

**Final Approved Stamped Plans  
Full Size**

1<sup>st</sup> Submittal **Resubmittal** (circle one)

Administrative Substantive (circle one) Track Date Due \_\_\_\_\_

Development Application PC/CC, CC and DRB

Coordinator: JESU'S Date of application submittal: 9/8/14 12 ZN TA 2014  
 Date Plans Were Routed \_\_\_\_\_ Staff \_\_\_\_\_

Please check the appropriate box of the Type(s) of Application(s)				
<b>Planning Commission and City Council</b>	<b>Development Review</b>	Other		
<input type="checkbox"/> General Plan Amendment (GP)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Annexation/De-annexation (AN)		
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Subdivisions (Major) (PP)	<input type="checkbox"/> In-Lieu Parking (IP) (More than 5 spaces)		
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Hardship Exemption (HE)		
<input type="checkbox"/> Conditional Use Permit (UP)	<b>Board of Adjustment</b>	Other Application Type Not Listed		
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Variance (BA)			
<input type="checkbox"/> Abandonment (AB)	<input type="checkbox"/> Zoning or DS&PM Appeal			
PC/CC Track - Not including major General Plan Amendment		DRB Track	BofA Track	(White) Other

Coordinator, please complete the following:

- Is this a resubmittal: Yes or No (circle one)  
 Yes, this is a resubmittal. Indicate the Review Track that the application was resubmitted on: \_\_\_\_\_
- Review Team. Please indicate below who and what are to be routed:

Review Team	Memo	Narrative	Site Plan	G & D Plan	Drainage Report	Trip gen, Traffic Study, TIMA	Water and/or Wastewater Basis of Design	Archeologically Report	Others	Add other item(s) below
Steve Venker (Design Review)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Jeri Pulkinen (Engineering)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Phil Kercher (Traffic Engineering & Planning)	<input type="checkbox"/>	<input type="checkbox"/> qty 2	<input checked="" type="checkbox"/> qty 2	<input type="checkbox"/>		<input type="checkbox"/>			<input type="checkbox"/>	
Doug Mann (Water and Wastewater)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>		<input type="checkbox"/>	
Fire Group	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> qty 2	<input type="checkbox"/>					<input type="checkbox"/>	
Storm water group	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				<input type="checkbox"/>	
Adam Yaron (Long Range Planning)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Tanya Hazlehurst (Street Names) (PP Cases)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Sarah Ferrara (within 20,000 ft. of a runway) (Short form or Long Form)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Greg Williams (Maps) (PP & AB Cases)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Steve Venker (Historic Property and Archeological)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	

Fire Plan Review By:  
 Rick King (480) 312-2372  
 email: rking@scottsdaleaz.gov

**THE ROCKS**

C-2 ESL (HD)  
1.9 DU/AC  
216-81-347

**QUISANA**

S-R ESL (HD)  
2.23 DU/AC  
216-81-378

**GEORGE "DOC" CAVALLIERE PARK**

O-S ESL (HD)  
216-81-002W

**THE FOUR SEASONS**

R-4R ESL  
10.1 DU/AC  
216-81-347

**PINNACLE VISTA DR.**

CAVALLIERE HOMESTEAD  
C-2 ESL  
NOT A PART

**ALMA SCHOOL PKWY.**

R-4 ESL  
22.8 AC

**VACANT**

R1-190 ESL  
216-80-001

SITE BOUNDARY

ZONING BOUNDARY

R1-190 ESL  
9.2 AC

**PINNACLE POINTE**

PCC ESL (HD)  
3.36 DU/AC

**SINGLE FAMILY**

R1-190 ESL  
216-80-006W

**VACANT**

R1-190 ESL  
(I-ZN-2011-R1-35, R1-43 & R1-70 ESL)  
216-80-007H

**SITE DATA**

**EXISTING ZONING:** R1-190 ESL & C-2 ESL  
**PROPOSED ZONING:** R-4 ESL, R1-10 ESL & R1-190 ESL  
**NET ACREAGE:** 46.05  
**OVERALL GROSS ACREAGE:** 46.9

**REQUIRED N.A.O.S. (PER SLOPE ANALYSIS):** 14.65 (31.9%)  
**PROPOSED N.A.O.S.: 19.05 AC. (41.3%)**  
**EXISTING ALMA SCHOOL S/B:** QUISANA - 30' PINNACLE POINTE - 50'  
**PROPOSED ALMA SCHOOL S/B:** 30'-50'  
**REQ./ PROP. MAX BLDG HEIGHT:** PER ESL - 24' (R1-10/190) & 30' (R-4) (FROM NATURAL GRADE)

**TOTAL LOTS: 80**

R-4 ESL - 22.8 AC., SINGLE FAMILY (60'X100')  
R1-10 ESL - 14.9 AC., SINGLE FAMILY (90'X130')  
R1-190 ESL - 9.2 AC., SINGLE FAMILY (190,000 + S.F.)

**LOTS**  
56 (2.45 DU/AC)  
22 (1.47 DU/AC)  
2 (0.2 DU/AC)

**OVERALL GROSS DENSITY: 1.7 DU/AC**

**SITE PLAN NOTES:**

- HYDRANTS WILL BE PROVIDED AT MAX. SPACING OF 1,200' PER DS&PM 6-1.502
- RESIDENTIAL TURNING RADIUS OF 40.5' IS PROVIDED PER DS&PM 2-1.801
- FIRE LANES WILL SUPPORT 83,000LB LOAD PER DS&PM 2-1.802
- 20' MIN. DRIVE THROUGH LANES AND DIVIDED ENTRANCES ARE PROVIDED
- KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED FOR ENTRY GATE.

Site Plan Review By  
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enr@kinggroup.com

**taylor morrison**

Homes Inspired by You

**JOMAX RD.**

**WINDY WALK ESTATES**

R1-18 ESL (HD)  
1.0 DU/AC

**TROON VILLAGE**

R1-18 ESL (HD)  
2.2 DU/AC