Conditions of Waiver:

All storage requirements waived.

Post-development peak discharge rates do not exceed pre-development conditions.

Other:

Explain: _____

Waiver approved per above conditions.

Waiver denied.

Floodplain Administrator or Designee

Date

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-2500 ♦ Fax: 480-312-7781



Request for Stormwater Storage Waiver

City of Scottsdale Case Numbers:

- PA -

- ZN -

- UP -

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- PP -

PC#

In-Lieu Fee and In-Kind Contributions

In-lieu fees are only applicable to projects where post-development peak discharge rates exceed pre-development levels, based on the 10- and 100-year storm events. If the city grants a waiver, the developer is required to calculate and contribute an in-lieu fee based on what it would cost the city to provide a storage basin, sized as described below, including costs such as land acquisition, construction, landscaping, design, construction management, and maintenance over a 75-year design life. The fee for this cost is \$1.87 per cubic foot of stormwater storage for a virtual storage basin designed to mitigate the increase in runoff associated with the 100-year/2-hour storm event. The applicant may submit site-specific in-lieu fee calculations subject to the Floodplain Administrator's approval.

The Floodplain Administrator considers in-kind contributions on a case-by-case basis. An in-kind contribution can serve as part of or instead of the calculated in-lieu fee. In-kind contributions must be stormwater related and must constitute a public benefit. In-lieu fees and in-kind contributions are subject to the approval of the Floodplain Administrator or designee.

Project Name Cavalliere Ranch

The waived stormwater storage volume is calculated using a simplified approach as follows:

V = ΔCRA; where

V = stormwater storage volume required, in cubic feet,

ΔC = increase in weighted average runoff coefficient over disturbed area ($C_{post} - C_{pre}$),

R = 100-year/2-hour precipitation depth, in feet (DSPM, Appendix 4-1D, page 11), and

A = area of disturbed ground, in square feet

Furthermore,

$V_w = V - V_p$; where

V_w = volume waived,

V = volume required, and

V_p = volume provided

R = _____

ΔC = _____

A = _____

V = _____

V_p = _____

V_w = _____

An in-lieu fee will be paid, based on the following calculations and supporting documentation:

In-lieu fee (\$) = V_w (cu. ft.) x \$1.87 per cubic foot = _____

An in-kind contribution will be made, as follows:

No in-lieu fee is required. Reason:

Stormwater storage requirements conflict with requirements of the Environmentally Sensitive Lands Ordinance (ESLO).

Approved by:

Floodplain Administrator or Designee

Date

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7781

CAV. FLATS

Flat

Submittal Date: _____

Project No.: 456 -PA- 2014



Rezoning

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 11 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Zoning Application Fee \$ <u>2140 + 70.00</u> ^{PER ACRE} (subject to change every July)
<input type="checkbox"/>	<input type="checkbox"/>	3. Checklist for Minimal Information to be Accepted for Review – Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner)

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12-ZN-2014
6/11/2014

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Appeal of Required Dedications or Exactions (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy FOR ENTIRE PROPERTY • Include complete Schedule A and Schedule B. (requirements form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. Request for Site Visits and/or Inspections Form (form provided)
		13. Addressing Requirements and Addressing Request Application (forms provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14. Draft Development Agreement <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies Must adhere to the Maricopa County Recorder requirements
		15. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16. Citizen and Neighborhood Involvement Process Requirements: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Citizen and Neighborhood Involvement Report • Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Citizen Review Report addendum.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Request for Neighborhood Group Contact information (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> • Affidavit of Posting for Project Under Consideration • Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing. • Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. School District Notification – (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	20. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	21. Archaeological Resources (information sheets provided) EMAIL STEVE VEIKER <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy

Planning, Neighborhood & Transportation Division

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

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	22. Historic Property <input type="checkbox"/> Historic Property Certificate of No Effect Application (form provided) <input type="checkbox"/> Historic Property Certificate of Appropriateness Application (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	23. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

Req'd	Req'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		24. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	25. Development Plan

Req'd	Req'd	a. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" – 4 copies <input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following: <ul style="list-style-type: none"> • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character <input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc) <input type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input type="checkbox"/> bonus provisions and justifications, <input type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or <input type="checkbox"/> Historic Property – existing or potential historic property. <ul style="list-style-type: none"> ○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)
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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>b. Legislative draft of the proposed development standards, or amended development standards</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies <p style="text-align: center;">(Must adhere to the Maricopa County Recorder requirements)</p> <p style="text-align: right; color: blue; font-style: italic;">last page of narrative</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies <p style="text-align: center;">(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>d. A dimensioned plan indicating the proposed boundaries of the application</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>e. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p style="padding-left: 20px;">_____ 750 foot radius from site</p> <p style="padding-left: 20px;">_____ 1/4 mile radius from site</p> <p style="padding-left: 20px;">_____ Other: _____</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>f. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 16 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>g. Subdivision Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 16 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>h. Open Space Plan (Site Plan Worksheet) (example provided)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>i. Site Cross Sections</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded • 11" x 17" 1 – copy, folded
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>j. Natural Area Open Space Plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>k. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	<p>l. Phasing Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>m. Landscape Plan</p> <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, folded of • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>n. Hardscape Plan</p> <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> • 11" x 17" – 1 copy
<input type="checkbox"/>	<input type="checkbox"/>	<p>o. Transitions Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>p. Parking Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>q. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>r. Pedestrian and Vehicular Circulation</p> <ul style="list-style-type: none"> • 24" x 36" - 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • 8 1/2" x 11" - 1 color copies (quality suitable for reproduction) • Digital - 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>s. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" - 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" - 2 color copies, folded • 11" x 17" - 1 color copy, folded (quality suitable for reproduction) • 11" x 17" - 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 1/2" x 11" - 1 color copy, (quality suitable for reproduction) • 8 1/2" x 11" - 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>t. Elevations Worksheet(s)</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted.</p> <ul style="list-style-type: none"> • 24" x 36" - 2 copies, folded • Digital - 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>u. Perspectives</p> <ul style="list-style-type: none"> • 11" x 17" - 1 color copy, folded (quality suitable for reproduction) • 8 1/2" x 11" - 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>v. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" - 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>w. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" - 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" - 1 copy, folded

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	y.	Electronic Massing Model: <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750 foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	z.	Solar Analysis <p>The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m.</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD).</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	aa.	Exterior Lighting Site Plan <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	bb.	Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	cc.	Cultural Improvement Program Plan <p>_____ Conceptual design</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	dd.	Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p style="text-align: right; color: blue; font-style: italic;">Narrative</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ee.	Master Thematic Architectural Character Plan <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ff.	Conceptual Signage Plan <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	gg. Other: <div style="border: 1px solid black; padding: 2px; margin: 5px 0;"> DETAILED TITLE FOR OWNERSHIP VERIFICATION </div> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)
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26. Development Plan Booklets

- 11" x 17" – 3 copies (quality suitable for reproduction)
- 8 ½" x 11" – 1 copy (quality suitable for reproduction)
- Digital – 1 (See Digital Submittal Plan Requirements)
- 8 ½" x 11" – 3 copies on archival (acid free) paper: this is a **delayed submittal** that is to be made after the Planning Commission recommendation.

The Development Plan Booklets shall include the following:

- Application Narrative
- Legislative draft of the proposed development standards, or amended development standards
- Legislative draft of the proposed List of Land Uses
- A dimensioned plan indicating the proposed boundaries of the application
- Context Aerial with the proposed Site Plan superimposed
- Site Plan
- Subdivision Plan
- Open Space Plan
- Phasing Plan
- Landscape Plan
- Hardscape Plan
- Transitions Plan
- Parking Plan
- Pedestrian and Vehicular Circulation Plan
- Conceptual Elevations
- Conceptual Perspectives
- Electronic Massing Model
- Solar Analysis
- Exterior Lighting Plan
- Manufacturer Cut Sheets of All Proposed Lighting
- Cultural Amenities Plan
- Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control)
- Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)
- Master Thematic Architectural Character Plan
- Conceptual Signage Plan
- Other:

Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>27. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</p> <p>(PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>28. Drainage Report</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3-ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>29. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>30. Basis of Design Report for Water and Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>31. Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Wastewater including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>32. Master Plan and Design Report for Water</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>33. Master Plan and Design Report for Wastewater</p> <p>Please review the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets

Planning, Neighborhood & Transportation Division

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

Rezoning Development Application Checklist

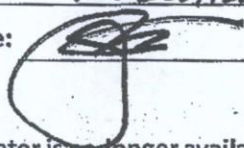
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>34. Water Sampling Station</p> <ul style="list-style-type: none"> • Show location of sample stations on the preliminary plat. • Fax 8- ½ " x 11" copy of the preliminary plat with sampling stations to the Water Quality Division. Attn: Craig Miller- Fax: 480-312-5615, Phone: 480-312-5016
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>35. Transportation Impact & Mitigation Analysis (TIMA)</p> <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input checked="" type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>36. Native Plant Submittal: (form provided)</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded. <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> • See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>37. Environmental Features Map</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>38. Other:</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

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Rezoning Development Application Checklist

PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>456-PA-2014</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	40. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	41. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	42. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>43. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>JESSIE MURIELLO</u> Phone Number: <u>480.312.7849</u></p> <p>Coordinator email: <u>jmurillo@scottsdaleaz.gov</u> Date: <u>5/19/14</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

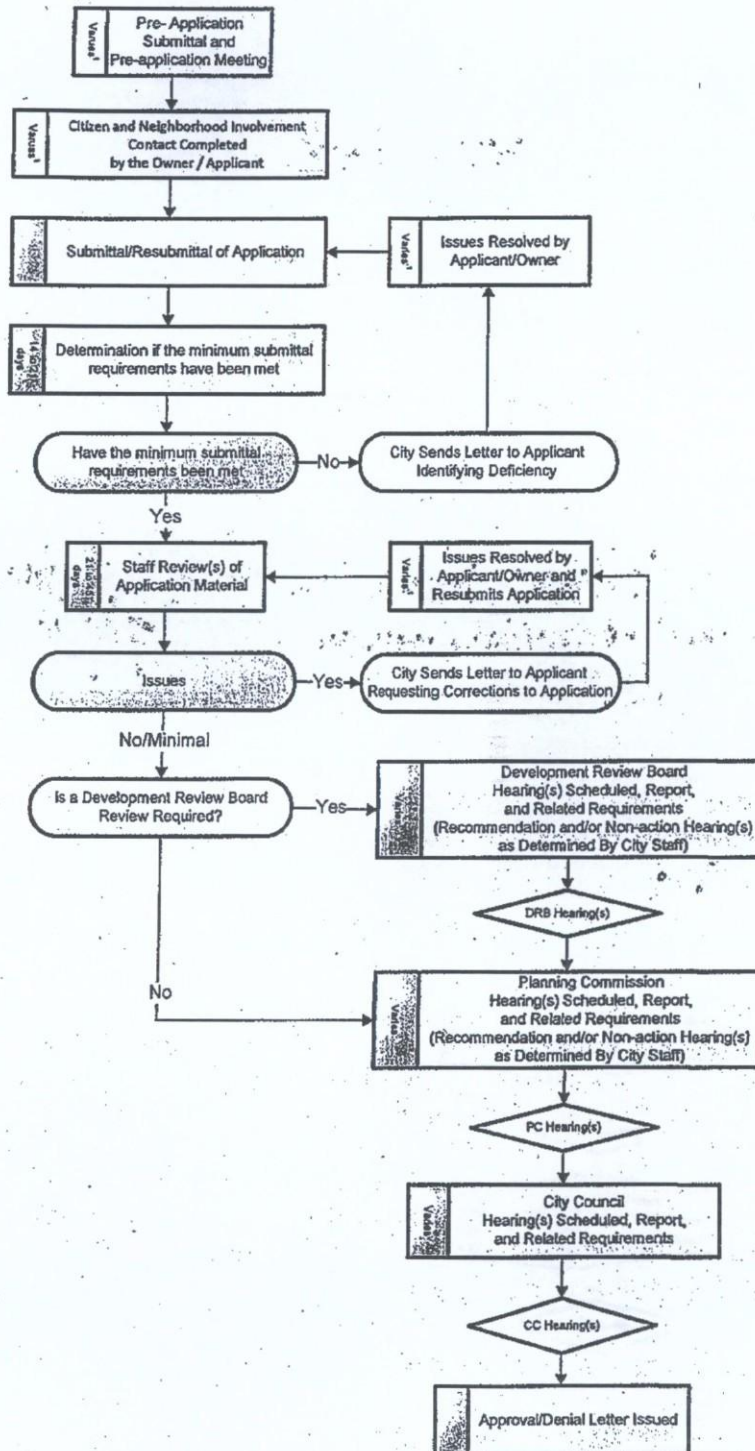
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Development Applications Process

Abandonment (AB), Municipal Use Master Site Plan (UP),
Infill Incentive (II) & Zoning District Map Amendment (ZN)



Note:
1. Time period determined by owner/applicant.

Planning, Neighborhood & Transportation
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Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 6/11/14
Contact Name: Michelle Hammond
Firm name: Berry, Riddell & Rosensteel
Address: 6750 E. Camelback
City, State Zip: Scottsdale AZ 85251

RE: Application Accepted for Review.

Dear C Michele:

It has been determined that your Development Application for 456 PA 2014 has been accepted for review.

Upon completion of the Staff's review of the application material, you will be informed in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: JESÚS MURILLO
Title: Senior Planner
Phone number: 4803127849
Email address: Jmurillo@scottsdaleaz.gov

12-ZN-2014
6/11/2014