

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Project Data Sheet**



Preliminary Plat Development Application Checklist

Subdivision, Minor Subdivision, Master Planned Property

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 Preliminary Plat 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; and
- the city's design guidelines.

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 10 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. Preliminary Plat Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee <u>\$2,400 + \$18.00 PER LOT</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology. 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 type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided) IF REQUESTING DRP
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning, Neighborhood & Transportation Division

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

19-PP-2013
12/11/2013

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>6. 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 (form provided))</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>7. Appeals of Required Dedications or Exactions (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>9. Legal Description: (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>10. Results of ALTA Survey (24" x 36") FOLDED</p> <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"/>	<p>11. Preliminary Plat Notification Affidavit (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>12. Request for Site Visits and/or Inspections Form (form provided)</p>
<p>13. Addressing Requirements and Addressing Request Application (forms provided)</p>		
<p>14. Design Guidelines</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input checked="" type="checkbox"/> Design Standards and Policies Manual</p> <p><input checked="" type="checkbox"/> MAG Supplements</p> </div> <div style="width: 45%;"> <p><input checked="" type="checkbox"/> Environmentally Sensitive Land Ordinance (see Zoning Ordinance)</p> </div> </div> <ul style="list-style-type: none"> • The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design 		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>15. Neighborhood Notification Process Requirements: (form provided) INCLUDE ALL PAST & CURRENT COMMUNICATION</p> <ul style="list-style-type: none"> • Provide one copy of the Neighborhood Notification 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 Neighborhood Notification Report addendum.
<p>16. Request for Neighborhood Group Contact information (form provided)</p>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (example provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See the attached Photo Exhibit of Existing Conditions graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). 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 checked="" type="checkbox"/>	<p>18. Archaeological Resources (information sheets provided)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input checked="" type="checkbox"/> Archaeology Survey and Report - 3 copies EXISTING REPORT <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy

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Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. Historic Property <input checked="" 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"/>	20. 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. Short form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. ESLO Wash Modifications Development Application (application provided) The ESLO Wash Modifications Development Application is to be submitted concurrently with this Preliminary Plat Application. <i>NE CHANGING FROM EXISTING PLAT - INCLUDE IN NARRATIVE</i>
PART II -- REQUIRED PLANS & RELATED DATA		
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"/>	22. Plan & Report Requirements For Preliminary Plat Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	23. Application Narrative <ul style="list-style-type: none"> • 8 1/2" x 11" – 17 copies 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. The application narrative shall provide and explanation and justification for any proposed amended development standard(s) 3. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	24. Proposed Development Standards / Amended Development Standards (Example provided) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> • 8 1/2" x 11" – 2 copies (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Proposed Covenants, Conditions, and Restrictions (CC&R'S) <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	26. Proposed Development Agreement (shared facilities, etc.) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	27. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 1/2" 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>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>

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Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	28. Preliminary Plat <ul style="list-style-type: none"> • 24" x 36" – 12 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"/>	29. Site Plan <ul style="list-style-type: none"> • 24" x 36" – 12 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"/>	30. Open Space Plan (Site Plan Worksheet) (Example Provided) <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"/>	31. Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded • 11" x 17" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	32. Construction Envelope Plan (ESL Areas) <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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	33. Natural Area Open Space Plan (ESL Areas) <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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	34. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	35. Phasing Plan <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)

Planning, Neighborhood & Transportation Division

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Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	36. Landscape Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 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"/>	37. Hardscape Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of black and white line drawings (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	38. Parking Plan <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 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	39. Parking Master Plan 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. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	40. Pedestrian and Vehicular Circulation TRAILS (EXISTING & PROPOSED) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	41. Bikeways & Trails Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	42. Wall Elevations and Details and/or Entry Feature Elevations and Details <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	43. Community Features (mail kiosk, private street signs, etc) Elevations and Details <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	44. Exterior Lighting Site Plan (including exterior building mounted fixtures) <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)

Planning, Neighborhood & Transportation Division

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Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>45. Exterior Lighting Photometric Analysis</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>46. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> ◦ 24" x 36" – 1 copy, folded ◦ 11" x 17" – 1 copy, folded (quality suitable for reproduction) ◦ 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>47. Sensitive Design Concept Plan and Proposed Design Guidelines NARRATIVE (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <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"/>	<p>48. Drainage Report (information provided) 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>49. Master Drainage Plan 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>50. Basis of Design Report for Water and Wastewater 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>51. Basis of Design Report for Wastewater 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>52. Master Plan and Design Report for Water 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

Planning, Neighborhood & Transportation Division

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Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>53. 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
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>54. Water Sampling Station</p> <ul style="list-style-type: none"> • Show location of sample stations on the preliminary plat. • Fax 8 1/2" x 11" copy of the preliminary plat with sampling stations to the Water Quality Division. • Attn: Craig Miller; Fax 480-312-8728/ Phone 480-312-8743
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>55. Water Of Approval For Fountains Or Water Features from the Water Conservation Office</p> <p>Please contact Elisa Klien at 480-312-5670</p> <ul style="list-style-type: none"> • 1 copy of the approval from the Water Conservation Office
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>56. Expansion of Participation for Water and Wastewater (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>57. Transportation Impact & Mitigation Analysis (TIMA) (information provided)</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 type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>58. Native Plant Submittal: (information 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.

Planning, Neighborhood & Transportation Division

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

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>59. Revegetation Site Plan, including Methodology and Techniques</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>60. Landform Types Maps</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>61. Cuts and Fills Site Plan <i>AS PART OF WASH MOD.</i></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>62. Cuts and Fills Site Cross Sections <i>IF APPLICABLE</i></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>63. Composite Factors 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>64. Unstable Slopes / Boulders Rolling 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>65. Bedrock & Soils 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>66. Conservation Area, Scenic Corridor, Vista Corridor Plan <i>ALONG 128TH STREET</i></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>67. Other:</p> <hr/> <p><input type="checkbox"/> 24" x 36" – _____ copy(ies), folded</p> <p><input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)</p> <p><input type="checkbox"/> 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction)</p> <p><input type="checkbox"/> Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</p>

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Preliminary Plat Application Checklist

PART III – SAMPLES & MODELS

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"/>	68. Paint Color Drawdowns <ul style="list-style-type: none"> • 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	69. Other: <hr/> <hr/>

PART IV – 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"/>	70. 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>149</u> -PA- <u>2015</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	71. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	72. 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"/>	73. 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 type="checkbox"/>	<input type="checkbox"/>	74. Other: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

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Preliminary Plat Application Checklist

75. If you have any question regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print): JESÚS MURILLO Phone Number: 480.312.7847

Coordinator email: jmurillo@scottsdaleaz.gov Date: 3/18/2013

Coordinator Signature: 

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.

This application need a: New Project Number, or
 A New Phase to an old Project Number: _____

Required Notice

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>.

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

Planning, Neighborhood & Transportation Division

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City of Scottsdale Cash Transmittal

95319

95319
 10820.24
 12/11/13 11:10 AM
 MCDOWELL MOUNTAIN BACK BOWL LLC
 12/11/2013 11:10 AM
 64,182.00

Received From :

MCDOWELL MOUNTAIN BACK BOWL LLC
 1751A DIEHL RD
 NAPPERVILLE, IL 60563
 630-851-5490

Bill To :

MCDOWELL MOUNTAIN BACK BOWL LLC
 1751A DIEHL RD
 NAPPERVILLE, IL 60563
 630-851-5490

Reference # 149-PA-2013
Address 24095 N 124TH ST
Subdivision SERENO CANYON PHASE 1

Issued Date 12/11/2013
Paid Date 12/11/2013
Payment Type CHECK

Marketing Name
MCR 910-16
APN 217-01-160

Lot Number
County No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area
Number of Units 1
Density

Cost Center
Metes/Bounds No
Water Zone
Water Type
Sewer Type
Meter Size
QS 46-57

Owner Information

Crown Community Development
 1751-A W DIEHL RD
 NAPERVILLE, IL 60563
 630-851-5490

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES	99 lots	1	\$4,182.00	100-21300-44221


 SIGNED BY ALEX STEDMAN ON 12/11/2013

Total Amount

12/11/2013

\$4,182.00

(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 # 95319



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

This request concerns all property identified in the development application.

Pre-application No: 149 - PA - 2013

Project Name: SERENO CANYON

Project Address: S.E.C. OF RANCH GATE ROAD & 125TH PLACE

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:

ALEX STEDMAN, LVA URBAN DESIGN STUDIO

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

19-PP-2013
12/11/2013

Rev. 9/2012



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 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 checked="" 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: SORENO CANYON

Property's Address: S.E.C. of RANCH GATE ROAD & N. 125th PLACE

Property's Current Zoning District Designation: R1-130 ESL, R1-43 ESL, R-4R 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:	Agent/Applicant: ALEX STEDMAN
Company: McDOWELL MT. BACKBOWL	Company: LVA URBAN DESIGN STUDIO, LLC
Address: 1751 A DIEHL RD MAPERVILLE, IL 60563	Address: 120 S ASH AVE TEMPE, AZ 85281
Phone: Fax:	Phone: 480-994-0994 Fax:
E-mail:	E-mail: astedman@lvadesign.com
Designer:	Engineer: GORDON WARK
Company:	Company: LD TEAM
Address:	Address: 1426 N 2nd ST PHOENIX
Phone: Fax:	Phone: 602-396-5700 Fax:
E-mail:	E-mail: gwark@ld-team.com

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 applications will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

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

19-PP-2013
12/11/2013

PROJECT NARRATIVE
(December, 2013)

PROJECT OVERVIEW

The Sereno Canyon property is a mixed use master planned community located on the northeastern slopes of the McDowell Mountains in North Scottsdale. The property is comprised of 350 acres of vacant land bounded by the Pinnacle Peak Road alignment along its southern edge, the 128th Street alignment to the east and Ranch Gate Road to the north. Sereno Canyon contains an existing network of private internal streets that can be accessed via Ranch Gate Road through an existing gate and guardhouse. A majority of the property was platted in 2008 and Crown Community Development subsequently improved the Phase 1 area, as well as an extensive off-site network of roadways and utilities as required by the City.

In 2012, Sereno Canyon was approved for a Non-Major General Plan Amendment and Rezoning that allowed for increased residential density and a resort/spa use. The rezoning modified the existing R1-130 ESL (DI) on approximately 227 acres of the overall property to a combination of R1-43 ESL and R-4R. The portion of the property not subject to the rezoning remains as R1-130ESL but the density incentive and NAOS requirements originally required were modified.

For the proposed preliminary plat, The R1-130ESL area will be consistent with the lotting as currently platted with 44 lots. The R1-43 ESL area has been revised to reflect 54 lots. The R-4R zoned portion of the property (132 acres in the southeast portion of the property) noted on the Preliminary Phasing Exhibit as "Future Phase(s)", has been included in the application area for the preliminary plat, but has not been site planned and will be required a subsequent review process through the DRB for site plan approval at a future date.

EXISTING SITE CONDITIONS

Landform

The Sereno Canyon property sits on the lower slope of the McDowell Mountains with the highest elevations along the southern edge of the Property and the lowest elevations near the northeast corner. The Property is also located along the top of a subtle drainage boundary for the Verde River (to the east) and the Rawhide Wash drainage (to the west).

A slope analysis for the Property is provided to describe the topographic character of the Property. The findings of the analysis have been used to determine the amount of open space required on the Property. The initial analysis of the property indicates that an overall Natural Area Open Space (NAOS) requirement may not be less than 147.6 acres, or 42% of the overall property. As a requirement of the recently approved

General Plan Amendment and rezoning application, the applicant has committed to providing a minimum of 176 Acres of NAOS on-site.

The Property is located almost entirely within the Upper Desert Landform as defined by Scottsdale's ESL mapping. Two small pockets of Hillside Landform are present along the western edge of the community and will remain undisturbed natural area.

Cultural Sites

The Property contains several small archaeological sites concentrated around and within the site's largest boulder outcroppings. These sites were utilized by prehistoric peoples as temporary campsites during hunting expeditions or seasonal migrations, using the protection of the property's boulder features to provide shelter from the elements. Although mitigation (removal) would be allowed these sites have been field walked and documented, and have subsequently been placed within protective easements to ensure the preservation of a potential artifacts.

Boulder Elements

The property hosts a number of significant boulder elements that contribute to the character of the property. Extensive analysis by the applicant and by City Staff has led to the identification and projection of several boulder features and outcroppings and will be preserved within appropriate protective easements.

Viewsheds

Due to the property's location along the top of a broad ridge, views are afforded to the McDowell Mountains, Troon Mountain, Brown Mountain, Bartlett Lake Dam, the Verde River, the Mazatals, Four Peaks and the Superstition Mountains.

Drainage Patterns

The Property sits squarely atop the geographical divide between the Verde River and Indian Bend Wash watersheds, defining the natural drainage character of the site.

With nearly all of the on-site washes originating within the Property, very few of the discharge rates exceed 50 cfs, a City benchmark that triggers additional layers of protection. However, Sereno Canyon recognizes the value of these washes for both habitat and stormwater conveyance and has made exceptional effort to reduce impacts to the on-site washes.

Vegetation

Plant materials found on the Property are typical of both Lower Sonoran and Upper Sonoran biomes. Vegetation on the Property tends to be concentrated near perennial watercourse, such as the many small washes that extend throughout the Property.

In the summer of 1998, the property (in addition to an extensive portion of North Scottsdale) was subject to a large wildfire that devastated the existing vegetation across

a majority of the property. As a result, the overall density of mature vegetation remains low and continues to recover.

DEVELOPMENT PLAN

The proposed plan for development remains consistent with the themes illustrated in the Sereno Canyon Resort & Spa rezoning application. Large R1-130 lots will buffer the western perimeter of the property as well as the north-central core. The R1-130 area will be comprised on 44 single family homesites, with lots sizes averaging 2 to 3 acres in a configuration as originally platted. The R1-43 area has been modified to reflect the permitted increase in density and includes 54 single family homesites on lots typically larger than 1 acre.

The proposed re-design of the property has been done in a manner that will limit additional on-site disturbance by maintaining the configuration of the existing private roadway network. Minor expansions to the internal roadways are proposed where necessary to accommodate the additional R1-43 lots. These improvements include 4 new short cul-de-sacs along Sereno Circle and Alameda Road.

Access to the property will be initially limited to a single gate located off of Ranch Gate Road along the northern edge of the community. At the request of the Sonoran Crest community to the immediate west, the Alameda Road access has been limited to an "Emergency Access Only" condition and does not permit ingress or egress by the Sereno community. Future access to the property will be provided from 128th Street, but will not be developed the resort component of the property commences. Internal roadways have been designed to follow the contours of the property and limit encroachment into environmentally sensitive areas. Due to the rural low-density character of the property, the applicant is not proposing sidewalk improvements. Pedestrian circulation will be provided through a combination of natural surface pathways and graded local street shoulders.

Natural Area Open Space

The rezoning of the property resulted in a minimum NAOS commitment of 176 acres, or 50% of the overall property. A minimum of 120 acres will be provided within the combined R1-130 and R1-43 portion of the property. As noted on the Preliminary N.A.O.S. Plan, the locations and amounts of NAOS may be modified from the amounts presented in the associated table, but must cumulatively meet or exceed the minimum amount of 176 acres.

The attached, Conceptual Open Space Plan, illustrates the general location of both undisturbed and revegetated open space areas throughout the site plan area. The depiction of revegetated areas is shown surrounding all development envelopes to allow for disturbance to occur in association with the construction of lot walls and other lot and community improvements. Revegetated areas will be restored in a manner that

will seek to match the character and vegetative density of adjacent natural open space areas.

A slope analysis of the property has determined a minimum overall natural area open space requirement on the property of approximately 148 acres. By providing 28 additional acres of NAOS and through approval of a request for amended development standards, the applicant is able to effectively protect the most sensitive portions of the property.

Sensitive Design

The vision for Sereno Canyon continues to be as a community that conforms to the existing natural character of the property. Community design for Sereno Canyon is rooted in the protection of significant drainage corridors, boulder features and hillside areas. Development envelopes have been crafted in a manner that seeks to reduce impacts on the land and integrate with the natural character of the desert and the promote viewsheds to surrounding mountains. The residential development approach undertaken during the design process has been previously supported by staff and is consistent with the guidelines of the Environmentally Sensitive Lands Ordinance.

Amended Development Standards

The applicant has requested the approval of amended standards for the R1-43 ESL district. Approval of this request will allow for flexibility in lot and roadway configurations that result in improved adherence to sensitive design principles through avoidance of significant boulder, wash and vegetation areas.

The proposed amendments to the R1-43 district are in conformance with the maximum allowed reductions outlined in the ESL Ordinance. 25% reductions are requested for lot width, lot area and building setbacks. Modification of these standards will not result in increased development density, but does promote environmentally sensitive design within the community.

Amendments to the R1-130 district were initially approved and implemented with the initial rezoning and pre-platting of the property in 2006 per #22-PP-2005 and #1-ZN-2005. A legislative draft of these standards has been submitted with this application for reference only and they are not subject to re-approval. These standards will be applicable for the 44 R1-130 lots depicted in this application as “previously platted lots”.

Phasing

The Sereno Canyon property was previously envisioned as a 4-phase development consistent with the preliminary site plan approved by DRB in 2006. Subsequent to that approval, phases 1, 2 and 3 were platted and partially constructed in association with extensive off-site improvements including the installation of regional water, wastewater and roadways.

The community will continue to evolve as a multi-phased development. The attached, Conceptual Phasing Exhibit, describes 3 phases that encompass the combined R1-130 and R1-43 zoning areas, representing approximately 218 acres. The R-4R area is described as “Future Phase(s)” as the number of development phases within this 299 unit resort and residential area has not been determined. As site planning is conducted within this area (approximately 132 acres); the applicant will return to DRB for approvals of the planned uses.

Vehicular Circulation

A significant portion of the community’s internal roadway network was constructed when phase 1 improvements were completed in 2008-2009. Roadway improvements will continue to be completed on a per phase basis and will be consistent with alignments, characteristics and revegetation themes already implemented along completed segments. As a result of past on-site improvements, internal roadway alignments depicted in this application are consistent with the previously platted alignments for phases 1-3. As a result of the rezoning and subsequent relotting of areas within phases 1-3, additional cul-de-sacs have been proposed to extend from existing alignments.

Roadway alignments within the future R-4R phase of the community will be determined through future site planning and approval processes. Access to the community from adjacent public roadways will occur through two access points located on 125th Place at Ranch Gate Road, and a future entry to be constructed along 128th Street in association with future development in this portion of the property.

Community Theming

Community theming elements associated with the Sereno Canyon community were originally submitted and approved by the Development Review Board in association with the original approvals of the community in 2006. This application does not intend to update or amend these approved elements including the project entry guardhouse and monumentation, theme walls, streetscape, landscape concepts and trail improvements. The current application seeks to acknowledge these previous approvals and intends to extend the use of these themes and treatments as currently reflected on the property. Theming colors, materials and vegetation uses currently in use are consistent with the colors and materials native to the property and the surrounding areas.

In addition, the applicant has submitted a copy of the overall development plan booklet for the Sereno Property, describing the current and future development concept for the site as well as descriptions of community vision, theming and materials. This development plan booklet was submitted with the recent rezoning application (16-ZN-2011).

Community Trails

Approximately 3 miles of community and public trails will ultimately be constructed to enhance connections throughout the community and to the McDowell Sonoran Preserve via the Tom's Thumb Trailhead located at the southern terminus of 128th Street. Public trail improvements will include the dedication and construction of a public alignment that links the western edge of the property at Alameda Road, to 128th Street. The eastern half of this alignment is located within the Phase 4 area, for which no site planning has been completed. An interim trail segment is proposed to follow an existing jeep trail that generally extends along the Alameda Road alignment to 128th Street. Temporary easements will be recorded in association with the Phase 1 re-plat, and will subsequently be abandoned when the ultimate trail alignment has been dedicated.

A segment of public trail will be built in association with the future 128th Street improvements along the property's eastern frontage, although improvement responsibility for this frontage has not been determined since Sereno Canyon is not responsible for 128th Street improvements.

Additional community pathways (private) will generally follow community roadways. Trails will vary in width, but will be constructed of natural surface materials and meet the City's minimum improvement standards.

Water & Sewer

Potable Water and Wastewater master plans have been provided with this application. The site will be serviced with public water and sewer, and will utilize many of the initial off-site utility improvements previously constructed by the applicant. These improvements included a new Zone 13 Waster Booster Pump station along the western edge of the property, a sewage pump station located near the intersection of Ranch Gate Road & 128th Street, and several associated water/sewer lines that were installed to not only accommodate the Sereno Canyon community, but future development within the surrounding sub-region. This application will not trigger any necessary upsizing or upgrades to existing off-site utility infrastructure, but will require the extension of on-site infrastructure into unimproved portions of the property.

Drainage

The Sereno Canyon project currently incorporates several natural wash corridors to convey both off-site and on-site storm water through the project site. Inline detention basins, strategically located at roadway crossings or project boundary locations control the storm water runoff from the site to match historic flow rates. The addition of the proposed resort and resort units will increase the impervious areas on the site and accordingly will require additional storm water storage to regulate storm water flows from the site.

Homeowners Association Maintenance Responsibilities & CC&Rs

The Sereno Canyon Homeowners Association will be the party responsible for the future maintenance of all private infrastructure, landscaping, open space, trails and internal roadways. It is likely that a separate association will be created to oversee the future Spa & Resort property and any residences associated with or managed by the resort. Public infrastructure and publicly dedicated property will be the responsibility of the City of Scottsdale unless otherwise noted.

The CC&Rs for phases 1 thru 3 will be updated to reflect conditions required by case stipulations from the recent zoning and general plan amendment. These conditions will include acknowledgement the following:

- Closure of the Alameda Road Gate to resident traffic.
- Installation of a future internal gate for the Ph.1 area to be constructed concurrent with the future resort improvements.
- Modifications to the existing payback agreement for regional water and sewer service.

Public Outreach and Neighborhood Notification

During the recent rezoning of the property, an extensive public outreach process was conducted to ensure that the proposed development plan was consistent with adjacent land uses and was supported by surrounding property owners. The result of these outreach efforts led to the preservation of the existing large lot (R1-130 ESL) properties along the western perimeter and central core of the community.

This preliminary plat application adheres to the improvement conditions described to residents and the public during these previous outreach efforts. Outreach efforts associated with the preliminary plat application will continue throughout the application review process and will include the required notification process as defined by the City of Scottsdale.