



# Development Review (Minor) Staff Approval

97-SA-2015

Sunrise Trail

## APPLICATION INFORMATION

LOCATION:	E SHEA BL / N 124TH ST (Corner)	APPLICANT:	Kim Kleski
PARCEL:	ROW	COMPANY:	Olsson Associates Inc
Q.S.:	ROW	ADDRESS:	7250 N 16Th St Ste 210 Phoenix, AZ 85016
CODE VIOLATION #:		PHONE:	602-748-1000

Request: approval for wall heights up to eight (8) feet in height in the Sunrise Trail subdivision

## STIPULATIONS

1. Conceptual approval for wall heights up to eight (8) feet in height in the Sunrise Trail subdivision as shown on plans submitted by Olsson Associates with a City staff approval date of 3/17/15.


## CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Plans in review under 6151-14-1

### Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature:

  
Doris McClay

DATE:

3/17/15

### Planning and Development Services

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](http://www.scottsdaleaz.gov)



## Pre-Application Request

### Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

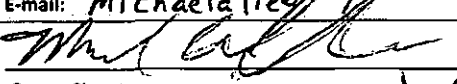

### Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website: <https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

### Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: Sunrise Trail	
Property's Address: NE Corner of Shea Boulevard & 124th Street Scottsdale, AZ	
APN:	
Property's Zoning District Designation: R1-7 ESL & R1-18 ESL	
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input type="checkbox"/> No    If yes, provide a copy with this submittal	
Owner: Michael Lieb	Applicant: Kim Kleski
Company: Shea 124 Investments LLC	Company: Olsson Associates
Address: 11811 North Tatum Boulevard	Address: 7250 N. 16th Street, suite 210
Phone: 602 870 9741    Fax: 602 997 9807	Phone: 602-748-1000    Fax: 602-748-1001
E-mail: michaela.lieb@yahoo.com	E-mail: kkleski@olssonassociates.com
	
Owner Signature	Applicant Signature
Official Use Only	Submittal Date: 5/3/15    Application No.: 213 -PA- 2015
Project Coordinator:	

### Planning and Development Services

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

Page: 1 of 2

Revision Date: 02/04/2015



# Pre-Application Request

## 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 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	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Other

## Submittal Requirements: (fees subject to change every July)

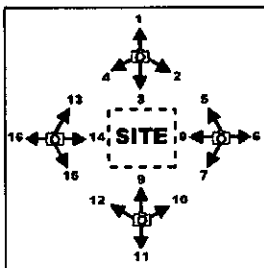
☒ Pre-Application Fee: \$ 87  
(No fees are changed for Historic Preservation (HP) properties.)

☒ Records Packet Fee: \$ NA  
Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ Application Narrative:  
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter  
(Required for the SA and MS Pre-Applications)

- ☒ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
  - Photos shall be taken looking in towards the project site and adjacent to the site.
  - Photos should show adjacent improvements and existing on-site conditions.
  - Each photograph shall include a number and direction.
  - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
  - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

## Additional Submittal Information

- ☒ Site Plan (two copies)
- ☐ Subdivision plan (two copies)
- ☐ Floor Plans (two copies)
- ☒ Elevations (two copies)
- ☐ Landscape plans (two copies)
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language (two copies)
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan (three copies)
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Areal of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

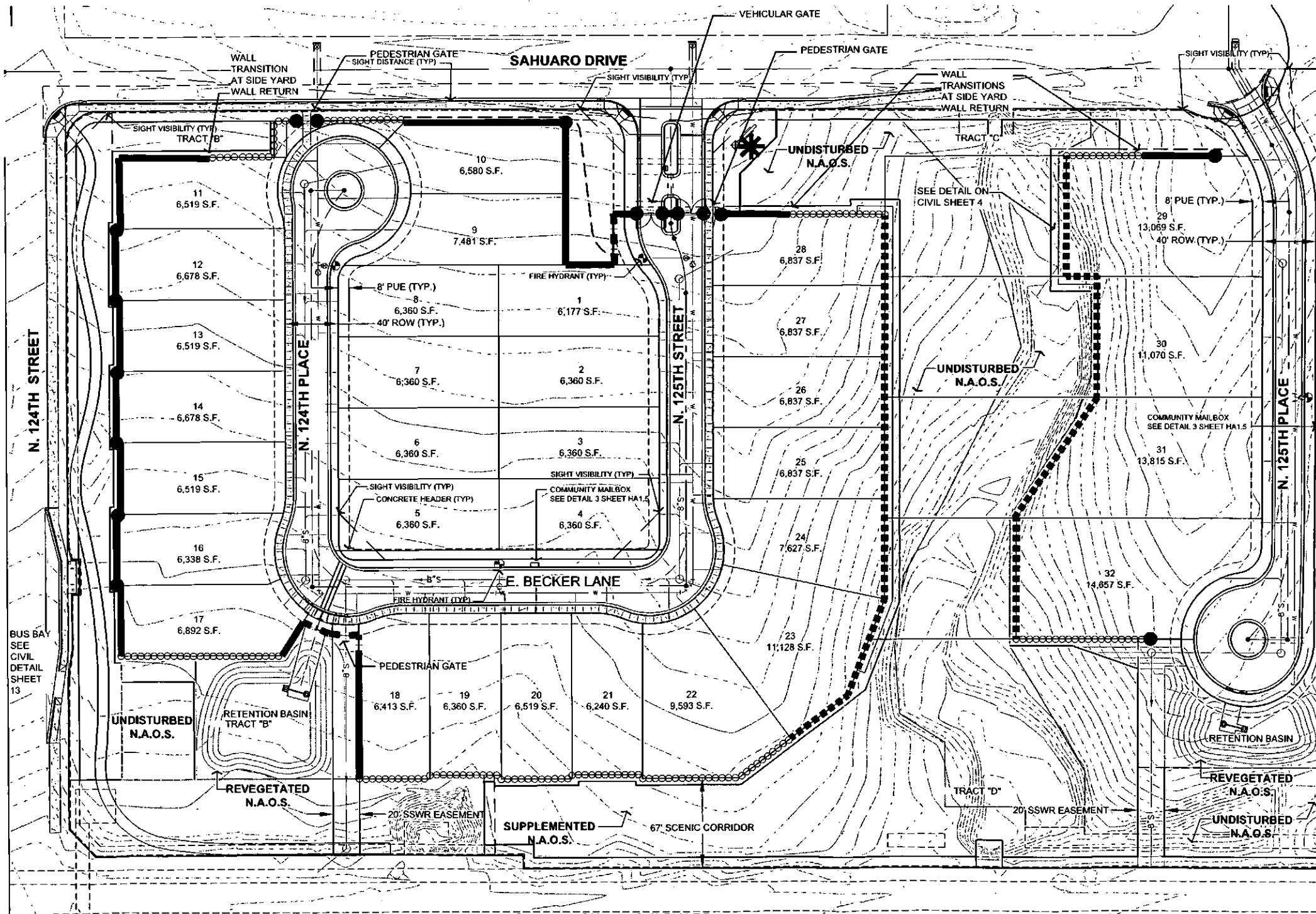
## Planning and Development Services

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

# NOTE

THIS SET IS FOR INFORMATION ONLY. STRUCTURAL REVIEW AND CERTIFICATION ARE REQUIRED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY FABRICATION.



## WALL LEGEND

SYMBOL	DESCRIPTION
	THEME WALL (SEE DETAIL 1 AND 4 ON SHEET HA1.3)
	VIEW WALL (SEE DETAIL 2 AND 5 ON SHEET HA1.3)
	VIEW FENCE (SEE DETAIL 3 AND 6 ON SHEET HA1.3)
	PARTIAL VIEW WALL (SEE DETAIL 7 ON SHEET HA1.3)
	ENTRY MONUMENT SIGNAGE (SEE ENLARGEMENT ON SHEET HA1.5)
	STONE COLUMN FOR SIDE YARD LOCATIONS - COLUMN TO BE PLACED 15' BACK OF P.U.E. (SEE DETAIL 2 AND 3 ON SHEET HA1.4)

## SHEET INDEX:

#	DESCRIPTION	SHEET
01	WALL PLAN	HA1.1
02	ENTRY PLAN ENLARGEMENT	HA1.2
03	WALL DETAILS	HA1.3
04	COLUMN DETAILS	HA1.4
05	SIGN AND GATE DETAILS	HA1.5
06	LIGHTING PLAN	HA1.6

SCALE: 1"=40'-0"



**MOLSSON ASSOCIATES**



REVISIONS

WALL PLAN

SUNRISE TRAILS

SCOTTSDALE, ARIZONA

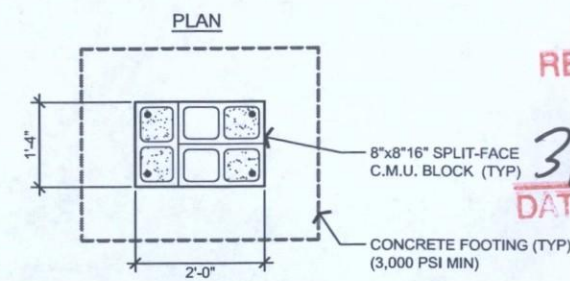
2015

CITY OF SCOTTSDALE PROJECT NUMBERS: CASE # 11-PP-2014, PLAN CHECK # 6151-14-1

Drawn by: ALA  
Designed by: KAK  
Checked by: KAK  
Project no.: 014-2259  
Date: 02.27.15

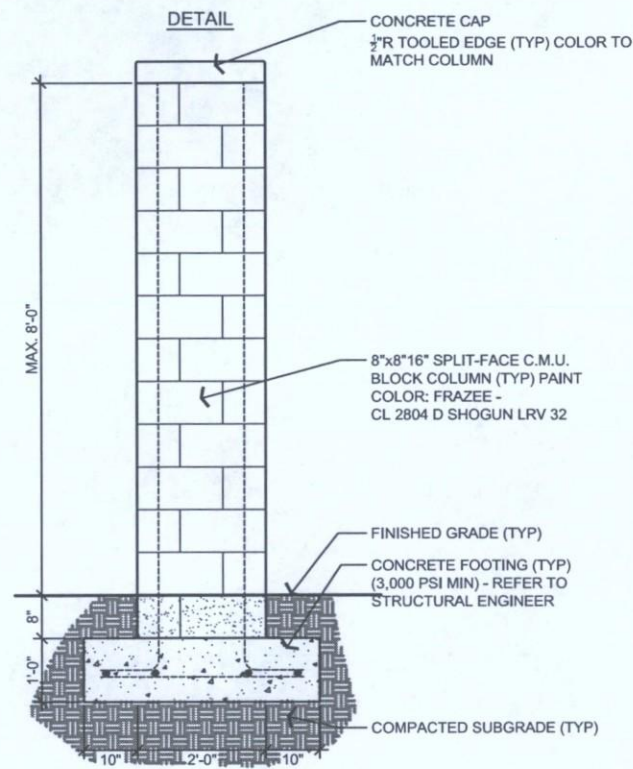
SHEET HA1.1





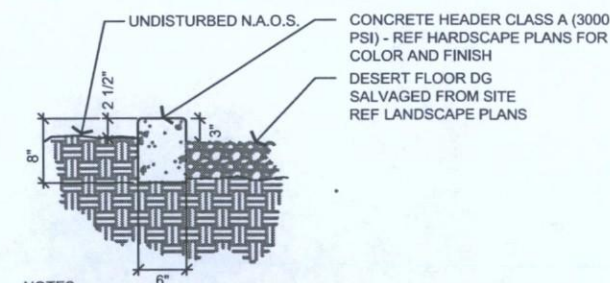
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

CE 3/17/15 *[Signature]*  
(P) DATE INITIALS



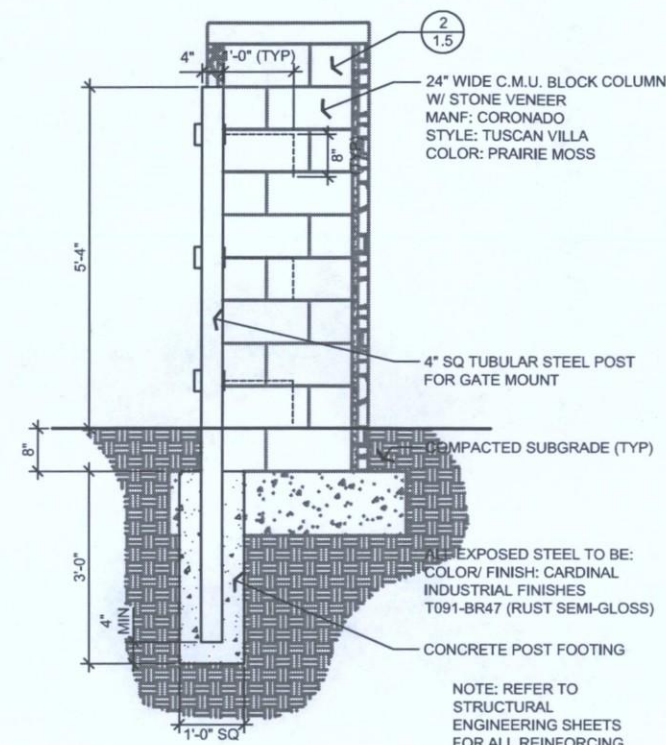
① COLUMN  
3/4"=1'-0"

DETAIL / PLAN



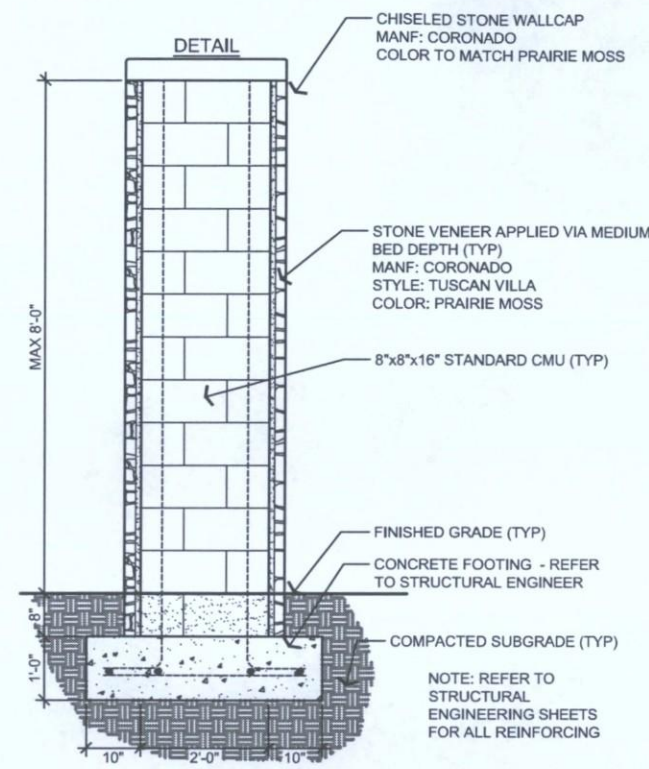
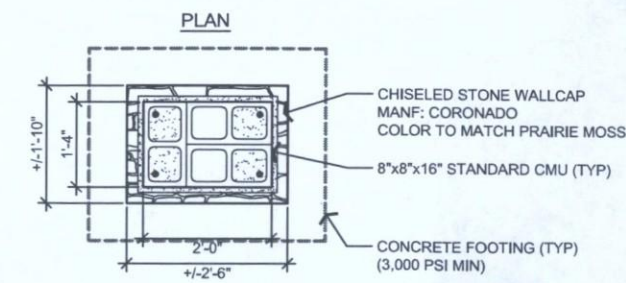
4 CONCRETE HEADER AT NAOS EDGE

- NOTES:**
1. LANDSCAPE ARCHITECT TO APPROVE FORM WORK PRIOR TO PLACING CONCRETE
  2. HEADER SHOULD BE FLUSH WITH ADJOINING WALK OR CURB
  3. EXPANSION JOINTS AT 20' OC
  4. STRAIGHT SECTIONS TO BE FORMED WITH MIN OF 2"x6" LUMBER
  5. CURVED SECTIONS TO BE FORMED IN SMOOTH, EVEN CURVES AS SHOWN ON PLAN - FORM WITH  $\frac{3}{4}$ " X 6" PLYWOOD
  6. FORM STAKING SHALL NOT ALLOW DEFORMING OR LEAKING - ALL SPILL OR EXCESS CONCRETE SHALL BE CLEANED UP AND REMOVED FROM STE BY CURB CONTRACTOR
  7. GRADING AT CURB SHALL BE BY CURB CONTRACTOR



## 2 ENTRY GATE COLUMN MOUNTING

DETAIL



3 STONE THEME COLUMN  
3/4"=1'-0" DETAIL / PLAN

DETAIL / PLAN

**WOLSSON®**  
ASSOCIATES

7250 North 16th Street, Suite 210  
Phoenix, AZ 85020-5282  
TEL 602.748.1000  
FAX 602.748.1001



REV. NO.	DATE	REVISIONS DESCRIPTION
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## REVISIONS

SUNRISE TRAIL  
COLUMN DETAIL

124TH & SHEA BOULEVARD  
K. HOVNANIAN HOMES

SCOTTSDALE, ARIZONA

2015

drawn by: OA  
designed by: OA  
checked by: KT  
project no.: 014-2259  
date: 1-21-15

SHEET  
19 of 21

PROJECT	COUNTY/STATE, ARIZONA	2013	REVISIONS
CASE # 11-PP-2014 PLAN CHECK # 6151-14-1 THIRD SUBMITTAL 02/25/15			



