

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



# 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 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: 128th Street & Ranchgate Road

Property's Address: Southwest corner of Ranchgate Road & 128th Street

Property's Current Zoning District Designation: R1-130

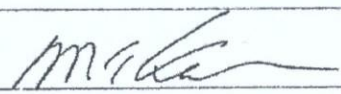
The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

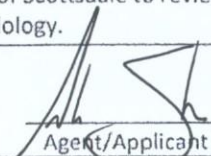
Owner:	Agent/Applicant: Alex Stedman
Company: HHL LAND LLC	Company: LVA Urban Design Studio
Address: 3003 N. Central Ave. Suite 2600 Phoenix, AZ	Address: 120 S. Ash Avenue Tempe, AZ 85281
Phone: Fax:	Phone: 480-994-0994 Fax:
E-mail:	E-mail: astedman@lvadesign.com
Designer:	Engineer: Paul Hass
Company:	Company: Hoskin-Ryan Consultants
Address:	Address: 6245 N. 24th Parkiway, Suite 100, Phoenix
Phone: Fax:	Phone: (602) 252-8384 Fax:
E-mail:	E-mail: hass@hoskinryan.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<sup>1</sup> 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](http://www.scottsdaleaz.gov)

Page 1 of 2

Revision Date: 12/31/2012

**3-ZN-2015**  
**2/2/2015**



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**1429 RANCH GATE ROAD & 128<sup>TH</sup> STREET – REZONING APPLICATION**  
**PROJECT NARRATIVE**  
(2.2.2015)

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**Project Introduction**

This request is for a rezoning of approximately 40 acres +/-, located on the Southwest corner of Ranch Gate Road and 128<sup>th</sup> St., from R1-130 ESL to R1-35 ESL. The property is comprised of one parcel (APN # 217-01-025A).

The property is currently undeveloped, vacant land and is surrounded by a combination of partially developed or entitled communities and undeveloped land. The site slopes gently from the southwest to the northeast.

The request is for a rezoning of the Property to R1-35 ESL to permit an increase in the allowed number of single family home sites to 34 lots, resulting in an overall density of 0.85 dwelling units per acre, consistent with the land uses and densities prescribed by the City's General Plan. The maximum building height is restricted to 24' from natural grade per the environmentally sensitive lands ordinance.

The rezoning application also includes a request for an amendment of the R1-35 ESL development standards to allow for development flexibility in order to encourage avoidance of the site's more sensitive natural areas. The site plan preserves the major wash corridors that extend through the property creating a community with a sensitive development approach as envisioned by the Environmentally Sensitive Lands Ordinance (ESLO).

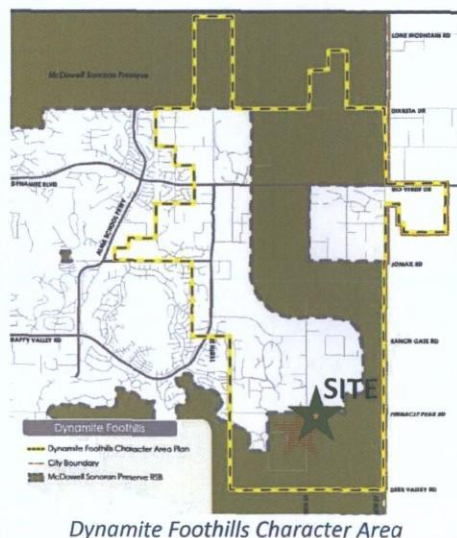
**Land Use Context**

**General Plan**

The General Plan Land Use Element designates the subject property as Rural Neighborhoods. This category provides for large lot residential and suggests densities less than one dwelling unit per acre. The General Plan Character and Design Element designates this area a Rural Desert Character Type in the Dynamite Foothills Character Area. These areas generally contain relatively large lot, low-density development. These areas provide a rural lifestyle that includes preserving the natural desert character and vegetation, building low profile structures, providing natural buffers around development, and limiting road access.

**Dynamite Foothills Character Area**

The Dynamite Foothills Character Area is defined as having a rural desert residential character with an overall feeling of "Openness." Strategies encouraged by the Dynamite Foothills Character Area plan are reflected in the proposed site plan through the use of minimized street widths, street alignments that respond to the natural terrain and avoid unnecessary wash crossings, the use of ribbon curbs, minimal street lighting and standards that preserve "dark skies", colors and textures that blend with the natural environment, native, desert landscape materials and a trail system rather than a sidewalk network. The development pattern is consistent with the communities existing and planned around the Property. The feeling of





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"openness" will be achieved and maintained through the preservation of manicured and natural area open space which will comprise approximately 50% of the Site area.

### **Zoning**

The Property is currently zoned R1-130 ESL. The property abuts R1-43 ESL zoning to the west (Sereno Canyon) and R1-130 ESL zoning to the south and east. The land immediately to the north is held by the Arizona State Land Department and is zoned R1-130 ESL. The recent rezoning approval of the Cavalliere Ranch property (#13-ZN-2014) located to the northeast and southeast of the subject property reflects a combination of R1-70, R1-43, R1-35 and R1-18 ESL to accommodate 443 lots at an overall density of 0.96 dwelling units per acre. The Sereno Canyon property to the west was rezoned in 2011 to a combination of R1-130, R1-43 and R-4R to allow for 397 units (including resort units) at an overall density of 1.13 dwelling units per acre.

### **Adjacent Uses:**

- North: Vacant land held by the Arizona State Land Department
- South: 11 vacant lots with existing R1-130 ESL zoning.
- East: 2 vacant lots with existing R1-130 ESL zoning.
- West: Sereno Canyon, a single-family residential and resort-residential community of 397 lots with an overall development density of 1.13 dwelling units per acre. Existing zoning is R1-130 ESL, R1-43 ESL and R-4R ESL. The property has been partially developed with existing streets, water and sewer infrastructure.

### **Site Plan**

The proposed site plan is sensitive to the existing natural terrain and seeks to avoid impacts to the wash corridors that extend through the site as depicted on the Preliminary Site Plan exhibit. The Community will take access through a single entry located on Ranch Gate Road. A Scenic Corridor open space buffer has been provided along 128<sup>th</sup> Street on the Property's eastern boundary. Along this edge, the minimum average open space buffer is 100 feet in depth. Water and sewer connections will extend to the north and east through identified tracts and easements.

### **Natural Area Open Space**

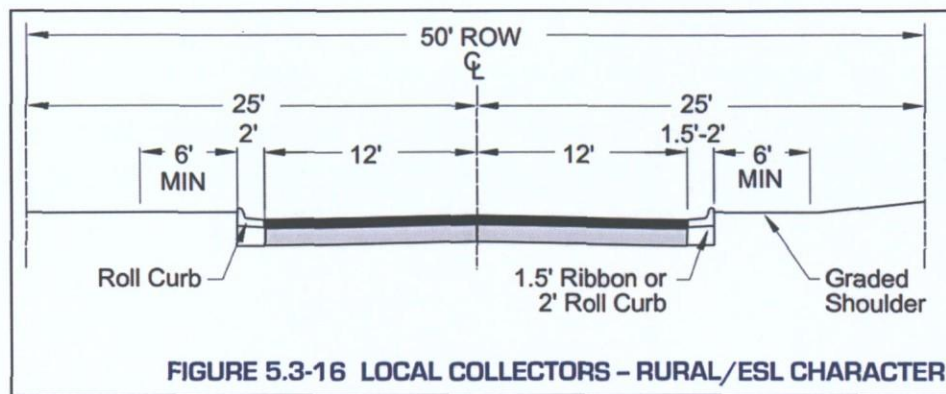
The Community intends to meet and exceed City of Scottsdale minimum Natural Area Open Space (NAOS) requirements by designating a combination of undisturbed and revegetated N.A.O.S. in large, meaningful and contiguous open space areas. Where NAOS is depicted between the development envelopes of adjoining lots, these areas will meet a minimum width of 30 feet. The property is located within the Upper Desert Landform of the Environmentally Sensitive Lands Ordinance.

A slope analysis of the property was required to determine the minimum NAOS requirements. The analysis identified that a minimum of 14.8 acres of NAOS be provided. The applicant is providing a minimum of 19.6 acres (or 50% of the overall site), which is in excess of the city minimum requirement by 32%.

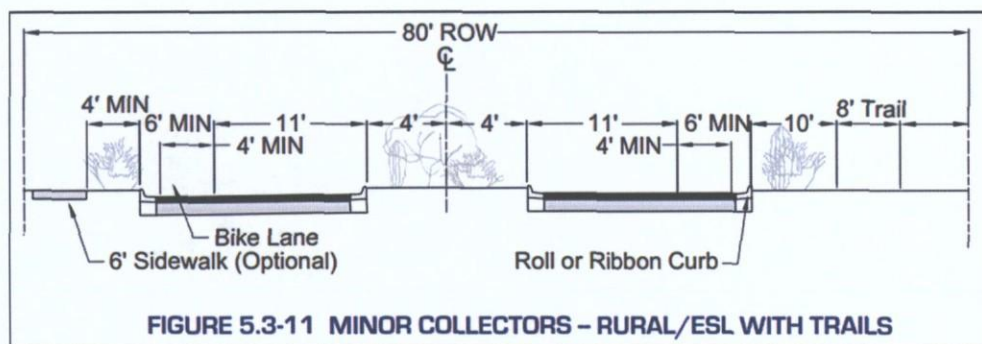
### **Pedestrian and Vehicular Circulation**

The Community will include improvements to Ranch Gate Road and 128<sup>th</sup> Street. Half street improvements will be required for the southern half of Ranch Gate Road consistent with Figure 5.3-16 (Local Collector – Rural/ESL Character) of the City of Scottsdale DS&PM. Twenty Five feet of right-of-way has been previously dedicated along the Ranch Gate Road frontage. The right-of-way dedication

along 128<sup>th</sup> Street has not been dedicated, and the applicant intends to provide 40 feet in conformance with the typical Minor Collector – Rural ESL standard. Improvements associated with 128<sup>th</sup> Street will also include an 8 foot detached natural surface trail, but no sidewalk improvements.



**RANCH GATE ROAD – LOOKING WEST**  
(Trail to be constructed on south shoulder)



**128<sup>TH</sup> STREET – LOOKING SOUTH**  
(Trail to be constructed on west shoulder)

Vehicular circulation internal to the project will utilize the City of Scottsdale typical street section 5.3-19 (Local Residential Rural/ESL Character). Due to the low density character of the community (less than one dwelling unit per acre), sidewalks will not be provided consistent with the typical street section and encouraged by the Dynamite Foothills Character Area Plan.





## Sensitive Design Principles

1. ***The design character of any area should be enhanced and strengthened by new development.***
  - The conceptual site plan for the Community clearly demonstrates recognition of environmentally sensitive design and sensitive buffering to adjacent properties that exceed typical setbacks. The level of NAOS provided throughout the property will exceed minimum City requirements and the most sensitive portions of property will be preserved through protective easements.
2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***
  - The preservation of wash corridors will enhance the quality of the open space and will ensure that viewsheds and wildlife corridors along significant washes are maintained. Equally, setbacks along the perimeter of the property will maintain viewsheds for adjacent properties and provide view corridors from planned home sites. The 128<sup>th</sup> Street scenic corridor seeks to establish a minimum average setback of 100 feet along the eastern perimeter of the property, whereby promoting sensitive edges to the site.
3. ***Development should be sensitive to existing topography and landscaping.***
  - The existing topography and vegetation of the site was analyzed and evaluated for preservation prior to the commencement of site planning and development envelope siting. The result is a community that balances the protection of sensitive areas with the appropriate designation of development areas for future homes and roadways.
4. ***Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.***
  - Portions of the property that have been historically scarred or impacted through previous human activity will be evaluated for restoration and revegetation. In addition, vegetative materials that are salvaged from areas of impact may be relocated to areas where density enhancement will benefit the future buffering and ecologic systems within designated natural areas. These practices will promote the preservation of Sonoran desert character in

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the most meaningful portions of the property while allowing for a measured development approach.

**5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and convey its design expectations.***

- The proposed community will promote theming and character that conforms and compliments the Upper Sonoran Desert environment and enhances the Dynamite Foothills Character Area, a rural desert setting.

**6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

- A public trail improvement will be constructed along the Ranch Gate and 128<sup>th</sup> Street alignments to enhance the connectivity of the off-street pedestrian circulation network throughout the area. A bike lane will be striped on 128<sup>th</sup> Street to foster bicycle connectivity to Tom's Thumb Trailhead south of the Property and destinations accessed by heading north.

**7. *Developments should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

- An internal network of local streets fitting the rural desert character type will provide informal pedestrian connections to a formal trail network that extends along the northern (Ranch Gate Road) and the eastern (128<sup>th</sup> Street) boundaries of the site. Landscaping and shading will be addressed through a combination of existing and revegetated N.A.O.S.

**8. *Buildings should be designed with a logical hierarchy of masses***

- Homes constructed within the Community will be limited to 1-story (max. 24' height from natural grade) and will meet or exceed the quality and character of homes presently located in the area.

**9. *The design of the built environment should respond to the desert environment.***

- Proposed elements of the landscape and hardscape design will complement the colors, textures and materials native to the existing desert environment. This desert character and the relationship to the desert environment is integral to why future residents will choose to locate in the area.

**10. *Developments should strive to incorporate sustainable and healthy building practices and products.***

- The use of native materials for the project's hardscape and landscape materials will promote the environmentally sustainable character of the Community and the Dynamite Foothills Character Area.

**11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

- Areas of the property that are subject to revegetation shall utilize mature materials salvaged from the disturbed portions of the property. The landscape palette will also include native species that will reach maturity and providing an old-growth/natural look in short stead.



**12. Site design should incorporate techniques for efficient water use by providing a desert-adapted landscaping and preserving native plants.**

- Through adherence to the ESL Plant Checklist, the property will designate the use of arid plant materials for project landscaping. Grading and drainage will consider low-impact development guidelines to encourage passive rainwater harvesting to supplement irrigation demands with natural, healthier rainwater.

**13. The extent and quality of lighting should be integrally designed as part of the built environment.**

- The Community will promote the Dark Skies character of North Scottsdale by restricting the level and visibility of landscape lighting. The use of quality lighting elements shall be implemented to compliment the elevated design character proposed on-site.

**14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.**

- Project Signage shall be designed to complement the natural character of the community and shall be limited to the single community entry location along Ranch Gate Road.

**Amended Development Standards**

The applicant seeks the amendment of the R1-35 development standards as permitted by the Environmentally Sensitive Lands Ordinance. These amendments shall benefit the property by allowing for development envelope flexibility to ensure that environmentally sensitive portions of the property can be expanded through contiguous open space. Amendments to the standards will ensure that perimeter buffering is enhanced and wash corridors will remain largely undisturbed. The requested amended development standards reflect a 25% reduction permitted by the ESLO.

Proposed R1-35 ESL Amended Development Standards						
			Setbacks			Max. ESL
Zoning	Lot Area	Lot Width	Front	Side	Rear	Density
R1-35	26,250	101'	30'	11'	26'	1.04

**Community Involvement**

The applicant has communicated with individual property owners adjacent to the Community. In addition, the applicant has provided all property owners within 750 feet with an informational mailer and an invitation to a community meeting on January 22<sup>nd</sup>, hosted by the applicant. More specific documentation of these community involvement activities has been provided in the Community Outreach Report.

**Community Benefits:**

- Enhanced perimeter open space setbacks
- Lower density than adjacent communities
- Natural Area Open Space amounts that exceed minimum City of Scottsdale Requirements and will result in more than 50% of the site committed to natural open space



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- Single Access Point from Ranch Gate Road
  - Trail improvements on Ranch Gate Road and 128<sup>th</sup> Street and bike lane improvements on 128<sup>th</sup> Street

## RANCH GATE & 128<sup>th</sup> STREET

### R1-35 ESL AMENDED DEVELOPMENT STANDARDS - LEGISLATIVE DRAFT

#### Sec. 5.200. - Single-family Residential (R1-35).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 29), 4-3-12)

#### Sec. 5.201. - Purpose.

This district is intended to promote and preserve residential development. The minimum lot size, although less than one (1) acre, still results in a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto, together with required recreational, religious and educational facilities.

#### Sec. 5.202. - 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:

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

- B. *Uses permitted by conditional use permit.* Any use permitted by conditional use permit in the (R1-43) 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. 5.203. - 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. 5.204. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-35 District:

##### A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than ~~thirty-five thousand (35,000)~~ **twenty-six thousand, two-hundred and fifty (26,250)** 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 ~~one hundred thirty-five (135)~~ **one hundred and one (101')** feet.

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

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



E. *Yards.*

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ **thirty (30)** feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ **thirty (30)** feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ **thirty (30)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *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 side yards of not less than ~~fifteen (15)~~ **eleven (11)** feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ **twenty-seven (27)** feet.

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

F. *Distance between buildings.*

1. There shall not be less than ~~ten (10)~~ **eight (8)** feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than ~~thirty (30)~~ **twenty-three (23)** 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.

I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 30, 31), 4-3-12)

**Sec. 5.205. - Off-street parking.**

The provisions of article IX shall apply.

**Sec. 5.207. - Signs.**

The provisions of article VIII shall apply.

Submission Date: \_\_\_\_\_

Project No.: 1188 -PA- 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"/>	

### CONTEXT AERIAL WITH THE PROPOSED SITE PLAN SUPERIMPOSED

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

### SITE PLAN

#### Project Information

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"/>	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> provided on the Site Plan (FAR, Open space, parking, Density, etc.).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All proposed improvements, including right-of-way and easements shown and labeled
<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.
<input type="checkbox"/>	<input type="checkbox"/>	Details are dimensioned
<input type="checkbox"/>	<input type="checkbox"/>	Color and material legend provided and location labeled on the elevations (DRB applications).

### SUBDIVISION PLAT

Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	Project name, location, and design professional(s)
<input type="checkbox"/>	<input type="checkbox"/>	Gross and Net lot areas
<input 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	All proposed lot configurations with dimensioned (Tracts labeled and identified).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All proposed building envelopes for each lot shall be dimensioned.

**3-ZN-2015**  
**2/2/2015**



## PEN 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"/>	On the plan, each separate calculated open space and landscaping area on the open space (front, general, parking lot landscaping) shall be graphically identified and include the associated square footage provided.

## DOPE ANALYSIS

Provided	Missing	Required information
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	The slope analysis shall identify all slope categories and total square footage within each category. Any hillside conservation areas 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> provided 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 checked="" type="checkbox"/>	<input type="checkbox"/>	All proposed landscape improvements shown (including plant symbols).
<input checked="" 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.)

## BUILDING ELEVATIONS

Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	Each building elevation of the proposal shall be provided.
<input type="checkbox"/>	<input type="checkbox"/>	Building 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).

## ORIENTATION WORKSHEET(S) (Planned Unit Development and any Downtown application)

Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	Building elevations shall be dimensioned.
<input type="checkbox"/>	<input type="checkbox"/>	Inclined step back 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 step back 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 checked="" type="checkbox"/>	<input type="checkbox"/>	All proposed exterior lighting improvements shown and labeled
<input checked="" 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 measurements across the entire site, and perimeter of property. (Separate ATM and gas canopy measurements shall be included when provided)
<input type="checkbox"/>	<input type="checkbox"/>	The horizontal maximum, minimum, average measurements, 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 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 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.



Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	Bound reports: The 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 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 type="checkbox"/>	<input type="checkbox"/>	Engineer's seal: The engineer shall seal the report with the Engineer's seal, signature and date.
<input type="checkbox"/>	<input type="checkbox"/>	Table of contents: The report shall have a table of contents.

CATEGORY 1 – TRIP GENERATION, CATEGORY 2 or 3 – TRAFFIC STUDY

provided	Missing	Required information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bound reports: The 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 type="checkbox"/>	<input type="checkbox"/>	Engineer's seal: The engineer shall seal the report with the Engineer's seal, signature and date.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conditional Use Permit for a school: circulation plan for student drop off and pick up.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conditional Use Permit for a live entertainment or bar use permit: circulation plan for student drop off and pick up.
<input type="checkbox"/>	<input type="checkbox"/>	Plans required by Conditional Use Permit or zoning stipulation: _____ _____

Provided	Missing	Required information
<input type="checkbox"/>	<input type="checkbox"/>	The plan includes one foot contours, City of Scottsdale 88 datum identifies, and all ridges and parapets shown.

[illegible]