

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



# PROJECT NARRATIVE



OCTOBER, 2014  
REVISED APRIL 2015

## Wildcat Hill

17-PP-2014  
4/23/2015





subdivision redesign create larger consolidated and connected areas of existing densely vegetated natural open space which lessens the disturbance.

**All 122 Lots are a Minimum of 80,000 sq. ft.** The existing final plat has 76 lots. This proposal seeks an increase to 122 lots; a minimum size of 80,000 square feet and averaging 2.28 acres in size overall. Though we are proposing to increase the total number of lots in the development, these lots will still be very large and with significantly deeper exterior buffers, more overall open space and the use of conservation open space (to protect the Wildcat Hill landform and other major boulder outcroppings).

**Pedestrian Trail Access.** The existing natural trails will remain (no additional disturbance) to allow area residents access to the Wildcat Hill landform. A small pedestrian trailhead feature will be located at the end of the cul-de-sac on the southwest corner of Wildcat Hill itself that will connect to existing trails at that location. It will feature a rustic shade structure with a desert theme and a trail identity sign at the access points to Wildcat Hill. The development of new trails that could mar the undisturbed desert in the area will be discouraged.

**Abandonment of Unnecessary Right-of Way and Return to NAOS** – The existing 66' wide Patent Easement ROW along the west property line is proposed to be eliminated and be retained in NAOS.

**Infrastructure Improvements Will Benefit the Area.** The City had planned in 2007 to construct a water tank and two booster pumps at the north end of the property but for a variety of reasons those improvements were never built and the plans were removed from the City's CIP budget. However, through development of this new subdivision on the property, the tank and booster pumps will now be built by the City which should improve water pressure for parts of the larger area.

It is important to understand that while the lot yield has been increased over what could be developed in the existing R1-190/ESL zoning, the lot sizes are still almost double the size of the prevailing lots in the area. At the same time, the amount of open space in this proposal has been increased over that provided in the approved and recorded 2006/2007 final plat, which offers better protection of the natural area open space through use of common area HOA tracts and conservation easements. (*See Open Space Comparison – Proposed Plat and Existing Plat (2006/2007) Exhibit, Page 30*). In sum, we believe this is now an impressive plan for an impressive site.

Again, this request is for approval of a Rezoning request for R1-70/ESL zoning (which complies with the General Plan land use designation) with a companion preliminary plat application for 122 residential lots that must have a minimum lot area of 80,000 square feet. All lots will feature carefully planned development envelopes that maximize the protection of the site's numerous topographical features and natural vegetation (i.e. regional mountain vistas, wash corridors, Sonoran desert vegetation, boulder outcroppings and the site's namesake landform – Wildcat Hill).

## II. INTRODUCTION

Quantum Capital and Wildcat Partners, LLC, seek approval of this Rezoning application and companion Preliminary Plat application for the approximate 353 acre property ("Property") located south of Cave Creek Road and Bartlett Dam Road that was previously subdivided under the name Wildcat Hill.

This request is to rezone the Property from R1-190/ESL to R1-70/ESL with amended development standards to allow a custom home subdivision of one hundred twenty two (122) lots on 353 acres in this low density area of north Scottsdale. These lots will be a minimum size of 80,000 sq. ft. but overall, the average lot will be 99,342 square feet or 2.28 acres in size. The proposed Preliminary Plat significantly improves upon the existing subdivision plat from 2006/2007, in that all lots will feature carefully planned development envelopes That maximize the protection of the Property's numerous natural amenities, which include regional mountain vistas, wash corridors, desert vegetation, boulder outcroppings and the namesake landform – Wildcat Hill.



As designed, this subdivision separates itself from adjacent home sites with either a buffer of natural area open space 160 ft. – 200 ft. in depth or by the Tonto National Forest on the east side and partially on the south side. These proposed lots will be almost double the size of the existing low density residential development in the larger area-most all of which is zoned R1-43/ESL. The rezoning and companion proposed plat will allow only one unit for every 2.7 acres – roughly 1/3 as dense as the surrounding zoning and lotting pattern.

This zoning request for R1-70/ESL complies with the Scottsdale General Plan land use designation for this area. While the proposed R1-70/ESL zoning could otherwise allow up to 160 lots, this project will be restricted to only 122 lots with the 80,000 square feet minimum lot area noted above, which is significantly larger than the minimum of 70,000 sq. ft. in the R1-70/ESL zoning district.



### III. LOCATION and CONTEXT

This Property is located in north Scottsdale at the southeast corner of Bartlett Lake and Cave Creek Roads. The Property is approximately 353-acres in size and is undeveloped. As previously noted, the Property is adjacent to the Tonto National Forest on the east and partially along the south. Low density residential development zoned R1-43/ESL lies to the west of this site, and further to the west and north are the Desert Mountain and Carefree Hills neighborhoods.

#### Adjacent Zoning:

- East:** Tonto National Forest.
- West:** R1-43/ESL.
- North:** To the north across Bartlett Lake Dam Road, is the Tonto National Forest. Across Cave Creek Road, to the northwest, is R1-190/ESL, developed as the Quail Ridge Subdivision, and
- South/  
Southeast:** To the south/southeast is the Tonto National Forest.

*\*See Context Aerial Exhibit, Page 27, for adjacent Zoning and surrounding context.*



Custom home subdivisions known as Desert Mountain, Mirabel, Carefree Hills and Vista Valle are all in the vicinity of the subject site.

The site has several natural washes running from the northeast to southwest. Site elevations range from 3,240 feet to 3,275 feet above sea level. The most significant natural features of the site include numerous rock outcroppings, the wash corridors and Wildcat Hill itself.

The site vegetation consists of desert trees, shrubs, ground covers and cactus. The tree species consist of Blue Palo Verde, Mesquite, Foothill Palo Verde and Ironwood. Saguaro, cholla, barrel, hedgehog and ocotillo cactus are found throughout the site, as well as acacia, creosote and jojobas shrubs.



## HISTORY

In March 2000, the City of Scottsdale adopted Resolution Nos. 5510 and 5513 authorizing the City to initiate the annexation process for the Property. On December 11, 2000, the City Council approved the annexation. In May, 2001, the City Council adopted Ordinance #3383, which applied R1-190/ESL zoning on the newly annexed property. (7-ZN-2001).

Subsequently, the applicant received approval of a Master Environment Design Concept Plan from the Development Review Board in Case No. 1-MP-2005. A Final Plat of the Property, titled "Wildcat Hill", was approved by the City Council and then recorded on November 8, 2007.

## ENVIRONMENTAL CONDITIONS

### ESLO Landform

A majority of the Wildcat Hill property is designated as Upper Desert Landform as defined in the Environmentally Sensitive Lands (ESL) ordinance. A portion of the Property, Wild Cat Hill itself, is designated as Hillside Landform. All NAOS requirements will be based on slope designations within these landform conditions as set forth in the ESL ordinance.

### Topography & Slope

The topography undulates between the various wash corridors that traverse the site in a northeast to southwest direction. Elevations on the site range from 3050' near the southwest corner to over 3275' near Bartlett Lake Road. Wild Cat Hill itself reaches 3240' in elevation. (*See the **Slope Analysis Map of the Property**; page 29*)

### Vegetation/Site Features

Vegetation is typical of this Sonoran desert area of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the Palo Verde. Creosote, Bursage and jojoba are the main shrubs. Saguaros and Cholla cactus are also found throughout the site.

### Man-made Features

Due to the proximity of the Tonto National Forest east of this site, trespassers have created several unimproved and unauthorized trails on parts of the site to access the Forest. Unfortunately, heavy use of these unauthorized trails has led to the creation of significant and scattered debris piles along the trails including up to the top of Wildcat Hill. These debris piles will be removed. The other man-made feature present on the property is a set of power line towers located within a regional power line corridor that cuts across the east edge of the site.

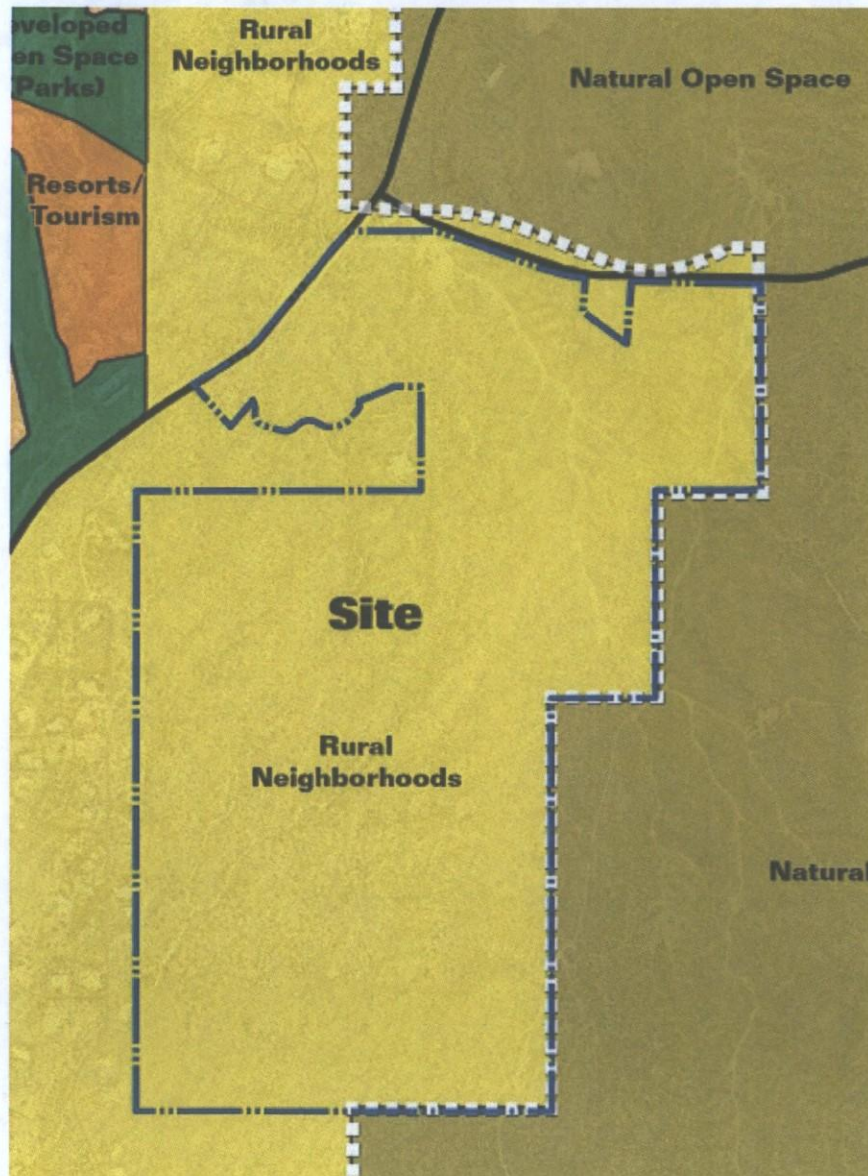
### Hydrology Analysis

Coe and Van Loo has prepared a preliminary analysis of the site hydrology. A copy of which is being submitted with this application.



**IV. GENERAL PLAN CONFORMANCE**

This proposed community of custom and semi-custom single family homes is consistent with not only the Land Use designation of Rural Neighborhoods, but also with the goals and policies of the General Plan; see ***General Plan Land Use*** exhibit, page 26. The goals of the Land Use Element include respecting the natural and manmade environment and assuring development that reflects the quality of life offered by Scottsdale. The proposed land uses will seamlessly fit in with the character, scale and quality of existing uses. Another land use goal is to assure a diverse mixture of housing opportunities within the community. This proposed design will certainly integrate very well with the physical and natural environment and its neighborhood setting.





## V. PROJECT DESCRIPTION

As noted earlier, Quantum Capital and Wildcat Partners, LLC, seeks rezoning approval of 305 acres, approval of an update to the existing approved Master Environmental Design Concept Plan (MEDCP; new case No. 1-MP-2005#2) and approval of a companion Preliminary Plat for the approximate 353 acre property ("Property") previously subdivided in 2006/2007 as Wildcat Hill, located south and east of Cave Creek Road and Bartlett Dam Road.

This application seeks to rezone the Property from R1-190/ESL to R1-70/ESL with approval of amended development standards to allow a custom and semi-custom home subdivision of one hundred twenty two (122) lots in this low density area of north Scottsdale. These lots will be a minimum size of 80,000 square feet but overall, the average lot size will be 99,342 square feet or 2.28 acres which is significantly larger than the minimum of 70,000 square feet required by R1-70/ESL zoning district. The proposed Preliminary Plat significantly improves upon the approved and recorded subdivision from 2007, in that all lots will feature carefully planned development envelopes that maximize the projection of the numerous site amenities, which include regional mountain vistas, wash corridors, vegetation, boulder outcroppings and the namesake landform – Wildcat Hill.

This zoning request for R1-70/ESL complies with the Scottsdale General Plan land use designation for this area. While the proposed R1-70/ESL zoning could otherwise allow up to 160 lots, this project will be restricted to only 122 lots with the 80,000 square feet minimum lot area noted above. In fact, when accounting for the significant amount of open space, the average lot size increases to 99,342 square feet or 2.28 acres; again significantly larger than the minimum of 70,000 square feet required by R1-70/ESL zoning district.

The project development team has spent a significant amount of time walking the property to analyze and evaluate appropriate development areas and identifying natural areas that should be preserved. City Staff has also walked the Property and the result of this extensive collective effort is a vastly better development plan than the recorded Final Plat offers. This subdivision will now offer spectacular home sites, while at the same time preserving nearly all of the natural amenities found on the Property. Over 239 acres (or 67%) of the entire 353-acre site will be preserved as dedicated natural area open space (NAOS). This low density residential community is planned to be gated with access to the community primarily via Cave Creek Road.

As designed, this subdivision separates itself from adjacent home sites with either a natural area open space buffer of 160 ft. – 200 ft. or the Tonto National Forest on the east side and partially on the south side. These proposed lots will be almost double the size of the existing low density residential development in the larger area-most all of which is zoned R1-43/ESL. The rezoning and companion proposed plat will allow only one unit for every 2.7 acres of the Property – roughly 1/3 as dense as the surrounding zoning and lotting pattern.

The topographic contouring of the property is dramatic and offers opportunities for creating a truly unique residential environment. Each home site will be designed and oriented to take advantage of the views of the surrounding mountains and natural features. Site specific development envelopes are delineated for each lot in order to minimize cuts and fills, maintain natural wash corridors, protect natural features and blend into the surrounding desert environment. The maximum allowed disturbance area for each lot ranges between 20,000 and 25,000 square feet, resulting in a range of on-lot open space being retained of between two-thirds (2/3's) to three quarters (3/4's) of every lot.





The custom and semi-custom home program allows for the preservation of the main washes that run through the Property, as well as most all of the boulder outcroppings present on-site, through the strategic use of these building envelopes.

Roadway layouts respect and accommodate the natural topography of the Property and retain as much of the desert flora as possible. The main entrance into this unique gated residential community is divided by a large landscape buffer between drives to create a sense of arrival to this new neighborhood. The entrance then connects to a spine road that creates an internal loop with fingers to individual cul-de-sac streets for a unique lotting pattern. The drainage swales and wash corridors traversing the Property will be left undeveloped and retained in a natural state (*see **Natural Area Open Space Map for Wildcat Hill, Page 28***). It must be noted that a swath of land is shown on the NAOS exhibit in yellow. This land is covered by an easement for the Glen Canyon-Pinnacle Peak 345KV transmission lines, access road and incidental purposes that was recorded in 1989. Due to the potential for disturbance of this land by the utility company that owns it, this land is not eligible to be designated as NAOS, but the fact is that this land will very likely remain as natural open space.

As to off-site roadways, the Owner will dedicate, as fee simple, a 55-ft half-street along N. Cave Creek Road and a 100-foot half-street along E. Bartlett Lake Road.

**Native Plan Inventory.** A preliminary native plant inventory for the subdivision has been submitted with this application. The inventory identifies all vegetation located in roadway and easements to be disturbed during the construction of the subdivision. A specific plan inventory will be performed for each lot on a lot-by-lot basis based on specific grading and drainage plans for each home site.

**Boulder Protection Program.** The site plan was carefully laid out to minimize disturbance to the significant boulder outcroppings. All development envelopes were thoughtfully delineated to protect most of the natural features within individual lots. Further, specific boulder surveys and protection plans will be required for each lot prior to any on-lot development and will be prepared on a lot-by-lot basis based on specific development plan for each home site. An inventory of boulder features present within roadways and utility easements will be submitted with the preliminary plat and improvement plans. The inventory will identify those boulder outcrop areas that meet the definition of protected boulder areas by Ordinance (Section 6.100.C).

**Landscape Development.** Due to the ESLO regulations, the landscape theme for the subdivision will feature only trees, shrubs and ground cover plants, selected from the City of Scottsdale "**Indigenous, Desert Appropriate and Recommended Plant List**". All planting within the roadway disturbance areas will be re-vegetated with plants from the **Indigenous Plant** list. Plants will be selected from the Indigenous Plant list based on their natural elevation ranges.

Plantings around the gatehouse and entry area that are separated from the NAOS areas by hardscape will be supplemented with plants from the **Desert Appropriate** list. On-lot plantings within enclosed areas may include plants from the **Recommended Plants for Enclosed Areas** list. Per the ESL ordinance, any proposed on-lot turf will not be visible from off-site. The above list is available here: <http://www.scottsdaleaz.gov/codes/nativeplant/eslo>

**Cave Creek Road Scenic Corridor.** A two-hundred (200) to three-hundred-sixty (360) foot Scenic Corridor is being provided adjacent to Cave Creek Road along the frontage of the Property, which is far in excess of the City's objective to obtain 100'. The Corridor will feature indigenous vegetation



(undisturbed and re-vegetated). Generally, this area will remain primarily undisturbed. Where improvements are required, they will conform to the City of Scottsdale Scenic Corridor Design Guidelines (SCDG). Improvements include drainage structures at the project entry, an entry gatehouse and gates, and low walls. Plans for these improvements will be the subject of a separate submittal to the City, with City review and approval. Materials for these structures will be in conformance with the SCDG, including corten or rusted finish metalwork, and stacked stone or rusted wire rock gabion walls. Finish materials will have an LRV no greater than 35%.

Design Guidelines and CC&Rs. As mentioned, Wildcat Hill is planned as a custom and semi-custom residential community that will provide diverse housing products, 1 and 2 story floor plans and architectural styles to eliminate the redundancy found in standard tract home developments with smaller narrow lots, uniform setbacks and garage dominance designs. The homes at Wildcat will be designed to promote and enhance the character of this high Sonoran desert area of the City of Scottsdale, while establishing a unique neighborhood identity with design features, such as building articulation, massing, building materials, colors, and trim (*see Supplemental Design Guidelines; Attachment No. 1*). Wildcat Hill will utilize energy-efficient components and building materials in order to conserve energy and promote the City of Scottsdale as a sustainable community and will include environmentally conscious elements, a well-constructed and tightly sealed thermal envelope, high-efficiency heating and cooling systems and energy-efficient doors, windows, and appliances. The applicant has prepared Supplemental Design Guidelines.

All custom and semi-custom home designs will be controlled by the HOA architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team. The master developer of this Property will be preparing architectural and landscape design guidelines for all future homes within Wildcat Hill. The guidelines will be more restrictive than the requirements of the ESL ordinance and the Scottsdale building code.

Phasing. The project is proposed for three phases. Phase 1 consists of the entryway, the 12 inch off-site waterline that will connect the site to the Desert Mountain Golf Course No. 6 and roughly one-half of the backbone infrastructure (streets, utilities, lighting and landscaping) and lots adjacent to the infrastructure. Phase 2 and Phase 3 are comprised of the balance of the backbone infrastructure and remaining lots. Lots sales will be split between custom and semi-custom high-end builders. Development of the Property is projected to begin in early 2016. Build-out is expected to be roughly 10 years or perhaps more.

Amended Standards. The required amount of NAOS (which is based on the slope category analysis) for this development is approximately 41%. This residential project, with its limitation on area that can be disturbed, its environmental sensitivity and its respect for the desert, is providing 26% (91 acres) more of the site as designated NAOS for a total of 239 acres. We believe this is a significant increase over the 161 acres of NAOS provided by the existing recorded final plat which justifies utilization of the code provision allowing up to a 25% reduction in the otherwise required development standards.





## **VI. CITIZEN REVIEW and PUBLIC PARTICIPATION PROGRAM**

The developer and consultants began Citizen/Public Participation outreach in August, 2014 with individual visits to most every abutting property owner along the west and south property lines to explain the proposal in person and to work through both the merits of the new proposal over the existing recorded plat and the increased buffering of those existing homes and properties.

A notification letter was sent by first class mail to all property owners and HOAs within 750-feet of the subject Property, interested parties, and the City of Scottsdale Planner to advise them of the proposed Rezoning and Preliminary Plat applications and neighborhood meeting. This notification letter advised interested parties of the proposed Neighborhood Meeting, date, time and location and advised them of the proposed Rezoning and Preliminary Plat requests. The notification letter contained the following information: Purpose and description of requests, development plan overlaid on an aerial photograph, applicant contact person, and applicant contact information, such as address, phone, e-mail, and fax number, Neighborhood Meeting date, time and location. As earlier noted, the applicant's development team also personally contacted adjacent home owners to address specific issues.

A neighborhood meeting was then held in the middle of September at the Carefree Resort to provide an opportunity for property owners within the surrounding 750 feet and all HOA's or interested parties to review the development plan and provide comments regarding the proposed project. As required, early notification signs were also installed on the property to inform the public of the proposed development. Twenty-six neighboring property owners attended the meeting. The overall response during both the individual meetings and the neighborhood meeting was very positive.

In accordance with the City Ordinance, a school notification letter and form was also provided to the Cave Creek Unified School District notifying them of the proposed Rezoning and Preliminary Plat applications. No response has been received from the school district as of this writing.



## **VII. AMENDED DEVELOPMENT STANDARDS JUSTIFICATION**

In order to encourage sensitivity to site conditions and to provide flexibility in site planning, Section 6.1083 of the Environmentally Sensitive Lands (ESL) Ordinance allows development standards to be adjusted up to 25%, subject to a showing that the amended standards better achieve the purposes of the Environmentally Sensitive Lands Ordinance.

This new site plan proposal does improve significantly upon the existing recorded subdivision in a variety of ways. This design is more comprehensive in nature, responds better to the topographic contouring of the land, and continues to be compatible with the existing land uses in the area and with the established circulation patterns on adjoining properties. The internal street system is no longer a dominant feature in the overall design, and the natural and re-vegetated open spaces are located throughout the development. This is a plan for low density – single family housing that will further contribute to the lifestyle of the area and provide an appropriate edge to the Tonto National Forest.

The setting is dramatic and offers opportunities for creating a unique custom and semi-custom home environment, which incorporates the quality and sensitivity of design that the City expects in north Scottsdale. The home sites will be designed and oriented to take advantage of the views of the surrounding mountains and natural features. Site specific development envelopes are delineated for each lot in order to minimize cuts and fills in an effort to blend into the surrounding desert environment. The maximum allowed disturbance area ranges between 20,000 and 25,000 square feet in area resulting in a range of between two-thirds and three-quarters of each lot being left as open space (dedicated NAOS and/or undedicated NAOS).

Through the use of development envelopes, the design allows for the preservation of the main washes that run through the Property as well as the boulder outcroppings present on-site. In order to accommodate and preserve the numerous natural open space elements present on this site, the owner proposes to utilize Amended Development Standards as allowed in the Environmentally Sensitive Lands (ESL) Ordinance, Section 6.1083. The following is a more detailed list of plan improvements over the existing recorded plat provided herein to justify utilization of the code provision allowing up to a 25% reduction in the otherwise required development standards (these same features were provided earlier in the Executive Summary):

**Preservation of Wildcat Hill - more secure.** Most of the land feature known as Wildcat Hill will now be in its own tract as a Conservation Easement ("CE") rather than having the ownership of Wildcat Hill be split up and preserved thru various on-lot easements as was done with the previously approved plat. However, in an effort to protect more of the sensitive areas of the Wildcat Hill slopes, an additional 60-foot on-lot CE has been provided on lots 48, 49, 50, 51, and 52. This dual approach provides better protection of this important landform and makes this natural feature more accessible and usable by residents and the public, if desired, while also providing protection for the more sensitive slope areas.

**Preservation of natural wash corridors through site – less disturbance.** In the existing recorded plat there were 13 driveway crossings of the natural washes, these driveway way crossings have now been reduced to just 2. Lots have now been designed to be in front of the washes, which drastically reduces the number of driveway crossings. There were also 8 roadway



wash crossings, which have now been reduced to 6 crossings. The natural wash corridors traversing the Property will therefore be far more natural due to fewer disturbances.

**New Natural Desert Transition/Buffer Area-Protected in Separate HOA Tract.** A 160 ft. to 200 ft. natural desert transition area is being retained in a separate HOA tract along the common boundary with adjacent privately owned property around this proposed subdivision. This approach increases the width of the open space buffer shown on the recorded plat and shifts the previous on-lot open space into commonly held HOA tracts for better preservation of the natural area open spaces.

**More NAOS and Total Overall Open Space Will Be Provided.** While the lot yield has increased, the amount of open space has also increased. The Property is located within the Upper Desert Landform and, according to the current slope analysis, is required to provide approximately 41% of the total site area (approximately 145 total acres) in Natural Area Open Space (NAOS). The original 2006/2007 final plat designated approximately 50% of the development as NAOS. However, this proposal features even more NAOS with approximately 67% of the total site area. With the generous landscape buffers and transition areas proposed, particularly on the west side adjacent to the Carefree Hills subdivision and at the south end of the property, the total amount of all types of open space provided is approximately 249 acres or 70% of the site.

**More Natural Boulder Outcroppings Conserved.** While the original plat had sought to conserve significant natural rock outcroppings, many were located on individual private lots. The new plat conserves a majority of the existing rock outcroppings and boulder clusters within dedicated common area conservation tracts owned by the HOA and with Conservation Easements dedicated to the City.

**Significant Increase in Depth of Scenic Corridor along Cave Creek Road.** The current scenic corridor easement along Cave Creek Road as shown in the existing final plat is only 50'. Under the new subdivision plat, this Cave Creek Road frontage will feature a new scenic corridor easement with a minimum depth of 200 ft. in increasing to 360 ft. in depth in several locations. This is an increase of over 400%.

**Reduction of Lots along West Property Line.** In the original recorded plat, there are 10 lots along the west property line. In this proposal, that number has been reduced to only 8 lots.

**Preservation of 200 ft. Natural Area Buffer (with Maximum of 12 Lots) around Existing Outparcels Near Cave Creek Road** – There will be no change in the depth of the natural area buffer easement or in the setbacks (or the number of lots) that were documented in the recorded agreement with these owners.

**This Low Density Subdivision Will Feature Half the Density of the R1-43/ESL Zoning Category Common to this Area.** While this request is for R1-70/ESL zoning, the most common zoning district in the larger surrounding area is R1-43/ESL which allows 1 unit per acre. The proposed plat will allow only one unit for every 2.7 acres – roughly 1/3 as dense as most of the surrounding zoning and lotting.



**Conforms to the General Plan.** This zoning request for R1-70/ESL complies with the General Plan land use designation for this area.

**More and Better Open Space.** Currently, the on-site natural area open space is disturbed by drainage and on-lot construction areas. The addition of the open space buffer tracts and subdivision redesign create larger consolidated and connected areas of existing densely vegetated natural open space which lessens the disturbance.

**All 122 Lots are a Minimum of 80,000 sq. ft.** The existing final plat has 76 lots. This proposal seeks an increase to 122 lots; a minimum size of 80,000 square feet and averaging 2.28 acres in size overall. Though we are proposing to increase the total number of lots in the development, these lots will still be very large and with significantly deeper exterior buffers, more overall open space and the use of conservation open space (to protect the Wildcat Hill landform and other major boulder outcroppings).

**Pedestrian Trail Access.** The existing natural trails will remain (no additional disturbance) to allow area residents access to the Wildcat Hill landform. A small pedestrian trailhead feature will be located at the end of the cul-de-sac on the southwest corner of Wildcat Hill itself that will connect to existing trails at that location. It will feature a rustic shade structure with a desert theme and a trail identity sign at the access points to Wildcat Hill. The development of new trails that could mar the undisturbed desert in the area will be discouraged.

**Abandonment of Unnecessary Right-of Way and Return to NAOS** – The existing 66' wide Patent Easement ROW along the west property line is proposed to be eliminated and be retained in NAOS.

**Infrastructure Improvements Will Benefit the Area.** The City had planned in 2007 to construct a water tank and two booster pumps at the north end of the property but for a variety of reasons those improvements were never built and the plans were removed from the City's CIP budget. However, through development of this new subdivision on the property, the tank and booster pumps will now be built by the City which should improve water pressure for parts of the larger area.

It is important to understand that while the lot yield has been increased over what could be developed in the existing R1-190/ESL zoning, the lot sizes are still almost double the size of the prevailing lots in the area. At the same time, the amount of open space has been increased over that provided in the recorded final plat, which offers better protection of the natural area open space through use of common area HOA tracts and conservation easements. (*See Open Space Comparison – Proposed Plat and Existing Plat (2006/2007) Exhibit, Page 30*). In sum, we believe this is now an impressive plan for an impressive site.

Finally, while seeking an increase in lot yields (consistent with the area), an increase in open space has also been achieved which offers better protection of the natural area open space through use of common area HOA tracts and conservation easements. In sum, we believe this is now an impressive plan for an impressive site. A "legislative draft" and full summary table for the R1-70 ESL zoning district follows on the next page.

## SECTION 5.030. - SINGLE-FAMILY RESIDENTIAL (R1-70/ESL) DISTRICT (AMENDED)

### Section 5.031 Purpose

This district is intended to promote and preserve residential development. Large lots are required to maintain 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.

### Section 5.034 Property Development Standards

The following property development standards shall apply to all land and buildings in the R1-70/ESL district:

#### A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ **EIGHTY THOUSAND (80,000)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

#### B. *Lot dimensions.*

1. Width. All lots shall have a minimum width of ~~two hundred fifty (250 feet)~~ **ONE HUNDRED EIGHTY SEVEN AND ONE-HALF FEET (187.5)**.
2. **FLAG LOTS. FLAG LOTS ARE PERMITTED AND SHALL HAVE MINIMUM WIDTH OF TWENTY (20) FEET MEASURED AT THE PROPERTY LINE.**

#### C. *Density.* There shall be no 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 otherwise provided in article VII.~~ **PER THE ESL ORDINANCE, THE MAXIMUM BUILDING HEIGHT IS LIMITED TO TWENTY FOUR (24) FEET FROM NATURAL GRADE FOR ALL R1 DISTRICTS.**

#### E. *Yards*

1. Front Yard.
  - a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ **FORTY FIVE (45)** feet.
  - b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ **FORTY FIVE (45)** feet shall be provided on both streets.
  - c. On a corner lot, the required front yard of ~~sixty (60)~~ **FORTY FIVE (45)** 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 **WITH A MINIMUM SETBACK OF FORTY FIVE (45) FEET.**
2. Side Yard. There shall be a side yard of not less than ~~thirty (30)~~ **TWENTY THREE (23)** feet on each side of a building.



# SECTION 5.034. R1-70/ESL SINGLE-FAMILY RESIDENTIAL DISTRICT SUMMARY TABLE

Development Standard	Ordinance Requirement	Proposed Amendment	Max. ESL Reduction*	Proposed Reduction
A. Minimum Lot Area (Sq. Ft.)	70,000	80,000	25%	25%
B. Minimum Lot Width				
1. Standard Lot	250'	187.5'	25%	25%
2. Flag Lots	-	20'	-	-
C. Maximum Building Height	30'	24'	N/A	-
D. Minimum Yard Setbacks				
1. Front Yard				
a. Front (Face of building)	60'	45'	25%	-
b. Front (Face of garage)	60'	45'	25%	-
c. Front (Corner lot side street)	60'	45'	25%	25%
d. Front (Key lot side street)	60'	45'	25%	-
e. Front (Double frontage)	60'	45'	25%	-
2. Side Yard				
a. Minimum	30'	23'	25%	23.3%
b. Minimum Aggregate	60'	45'	25%	-
3. Rear Yard	60'	45'	25%	-
E. Distance Between Buildings (Min)				
a. Accessory & Main	10'	-	-	-
b. Main Bldg on Adjacent Lots	60'	-	-	-
F. Maximum Wall Height				
a. Front	3'	-	-	-
b. Side	8'	-	-	-
c. Rear	8'	-	-	-
d. Corner Lot/Key Lot	8'	-	-	-
e. Corral fence	6'	-	-	-
G. Development Perimeter Setbacks	-	-	-	-
*Maximum reductions as allowed by Section 6.1083 of the ESL ordinance				



## **VIII. SENSITIVE DESIGN PRINCIPLES**

The City's Sensitive Design Principles are based "on the overall belief that development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment." The proposed Wildcat Hill rezoning and subdivision layout design implements many of these design principles to create a unique and environmental sensitive community within the fabric of the natural desert environment. It increases the minimum required NAOS and respects the natural topography of the Property to retain as much of the desert flora as possible.

***1. The design character of any area should be enhanced and strengthened by new development.***

- ***Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.***
- ***Building design should be sensitive to the evolving context of an area over time.***

The topographic contouring of the property is dramatic and offers opportunities for creating a unique custom and semi-custom home environment, which incorporates the quality and sensitivity of design that the City expects in this part of north Scottsdale. The home sites will be designed and oriented to take advantage of the views of the surrounding mountains and natural features. Site specific development envelopes are delineated for each lot in order to minimize cuts and fills in an effort to blend into the surrounding desert environment. The maximum allowed disturbance area ranges between 20,000 and 25,000 square feet in area resulting in a range of between two-thirds and three-quarters of every lot being left as open space (dedicated NAOS and/or undedicated NAOS). This appropriate design allows for the preservation of the main washes that run through the Property as well as the boulder outcroppings present on-site through the use of development envelopes.

While the proposed R1-70/ESL zoning could otherwise allow up to 160 lots, this project is imposing a restriction to only permit 122 lots with the 80,000 square feet minimum lot area. As noted earlier, the average lot size is 99,342 square feet, which is significantly larger than the minimum of 70,000 square feet required by R1-70/ESL zoning district. This self-imposed restriction takes into consideration the unique desert climate, topography and the surrounding Sonoran desert character.

***2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:***

- ***Scenic views of the Sonoran desert and mountains.***
- ***Archaeological and historical resources.***

The size of the lots and distribution pattern of the development envelopes enable's many of the new home sites to take advantage of the property's dramatic topography and views of the surrounding mountains and natural features. The design also retains and features Wildcat Hill itself.

***3. Development should be sensitive to existing topography and landscaping.***

- ***A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.***

The project development team has spent a significant amount of time on site evaluating appropriate development areas and identifying natural areas that should be preserved. The result of this effort is a plan that offers a spectacular opportunity for residential home sites while preserving nearly all of the natural amenities found on the Property.

Roadway layouts respect and accommodate the natural topography of the Property and retain as much of the desert flora as possible. The drainage swales traversing the Property will be left undeveloped and will be retained in a natural state.

***4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.***

Special efforts have been incorporated into the development plan to minimize impacts on the desert environment through the use of appropriate development areas. Existing rock outcroppings and boulder clusters within dedicated common area will be incorporated into conservation tracts. Existing washes, significant rock cropping, and natural areas will be retained in actual undisturbed NAOS area to allow natural habitats to remain.

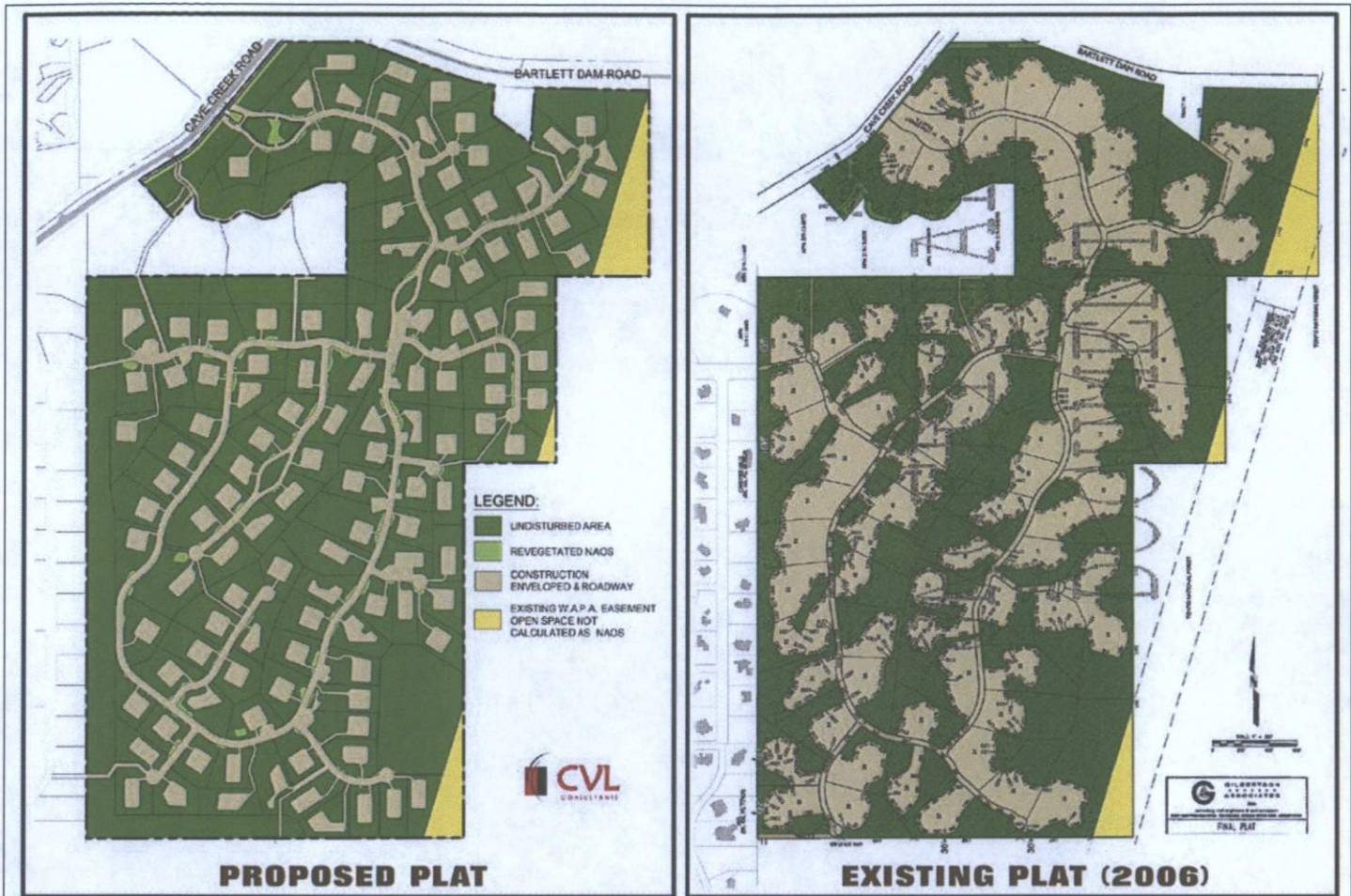
There were 13 driveway crossings of natural washes in the existing recorded plat, which has now been reduced to just 3 driveway crossings. Lot frontages are now been designed to be ahead of the washes, which drastically reduces the number of driveway crossings. There were also 8 roadway wash crossings, which have now been reduced to 6 crossings.

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

- ***Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.***

The design intent of this community is to blend seamlessly into the desert environment fabric with minimal disturbance to the natural desert environment. Streets are designed to reduce asphalt and to minimize impacts on the desert. The overall theme is to reduce the impacts to this unique topography property and use the topography to create unique lots.





*The proposed R1-70/ESL subdivision is on the left and the existing plat is on the right. The tan areas are allowed disturbance. The new proposal has considerably less allowed disturbance.*

**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.**

This is a secluded gated community with larger lots and significant open space reserved between lots to create a sense of openness. Alternative modes of transportation, including bus access has not been expanded this far north. However, bicycles are very prevalent in this area and this site is accessible by bike.

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

- *Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

The existing natural pedestrian trails will remain to allow area resident's access to Wildcat Hill. No additional disturbance is proposed.

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

- *To control the visual impact of a building's height and size.*
- *To highlight important building volumes and features, such as the building entry.*

Again, this will be a planned custom and semi-custom home subdivision. The master developer of this Property will prepare architectural and landscape design guidelines for the future homes in Wildcat Hill. The guidelines will be more restrictive than the minimum requirements of the ESL ordinance and the Scottsdale building code. All custom and semi-custom home designs will be controlled by the HOA architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team. Controlling each home's visual impact will be an important element of these supplemental design guidelines.

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

- *Interior spaces should be extended into the outdoors both physically and visually when appropriate.*
- *Materials with colors and coarse textures associated with this region should be utilized.*
- *A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.*
- *Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

All of these design features will be utilized in the development of homes in Wildcat Hill. All builders will be required to design their homes to take the desert environment into consideration, with plantings, colors, house styling, roof overhang and recessing of doors and windows. The residential architectural intent for Wildcat Hill is to emphasize diversity of styles, floor plans, elevations, materials and color.

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

- *Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

The City's current design strategies and building techniques are encouraged to be used to minimize environmental impacts and reduce energy consumption.

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

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.*
- The landscaping should complement the built environment while relating to the various uses.*

The character of the planting design is based on the native plant inventory. Every natural landscape within the City of Scottsdale has a unique character based on the specific species found there, and their density. The development team has reviewed the natural plant densities and species on the Property, and will re-vegetate disturbed areas with plants selected from the City of Scottsdale **"Indigenous, Desert Appropriate and Recommended Plant List"**, and installed at densities that reflect the current character of the Property. Mature plants salvaged from the Property's disturbed areas will be carefully sited for transplant on the project site with considerations to location, views, and adjacent plant material.

Near built environment areas, including the entry gate and the pedestrian trailhead, planting will be selected that both highlights these features, but also blends with the surrounding vegetation.

All open space areas, except the entry gate, will use plants selected solely from the indigenous plant list. At the entry gate, and only within areas separated by hardscape (such as the median), the plant selection will be supplemented from the Desert Appropriate Plant list.

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

- Water, as a landscape element, should be used judiciously.*
- Water features should be placed in locations with high pedestrian activity.*

Water will be treated as a precious resource within this development. Passive rainwater harvesting techniques, including microbasins and natural earthwork forms, will be utilized where feasible to provide supplemental water to the low water use and desert adapted plantings. No water features or fountains are proposed for any open space area within the project.

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

- A balance should occur between the ambient light levels and designated focal lighting needs.*
- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

Lighting for Wildcat will comply with all of these elements of the City's codes. External lighting will be appropriately located and designed to conserve energy and prevent light from spilling onto adjacent properties.



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

- ***Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.***

Entry signage will be designed to be compatible with and sensitive to the Sonoran Desert environment through the use of desert tones and materials indigenous to the area. Materials will generally be of a rusted or weathered metal finish. Additional signage includes pedestrian scale interpretive trailhead marker that will include project themed iconography, and a short narrative on the significance of Wildcat Hill and the Sonoran Desert.

### **Traffic**

The traffic impact analysis prepared by Trace Consulting, dated July 2014, submitted with the application states that this development is projected to generate approximately 1,161 trips per day; 92 during the AM peak and 122 during the PM peak hour. The analysis also concludes that the intersection of Cave Creek Road and Bartlett Dam Road and the community entry on Cave Creek Road will operate at service level A from project inception to full build-out. Owner will dedicate, as fee simple, a 55-ft half-street along N. Cave Creek Road and a 100-foot half-street along E. Bartlett Lake Road.

## **IX. CONCLUSION**

The proposed development plan is more responsive than the recorded subdivision to both its natural setting and with its neighborhood setting by being consistent with the scale and quality of the surrounding single-family homes. The project has been designed to offer a residential community that provides the same quality of life to its residents as the homes in the adjoining neighborhoods. In sum, we believe this is now an impressive plan for an impressive site.

# Wildcat

General Plan L

BARTLETT DAM ROAD

Tonto  
National  
Forest

Natural Open Space

Site

Rural  
Neighborhoods

Rural  
Neighborhoods

Rural

LONE MOUNTAIN PKWY

CAVE CREEK ROAD

DESERT MOUNTAIN PKWY

Scottsdale City Limit

Rural  
Neighborhoods

Suburban  
Neighborhoods

Rural  
Neighborhoods

Developed  
Open Space  
(Parks)

Resorts/  
Tourism

Suburban  
Neighborhoods

Suburban  
Neighborhoods

Resorts/  
Tourism

Developed  
Open Space  
(Parks)

Suburban  
Neighborhoods





Vista Valle

Carefree Hills

Desert Mountain

Quail Ridge

Tonto  
National  
Forest

Tonto  
National  
Forest

Idcat Hill



# NATURAL AREA OPEN SPACE MAP FOR WILDCAT HILL

Wildcat



0 200

SCALE 1" = 200'

GAVE CREEK ROAD

BARTLETT DAM ROAD



SEC 22:27, T 8 N, R 5 E  
VICINITY MAP  
(NOT TO SCALE)

## NAOS AREA TABLE

TOTAL PROJECT AREA = 353.15 A.C. - 15,383,214 S.F.

TYPE	AREA REQUIRED	AREA PROVIDED
UNDISTURBED NAOS	145.1 A.C. - 6,320,556 S.F. - 41.1 %*	239.9 A.C. - 10,450,044 S.F. - 67.9%
REVEGETATED NAOS		4.6 A.C. 2.7%
CONSTRUCTION ENVELOPED & ROADWAY		
EXISTING W.A.P.A. EASEMENT		
OPEN SPACE NOT CALCULATED AS NAOS		
OPEN SPACE	N/A	249.75 A.C.-10,879,110 S.F.-70.7%
70% Min. of	101.6 a.c. - 4,425,696 s.f. - 70.0%	235.3 a.c. - 10,249,668 s.f. - 98.1%
30% Max.	43.5 a.c. - 1,896,167 s.f. - 30.0%	4.6 a.c. - 200,376 s.f. - 1.9%

## LEGEND:

- UNDISTURBED AREA
- REVEGETATED NAOS
- CONSTRUCTION ENVELOPED & ROADWAY
- EXISTING W.A.P.A. EASEMENT
- OPEN SPACE NOT CALCULATED AS NAOS



DATE PREPARED: 02/06/16  
DESIGN: GC



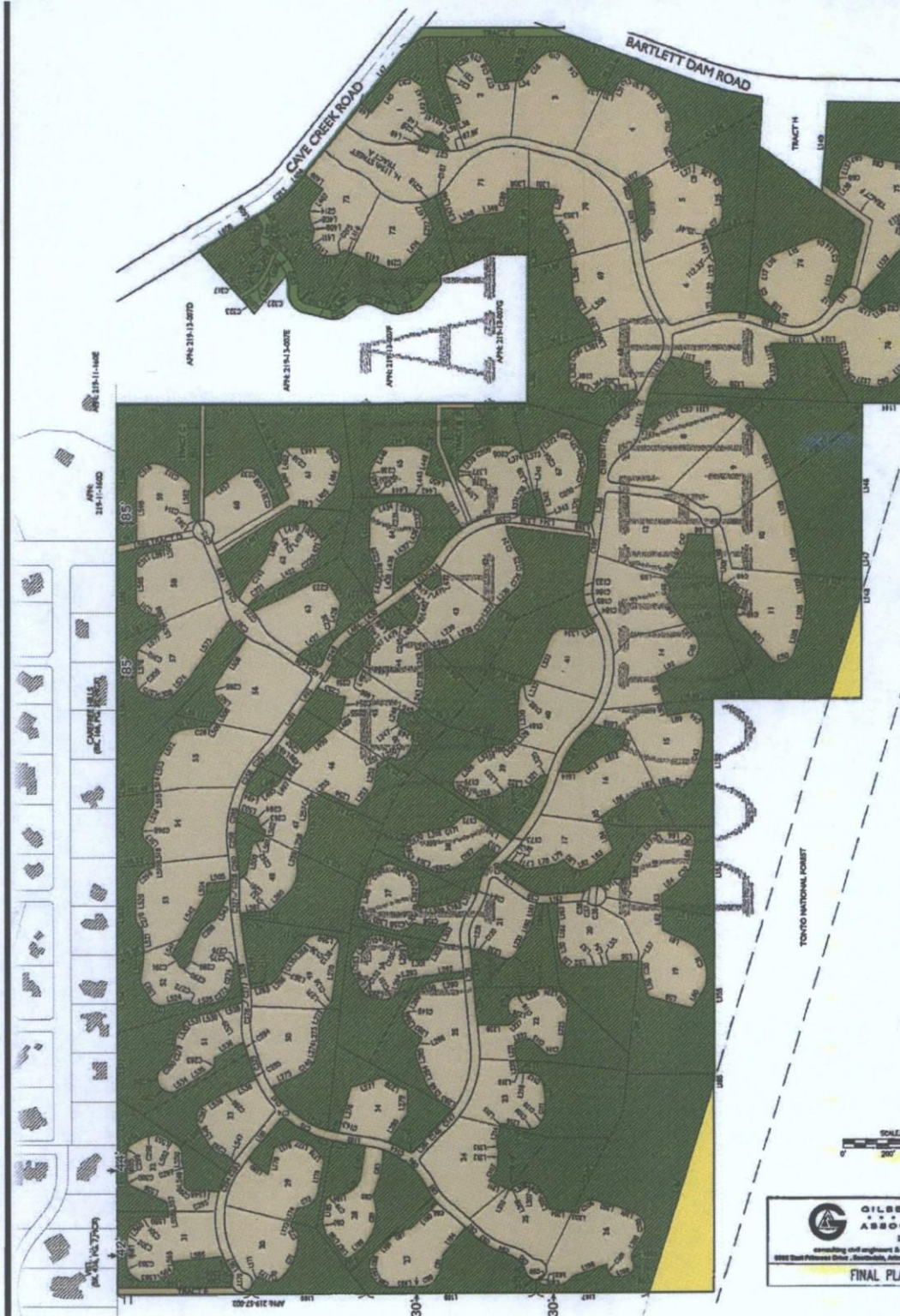
Slopes Table			
Minimum Slope	Maximum Slope	Slope Area	MAOS Area Road
0%	2%	247,614 SF	1,241 AC
2%	5%	1,073,645 SF	6,161 AC
5%	10%	3,391,227 SF	19,869.29 SF
10%	15%	4,515,240 SF	25,748 AC
15%	20%	1,979,384 SF	11,493 AC
20%	OVER 25%	1,796,662 SF	10,150 AC
TOTAL		6,319,105 SF	34,806 AC

BARTLETT DAM ROAD

CAVE CREEK ROAD















# **Supplemental Design Guidelines**

**February 9, 2015**

*Wildcat Hill*



# **WILDCAT HILL: SUPPLEMENTAL DESIGN GUIDELINES**

*February 9, 2014*

## **Introduction**

The 353-acre Wildcat Hill community is a unique example of pristine upper Sonoran Desert with beautiful wash corridors, rock outcroppings, and native desert vegetation. Extensive effort was put into the planning and site design of Wildcat Hill to ensure that significant areas and high quality examples of these natural and cultural resources were preserved.

Wildcat Hill has been designated as an Environmentally Sensitive Lands area (ESL). The City of Scottsdale has developed specific design guidelines and requirements on development within ESL areas which are intended to preserve, protect, and enhance this natural resource. The purpose of these supplemental design guidelines is to expand upon the requirements of the City of Scottsdale, and to ensure that continued development within the Wildcat Hill community follows the sensitive design principles established with the planning of Wildcat Hill.

## **City of Scottsdale Regulations**

These Supplemental Design Guidelines are intended to supplement the regulations provided by the City of Scottsdale, and not replace or supersede them. Development of community open space areas and residential lots within the Wildcat Hill community shall comply with the City of Scottsdale ordinances, regulations and guidelines that are current at the time of construction of the proposed project. These include but are not limited to the following:

- Design Standards and Policy Manual (DS&PM)
- Environmentally Sensitive Land Ordinance (ESLO)
- Scottsdale Sensitive Design Principles
- Scenic Corridor Design Guidelines for Cave Creek Road
- Single Family Plan Requirements – ESL Areas

A complete list of applicable guidelines and regulations is available from the City of Scottsdale.

In addition to the policies and regulations referenced above, the following supplemental design guidelines contained within this document shall apply to all site development, new construction, remodel, or exterior renovations, both on residential lots, and within community open space areas. In the event of conflicts between the City of Scottsdale's guidelines and requirements, and the guidelines established in this document, the stricter requirement shall prevail.

# WILDCAT HILL: SUPPLEMENTAL DESIGN GUIDELINES

February 9, 2014

## A. Site Design

The following design guidelines shall apply:

1. **Revisions to Building Construction Envelope** – At their cost, Owner may propose an alternative building construction envelope (Envelope) for approval by the Wildcat Hill Design Review Committee (DRC) as outlined in Section C, with the intent to allow the architecture and site development on the lot to be more responsive to the natural landforms existing on the site. The proposed Envelope shall respect the exiting landforms, washes, rock outcroppings and exiting vegetation. The proposed building envelope shall not increase in area beyond that established with the original building envelope with the following exception. Owner may increase the building envelope up to 10% in the following conditions:
  - a. Increase in building envelope does not exceed maximum disturbance area allowed by the City of Scottsdale
  - b. Total disturbance area for the project (inclusive of site development and temporary construction disturbance) does not exceed 40% of the gross lot area.
  - c. Owner agrees to restrict all exterior plantings, including enclosed areas, to the **Indigenous Plant List** only, as listed on the City of Scottsdale's **Indigenous, Desert Appropriate and Recommended Plant Lists**.
2. **Site Grading and Drainage**
  - a. Cut and Fills on the site shall not exceed 4' from natural terrain, except by approval by the DRC. Owner shall provide justification for the variance, and shall be based on its ability to improve the responsiveness of the architecture to the natural terrain. Cut and Fill variances will not be allowed for driveway surfaces.
3. **Hardscape Surfaces**
  - a. General Guidelines
    - i. Paving material shall be of a natural desert tone, with color and material selected to reduce ambient heat.
    - ii. Asphaltic pavement shall not be used within any portion of the Wildcat Hill Project, except for the designated streets.
    - iii. Porous paving material is encouraged to reduce water run-off.
  - b. Vehicular Pavement Areas
    - i. Driveway widths shall not exceed 16' at the connection to the local street or along the driving surface. Width may exceed 16' at guest parking area, or the connection to the garage.
    - ii. Off-street guest parking shall be screened from the street by a minimum 3' high site wall
  - c. Site Walls
    - i. Site walls shall not follow the building envelope and shall not enclose the entire building envelope area.
    - ii. View fences that follow the natural terrain are encouraged.

# WILDCAT HILL: SUPPLEMENTAL DESIGN GUIDELINES

February 9, 2014

- iii. All mechanical areas shall be enclosed by a solid site wall a minimum of 4' high, and include an opaque gate.

## 4. Landscape

- a. **NAOS:** Landscape areas outside the building envelope shall remain as dedicated Natural Area Open Space (NAOS), as regulated by the City of Scottsdale. Revisions to the Building Envelope shall require a revision to the dedicated NAOS area.
- b. **Revegetated Natural Landscape:** Any undisturbed areas inside the building envelope shall remain as natural planting. Any disturbed landscape areas inside the building envelope that is not enclosed from view by a site wall of at least 4' shall be revegetated as natural landscape. Plantings in this area shall be from the **Indigenous Plant List** only, as listed on the City of Scottsdale's **Indigenous, Desert Appropriate and Recommended Plant Lists**.
- c. **Screened Landscape:** Landscape plantings within areas enclosed by an opaque site wall of 3' to 4', or a 6' view wall with openings greater than 50% of the surface area shall use plants from the **Indigenous, Desert Appropriate and Recommended Plant Lists**. No greater than 60% of the plant species and no greater than 60% of the plant quantity may be from the **Recommended Plants for Enclosed Areas** list.
- d. **Enclosed Landscape:** Landscape areas enclosed by an opaque site wall of greater than 4' shall comply with City of Scottsdale requirements.
- e. **Boulders:** No imported boulders shall be used in the site. Only boulders salvaged construction may be relocated on the site. Boulders shall be placed in a natural way to mimic the surrounding areas, and shall be buried a minimum of 1/3 their height, or to the depth they were previous buried naturally, whichever is greater.

## 5. Exterior Lighting

- a. Lighting Fixtures
  - i. All exterior lighting fixtures shall be lamped with LED lights
  - ii. Except for building mounted lights, all exterior fixtures shall not be mounted higher than 36"
- b. Lighting Levels
  - i. Exterior lighting levels are intended to be of a low intensity. High intensity (Torch lighting) of trees or structures are not allowed.
- c. Lighting Control
  - i. All exterior lighting shall include a sensor to control timing of fixtures from dusk to dawn.

## B. Architectural Design

The following design guidelines shall apply:

- 1. **Architectural Styles** – Southwest inspired or desert inspired architecture are encourage, particularly Pueblo Revival style, Mission Revival style, Territorial, or Contemporary Southwest are encourage.

# **WILDCAT HILL: SUPPLEMENTAL DESIGN GUIDELINES**

*February 9, 2014*

## **2. Architectural Materials**

- a. Roof – Asphaltic roofing materials are not allowed where visible.

## **C. Wildcat Hill Design Review Board**

The HOA will establish a Design Review Committee (DRC) that will be responsible for the review and approval of plans prior to construction. The DRC The design review process is a three step process: Conceptual Plan Review, Final Plan Review, and Construction Review.

All plans noted below shall be 24x36 blackline drawings, unless noted as a color plan, which may be submitted as 11x17 drawings.

### **1. Conceptual Plan Review – Conceptual Plan Submittal shall include the following:**

- a. Preliminary Architectural Site Plan
  - i. To include Existing Building Envelope, and any proposed changes to the building envelope.
  - ii. Written Justification for changes to the Building Envelope.
- b. Preliminary Architectural Floor Plan
- c. Preliminary Exterior Elevations
  - i. 24" x 36" blackline
  - ii. 11" x17" color
- d. Native Plant Inventory.
- e. Preliminary Grading Plan
- f. Color Cut and Fill Exhibit. Cuts shall be denoted in shades of red depicting 2' intervals. Fills shall be denoted in shades of green depicting 2' intervals.
- g. Preliminary Landscape Plan
- h. Preliminary Materials Board

### **2. Final Plan Review – The Final Plan review is intended to occur prior to the City of Scottsdale Building Permit submittal, but may occur concurrently with permission from the DRC. The final plan submittal to the DRC will not include all of the items necessary for the City of Scottsdale Building Permit submittal, but those items listed below shall meet the standards and checklist requirements for the Building Permit submittal as determined by the City of Scottsdale. The Final Plan Review to the DRC shall include the following:**

- a. Architectural Site Plan
- b. Architectural Floor Plan
- c. Exterior Elevations
- d. Native Plant Inventory
- e. Grading Plan
- f. Color Cut and Fill Exhibit.
- g. Landscape Plan
- h. Materials Board

### **3. Construction Review**

# **WILDCAT HILL: SUPPLEMENTAL DESIGN GUIDELINES**

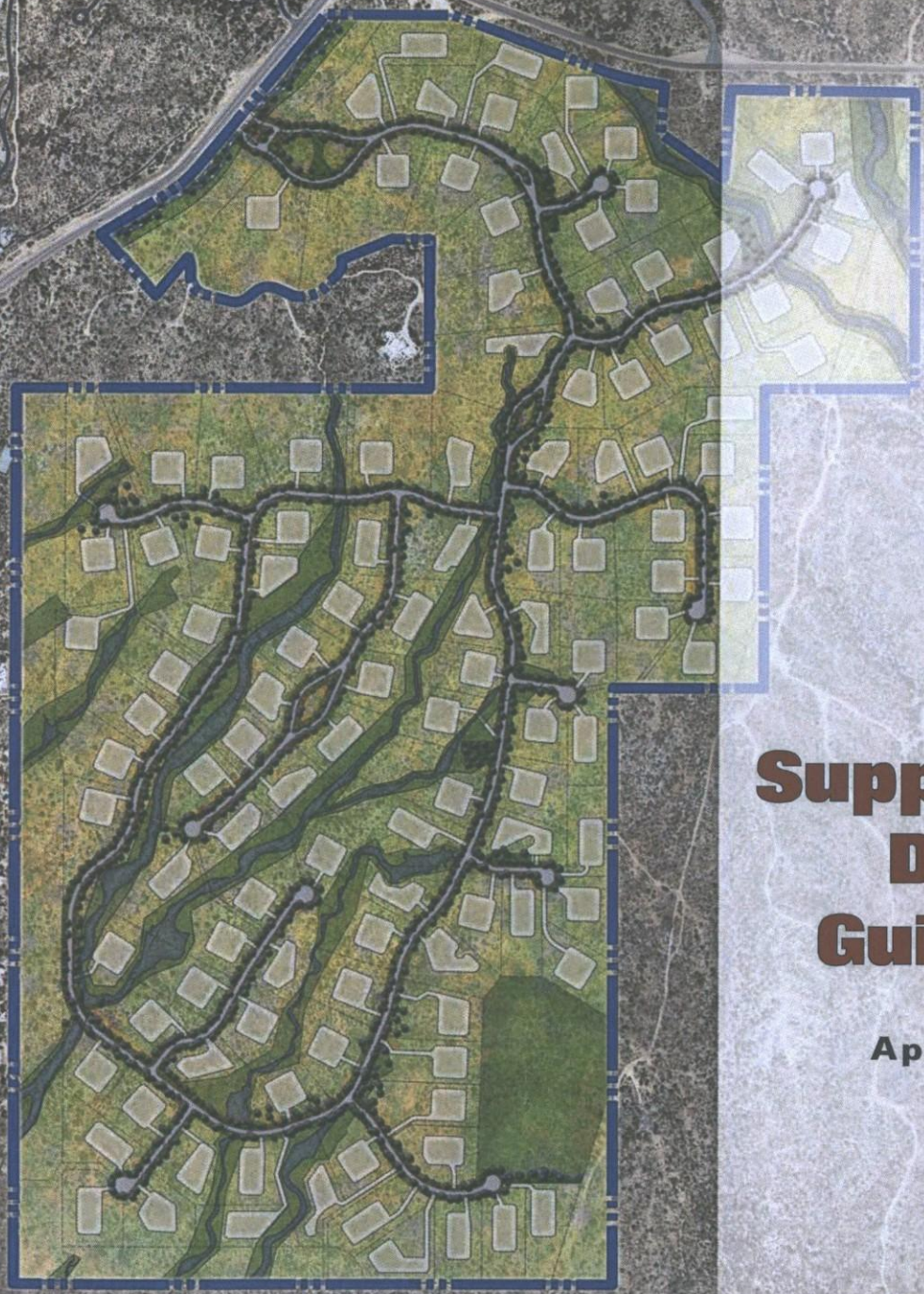
*February 9, 2014*

- a. At substantial completion, the DRC and Owner shall meet on site to review the construction and its conformance to the approved final plans.
- b. Changes to the approved plans made during construction or during the Permit Review process shall be provided to the DRC for records.

## **D. Project Construction**

1. **Construction Fencing** – The building envelope shall be fenced off with a 6' high chainlink fence fitted with green or tan fabric on the exterior. The fencing shall be reviewed by the DRC prior to construction.
2. **Approved Materials** – Contractor shall keep a set of approved plans and approved materials on site during construction.





# **Supplemental Design Guidelines**

**April 23, 2015**

*Wildcat Hill*



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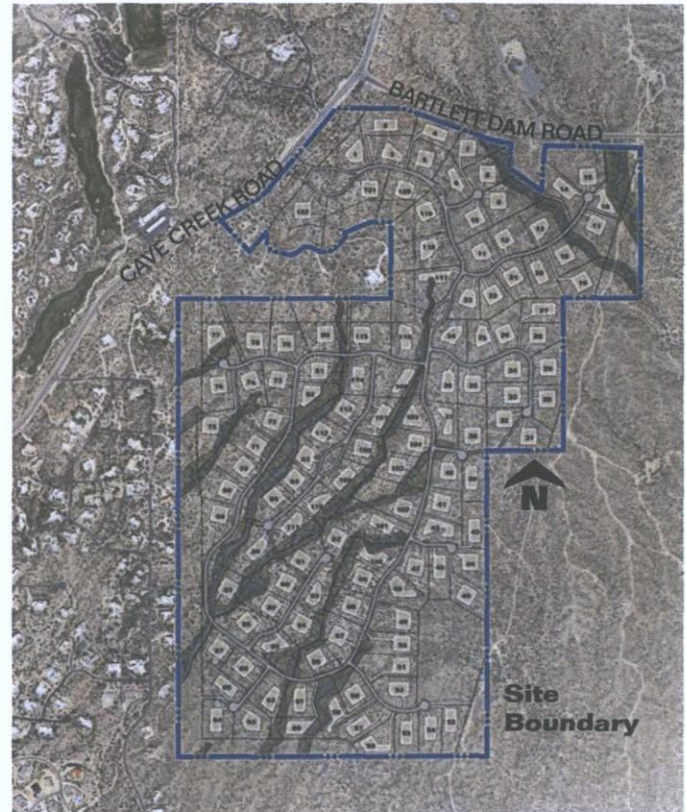
# 1.00 Introduction

Wildcat Hill has a previous Master Environmental Design Concept Plan (MEDCP), dated July 2005, and approved December 2005. The purpose of this MEDCP report is to incorporate and amend that MEDCP into the updated project proposal. Some elements have been expanded, while some have been revised or removed. This report will follow the same outline of that MEDCP, and *will highlight the amended sections.*

## 1.01 Project Location

The Wildcat Hill project is located at the southeast corner of Bartlett Lake Drive and Cave Creek Road in the northern region of Scottsdale. The location and boundary for the Wildcat Hill project remains the same as the 2005 MEDCP (*See Exhibit A - Context Aerial*). Analysis of the vegetation and site features indicate the same conditions as those present at the time of the 2005 MEDCP.

The 353-acre Wildcat Hill community is a unique example of pristine upper Sonoran Desert with beautiful wash corridors, rock outcroppings, and native desert vegetation. Extensive effort was put into the planning and site design of Wildcat Hill to



ensure that significant areas and high quality examples of these natural and cultural resources were preserved.

*The current proposal for the Preliminary Plat and the Site Plan has been revised since the 2005 MEDCP; the net result has been a small increase in number of lots, but while greatly increasing the amount of Natural Area Open Space (NAOS) to be dedicated (See Exhibit B - NAOS Comparison).*

### NAOS Comparison

Wildcat Hill



## **1.02 Request**

As with the previous plan, this application represents a request for the Development Review Board to approve this update to the 2005 MEDCP for Wildcat Hill, as amended within this document, and the associated preliminary plat.

This document adheres to the intent of the original MEDCP by maintaining a low profile of development that blends with the natural terrain and desert character. Where changes to the original MEDCP are noted, they are generally due to changes in regulations since the MEDCP, changes resulting from the revised site plan design, or are intended to reduce the impact of development beyond the original MEDCP.

## 2.00 Landscape & Revegetation Program

### 2.01 Landscape Character Zones

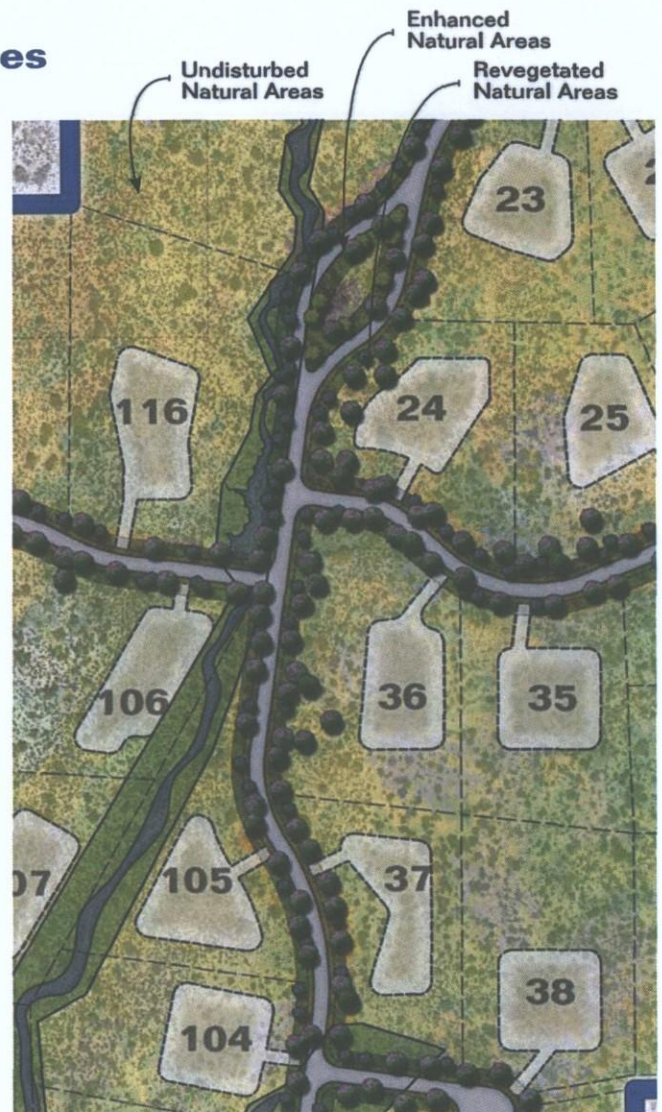
This updated proposal maintains the original concept for the three Landscape Character Zones, *but has provided a positive increase in net area of NAOS to the project.*

**Undisturbed Natural Areas:** These areas are the undisturbed NAOS as indicated in the exhibit shown below. The total amount of NAOS has been increased from the 2005 MEDCP, and exceeds the requirements of the ESL ordinances.

**Revegetated Natural Areas:** These encompass the disturbed areas generally located along the street corridors and drainage improvements. These areas will be dedicated as NAOS (revegetated) where appropriate. All plant species used for revegetation shall conform to the "Indigenous Plant List" from the City of Scottsdale. Refer to Section 2.06 for description.

**Enhanced Natural Areas:** As before, select areas central to the community, and already being impacted by infrastructure improvements will be revegetated with plant material that will provide additional seasonal color and interest. These plants will conform to the "Desert Appropriate Plant List" from the City of Scottsdale. Refer to Section 2.06 for description. These areas will not be a part of the NAOS areas, and will be the responsibility of the Homeowners Association to maintain.

**Revegetated Drainage Areas:** These areas include disturbed areas that will be used for drainage areas or retention basins, and will be revegetated in accordance with Design Standards & Policies Manual Section 2-1.903.



Landscape Character Zone Example







## 2.02 Landscape Revegetation Areas

The revegetation areas are outlined in the graphic below, and consist of the three primary development impacts noted in the 2005 MEDCP, namely cut and fill areas for infrastructure, Storm Water Management improvements, and Erosion Control (*Conceptual Landscape Plan*).

## 2.03 Revegetation Techniques

The same revegetation techniques outlined with the 2005 MEDCP shall be utilized. These include the following:

**Transplanting:** An updated native plant inventory has been prepared as a part of the preliminary plat submittal, and outlines the plants eligible for salvage and transplant. These transplanted species will be the backbone of the revegetation program by providing larger plant material of unique rugged desert character due to their natural unmaintained growth.

**Container Materials** of native desert species bought from local nurseries will be used to supplement the salvaged plant materials.

**Hydro-seed** of native plant materials may be utilized to revegetated scarred areas of natural open space.



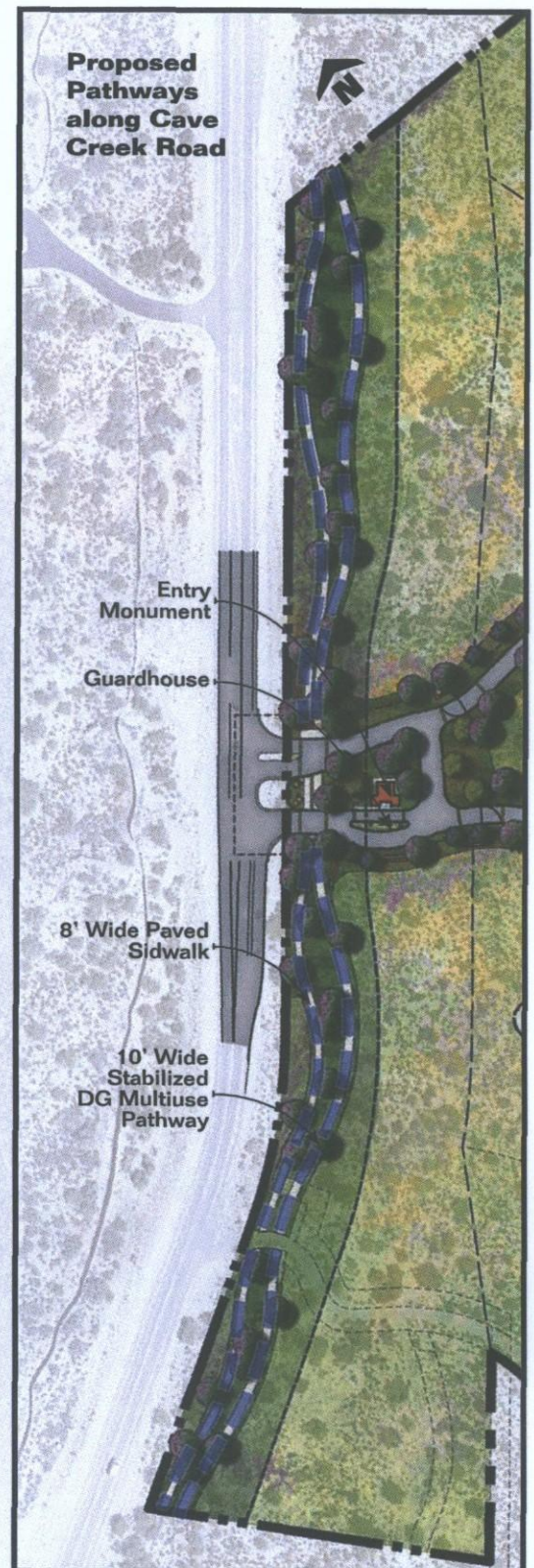


## 2.04 Scenic and Vista Corridors

This plan adheres to the Scenic and Vista Corridors plan outlined in the 2005 MEDCP, namely Cave Creek Road and Bartlett Lake Road. Deep setbacks along these corridors will remain natural and undisturbed except where infrastructure improvements are required.

The Vista Corridor washes previously identified have been maintained and incorporated into this proposal and intended in the 2005 MEDCP.

*The following changes have been implemented since the 2005 MEDCP:*





- Per the City of Scottsdale requirements, adopted after the 2005 MEDCP, the scenic corridor along Cave Creek Road will provide both an 8' paved pedestrian sidewalk, and a 10' wide natural surface multi-use trail. These elements have been incorporated into the corridor setback, and will follow the natural terrain and minimize impact to site features and existing trees.
- The setback buffer adjacent to existing development has been increased to reduce the visual impact of development for existing residents.

## 2.05 Irrigation Techniques

The irrigation techniques outlined in the 2005 MEDCP will be utilized for this project. All temporary irrigation for revegetated NAOS areas shall conform to City of Scottsdale requirements.

## 2.06 Plant Palette

The 2005 MEDCP provided a basis of design by providing sample plant inventory areas to assess the natural plant mixes, ratios, and densities unique to this site (See Section 2.09 & 2.10). The updated native plant inventory prepared with this submittal yielded similar results (*See Appendix A*).

The plant palette will remain consistent with the 2005 MEDCP, with species utilized for the two revegetation Landscape Character Zones listed in section 2.01 being selected from the City of Scottsdale "Indigenous Plant List" and "Desert Appropriate Plant List", respectively.

## 2.07 Other Landscape Materials

This proposal conforms with the 2005 MEDCP approach to inert landscape materials within the site development as outlined below.

Imported granite will not be used; rather native granitic top soil will be salvaged and stockpiled from the infrastructure operations, and reused on the site for landscape areas.

Where feasible, fractured rock salvaged from the site will be utilized as rip rap for erosion control. Where disturbance is visible and in contrast to the existing desert coloration, an application of Permeon, Natina, or similar staining agent will be utilized to create a natural blended color tone. Should imported rip-rap be required, its color will be selected to blend with the natural desert color of the site.



**Sample image from 2014  
Native Plant Inventory update**

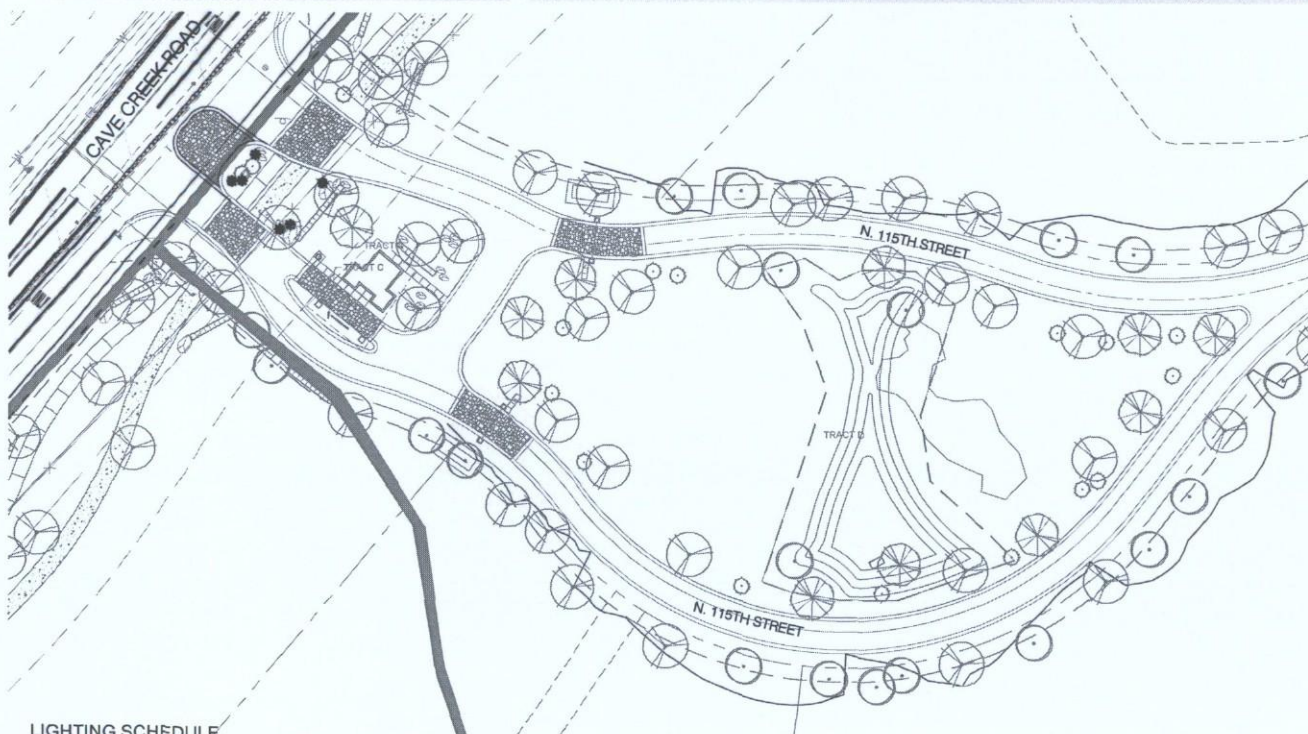


Site boulders of salvageable size that are located within cut and fill infrastructure areas will be salvaged for reuse on the site.

Culverts and headwalls shall be of an integral color concrete, or will receive an application of a Permeon or Natina staining agent to blend with the natural desert.

## 2.08 Landscape Lighting

All landscape lighting, and accent lighting, will be limited to the main entry area (including the entry monument, gate house and entry gates), or the pedestrian trail connection at the south end of the project.



**LIGHTING SCHEDULE**

SYMBOL	MANUFACTURER/DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	ELECTRICAL	LAMP	WATTS	COLOR TEMP	LENS	BALLAST	OPTICS/SLARE	MOUNTING	OPTIONS
	TREE DOWNLIGHT; FX LUMINAIRE VE - LED	18		COPPER	(W) WEATHERED IRON	10 TO 15 VOLTS	3 LED	4.2W	N/A	(F) FROSTED	N/A	SHIELDED	N/A	(PS) PERFORATED SLEEVE
	DOWNWARD WALL WASH LINEAR LED; FX LUMINAIRE LF - LED	6		BRASS	(W) WEATHERED IRON	10 TO 15 VOLTS	1 LED	2W	2800K	(F) FROSTED	N/A	SHIELDED	UNDER WALL CAP	N/A
	WALL MOUNTED DOWNLIGHT; FX LUMINAIRE DE - LED	8		ALUMINUM ALLOY	(W) WEATHERED IRON	10 TO 15 VOLTS	3 LED	10.1W	N/A	(F) FROSTED	N/A	SHIELDED	(VB) VERSA BOX	N/A

Landscape lighting shall be a FX Luminaire, or similar, with a distressed "Natural Iron" finish.

New city ordinances since the 2005 MEDCP restrict the use of uplighting of 1600 lumen or less in residential areas. Therefore, the uplighting fixtures as shown in the 2005 MEDCP will not be utilized. All landscape lighting will project downward and shall be properly shielded per Scottsdale requirements.

## **2.09 Revegetation Sample Area #1**

The plant density samples provided in the 2005 MEDCP were verified by the updated native plant inventory. The densities and ratios shown in Sample Area 1 will be utilized in determining plant densities for revegetation in the northern portion of the project.

- Foothill Palo Verde 8
- Native Mesquite 1
- Whitethorn Acacia 23
- Catclaw Acacia 22
- Golden Eye 35
- Turpentine Bush 150

## **2.10 Revegetation Sample Area #2**

The plant density samples provided in the 2005 MEDCP were verified by the updated native plant inventory. The densities and ratios shown in Sample Area 2 will be utilized in determining plant densities for revegetation in the southern portion of the project.

- Foothill Palo Verde 6
- Native Mesquite 1
- Lycium 2
- Flattop Buckwheat 35
- Golden Eye 35
- Turpentine Bush 106
- Ratany 8
- Fairy Duster 70
- Creosote 1
- Barrel Cactus 1



## 3.00 Site Architecture



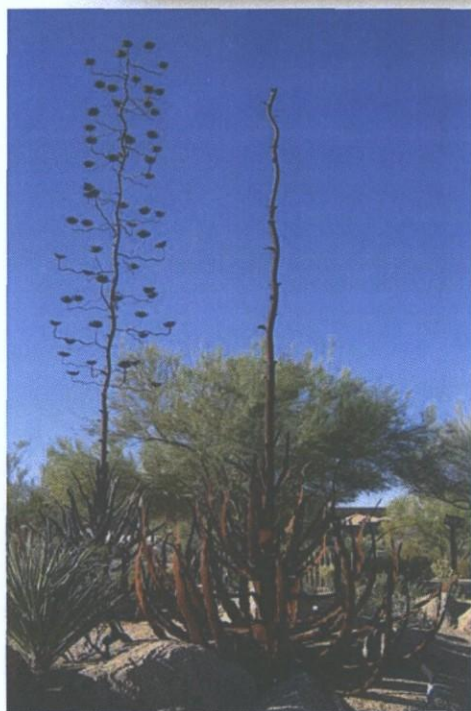
Monument Sign

### 3.01 Monument Sign

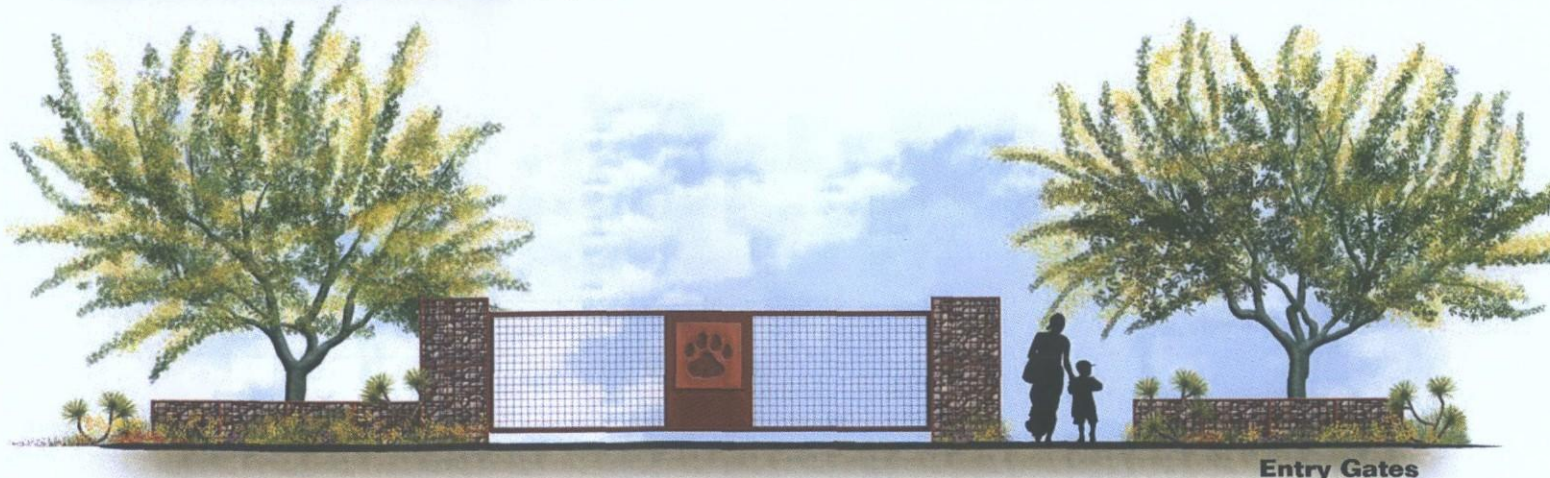
The character of the entry monument has been maintained from the 2005 MEDCP. Minor modifications include the addition of rock gabion baskets and rusted steel elements, as depicted in the image on the following page.

### 3.02 Entry Gates

The entry gates have been revised from the 2005 MEDCP to incorporate a simpler design motif as well as the rusted steel panels that reference the logo for the project. Similar panels will be utilized for trail markers within the site.



Rusted  
Metal  
Agave



Entry Gates



### 3.03 Gate House Site Plan

The architectural concepts shown on the following pages are preliminary in nature. *As noted in the preliminary plat narrative, the gate house architecture will require a separate submittal to the Design Review Board for approval, at a future date.*

The gate house site plan concept has been slightly revised from the 2005 MEDCP, as shown below. The program for the gatehouse has been reduced, which resulted in a reduction of footprint and necessary parking. The previous concept was based on a Tuscan Villa concept. With the reduction in size, the character has been revised to incorporate the board form concrete and rusted metal elements utilized in the entry.

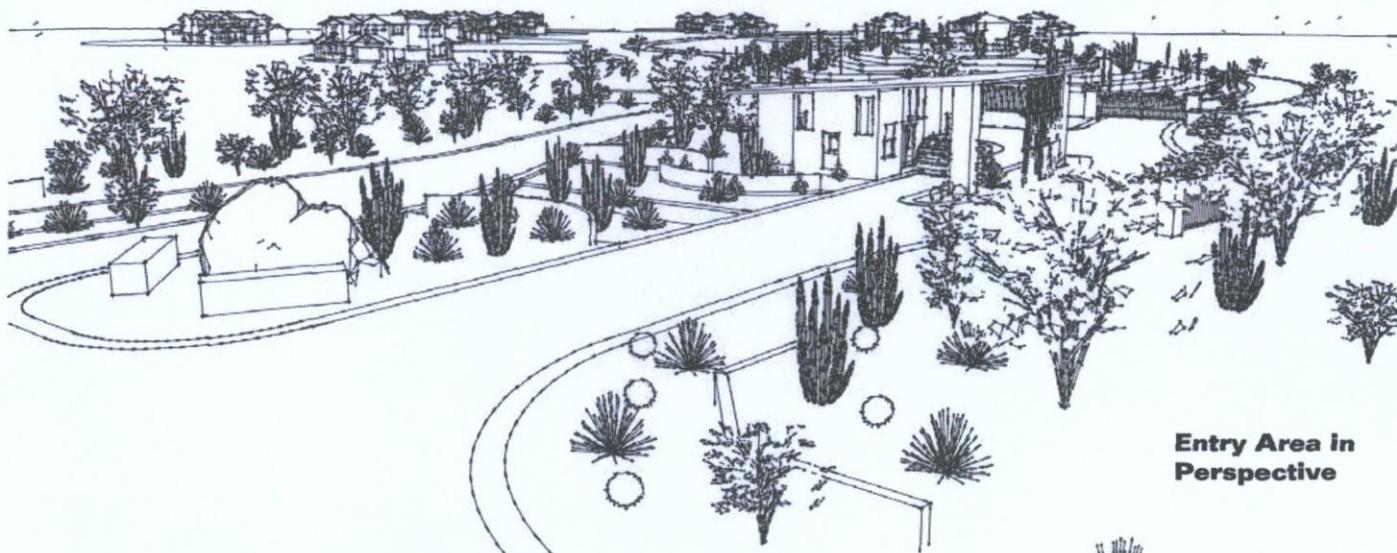
### 3.04 Gate House Floor Plan

The program for the gatehouse is intended to be limited to security and hospitality functions. This reduced program allowed a reduction in the overall development impact to the site. An updated floorplan has not been provided with this submittal. The architectural concepts shown here are preliminary in nature. *As noted in the preliminary plat narrative, the gate house architecture will require a separate submittal to the Design Review Board for approval, at a future date.*



Entry Plan Showing Gatehouse





**Entry Area in Perspective**

### 3.05 Gate House Front Elevation

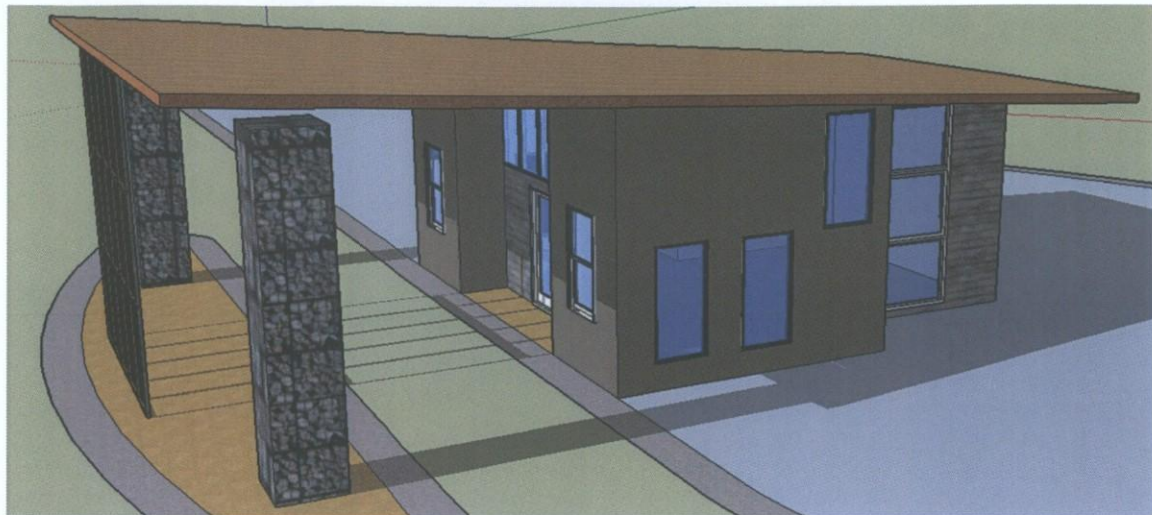
An updated character image of the gatehouse has been provided below to aid in the future design of the gate house, and to ensure its character is consistent to the site architectural elements throughout the project.

The architectural concepts shown here are preliminary in nature. *As noted in the preliminary plat narrative, the gate house architecture will require a separate submittal to the Design Review Board for approval, at a future date.*





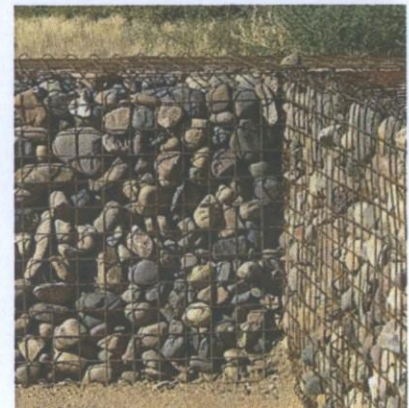
**Gatehouse  
Front  
Elevation**



### **3.06 Gate House Rear Elevation**

An updated character image of the gatehouse has been provided below to aid in the future design of the gate house, and to ensure its character is consistent to the site architectural elements throughout the project.

The architectural concepts shown here are preliminary in nature. *As noted in the preliminary plat narrative, the gate house architecture will require a separate submittal to the Design Review Board for approval, at a future date.*





### 3.07 Fence Location Map

The site fencing concept noted in the 2005 MEDCP has been eliminated from the project for the following reasons:

- It created an unnecessary boundary along the perimeter of the project, rather than blending seamlessly with the desert.
- It crossed easement areas necessary for maintenance of the overhead powerlines along the eastern boundary.

Rather, disturbed and abandoned roads within the development will be revegetated with indigenous plant material to deter trailblazing into the natural areas to the east. The perimeter of the site will be left natural and open.

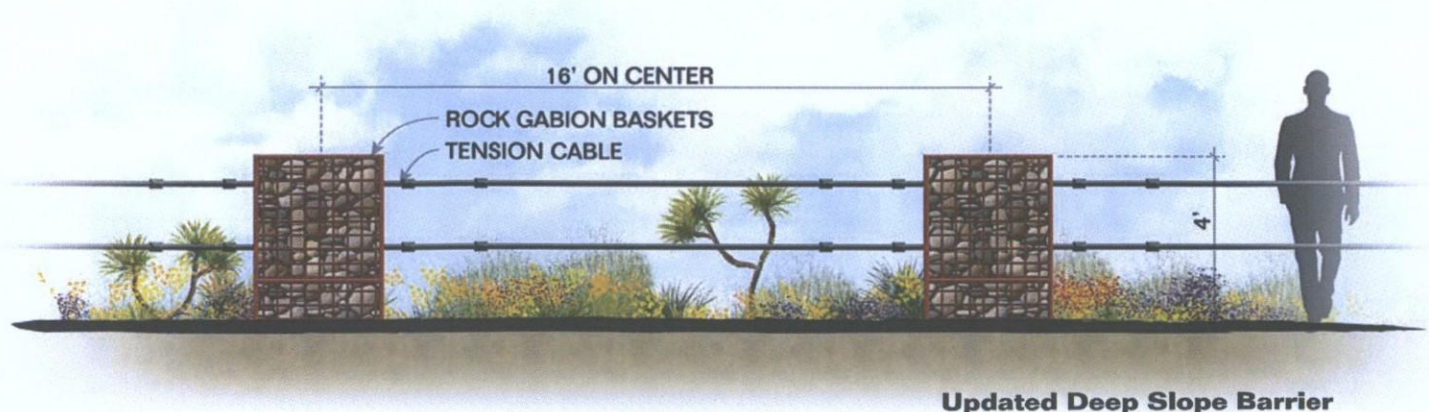
All fences and site walls, except those indicted at the trailhead and front entry will be limited to within the lot building envelopes, and shall conform to City of Scottsdale requirements.

### 3.08 Wire Fence

The site fencing concept noted in the 2005 MEDCP has been eliminated from the project.

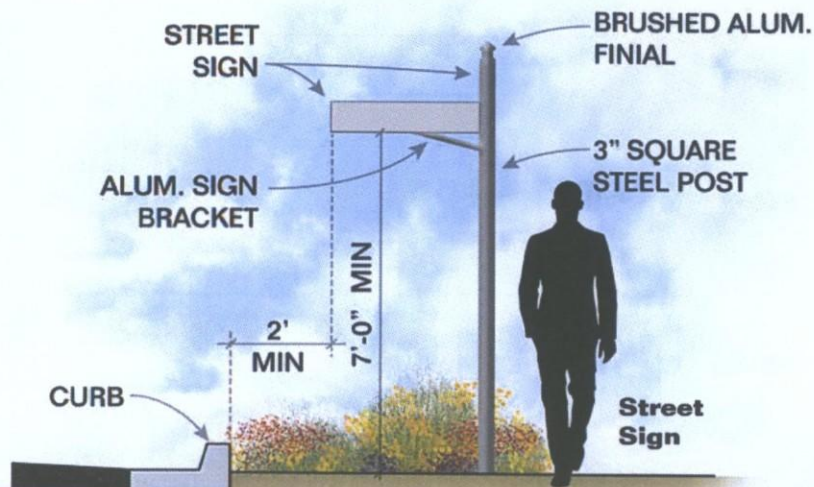
### 3.09 Barrier at Steep Slope

Where steep slopes adjacent to vehicular circulation pose a safety hazard, the barrier concept shown in the 2005 MEDCP will be utilized, with the stone veneer low walls being replaced with rusted mesh rock gabion baskets, and the chain fence being replaced with tensioned cable (*updated image below*).



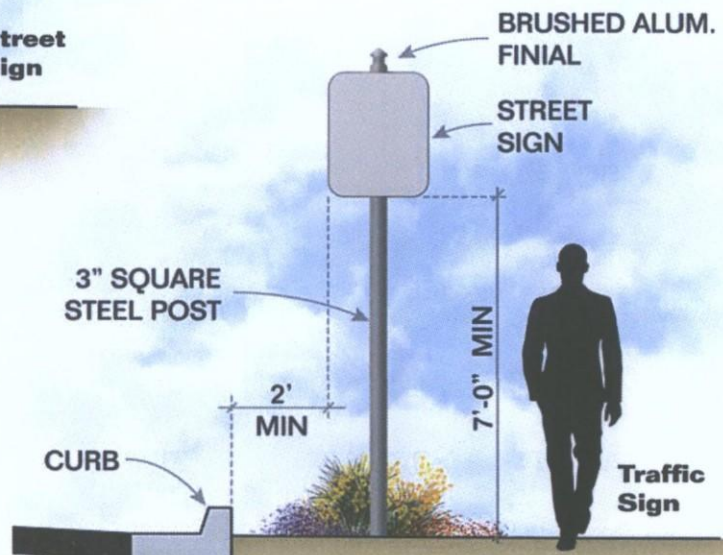
### 3.10 Street Sign

The Street sign concept shown in the 2005 MEDCP will be utilized within the project. This concept is depicted below left for reference, and utilizes a rusted steel 3" square post with brushed aluminum finial.

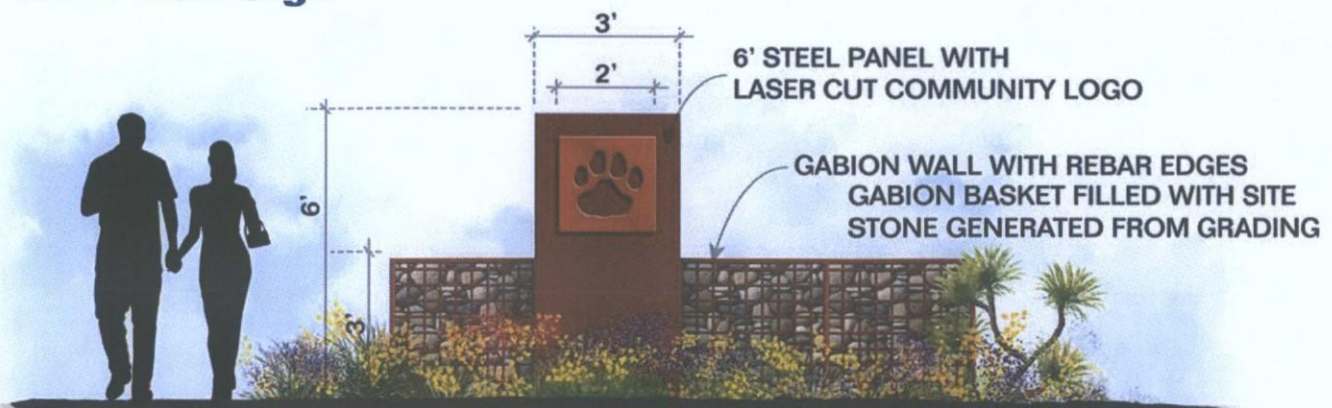


### 3.11 Traffic Sign

The traffic sign concept shown in the 2005 MEDCP will be utilized within the project. This concept is depicted above right for reference, and utilizes a rusted steel 3" square post with brushed aluminum finial.

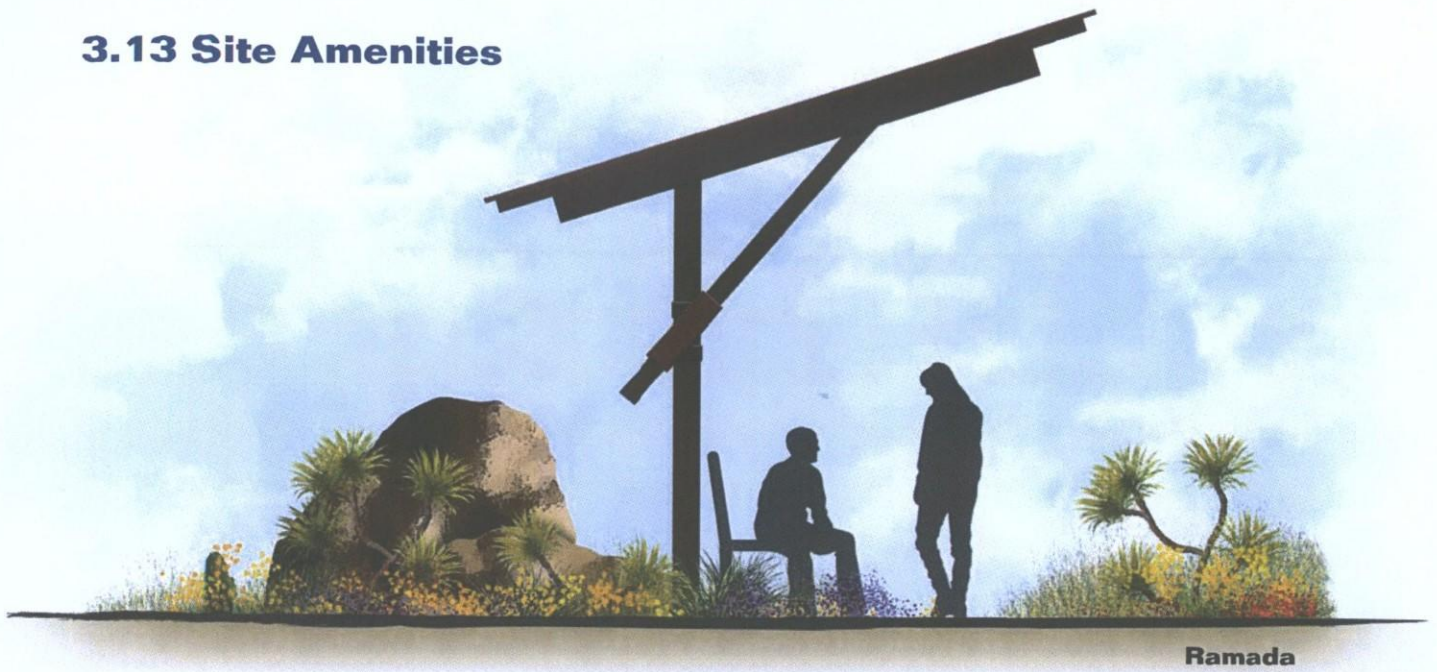


### 3.12 Trail Sign





### 3.13 Site Amenities



## **4.00 Planning Systems**

### **4.01 Local Washes and Drainage Corridors**

The inventory of washes performed for the 2005 MEDCP was reviewed and incorporated into this plan. The use of amended development standards, revisions to street layouts based on in field visits with city staff, and extensive use of 3D modeling and visualization software all combined to prepare a site plan layout that minimized impact to the washes and other natural site features.

### **4.02 Vehicular Circulation**

The initial vehicular circulation plan was based on the design proposed in the 2005 preliminary plat and MEDCP. Adjustments were made to the circulation based closer evaluation of boulder locations, and a field visit with Scottsdale staff to review the proposed alignment.

### **4.03 Pedestrian Circulation**

Due to its very low density, a formal trail system is not included in the development, with the exception of the entry area as noted previously, and a connection to the existing trail system on Wildcat Hill.

### **4.04 Wildcat Hill Preservation**

One of the primary planning objectives continues to be the preservation of Wildcat Hill. Particular care was given to the layout of the lots and roads near Wildcat Hill to ensure that significant rock outcroppings were not impacted, and that development did not affect the character of Wildcat Hill.

3D modelling software was used to visualize the natural rock outcroppings and terrain with the development plan overlay. Minor adjustments were made to the development plan based on this process.

### **4.05 Wildcat Hill Preservation Concept**

The preservation concept currently being proposed exceeds the 2005 MEDCP proposal by dedicating Wildcat Hill as Conservation Open Space.

Preservation of Wildcat Hill. The varied lot sizes and widths allow for flexibility in the site plan that accommodates the preservation of the Wildcat Hill as permanent open space. Future protection of Wildcat Hill will be created to prohibit public use of the hill to prevent further disturbance and trash dumping. Further, the community will be developed with strict C.C. and R's and deed restrictions to restrict the line of drive. This preserved mountain feature not only





benefits the future residents of the subdivision, but provides a visual landmark for other Scottsdale residents and are visitors.

In addition, the images shown below were created from the modeling software used to overlay the site design with the natural terrain and boulder locations around Wildcat Hill

#### **4.06 Local Washes and Drainage Corridors**

An Inventory of all washes present on the Wildcat Hill site was performed by Gilberston Associates, Inc. All washes that exceed 50 CFS were accurately delineated prior in the development of the site plan. Roadway alignments, building envelopes and lot lines were carefully planned to minimize disturbance to the 50 CPS washes throughout the site. Further in-field evaluation of the site plan resulted in minor adjustments to the plan to ensure minimal disturbance of the washes and associated vegetation. The use of Amended Development Standards provide flexibility in the layout of the plan to ensure protection of these important drainage, vegetation and wildlife corridors.

#### **4.07 Vehicular Circulation**

As stated above, the internal vehicular circulation pattern is a direct reflection of the desire of the planning and development team to minimize disturbance of the predominant natural features of the property including the wash corridors, boulder outcroppings, steep slopes, significant stands of vegetation and Wildcat Hill. The layout creates a "looped" collector that meanders both horizontally and vertically with the terrain. Flag lots and cul-de-sac streets were also utilized to minimize construction and disturbance to the natural environment.

#### **4.08 Pedestrian Circulation**

Due to the extremely low density (.21) unites per acre) of the Wildcat Hill project, no formal trail system is planned for the community. Granite shoulders adjacent to all internal roadways will function as pedestrian trail systems. The loop configuration for the internal street layout allows each home site the opportunity for connectivity throughout the neighborhood with links to Cave Creek Road, the power line corridor trail and future connections to the south.

Extensive discussion with the Tonto National Forest and the City of Scottsdale Trails coordinators have resulted in an united desire to limit pedestrian access points into the Forest and Preserve Lands adjacent to the Wildcat Hill. Specific limited points of ingress and egress allow for better control, supervision and maintenance of activities within the Forest and the Preserve Lands.

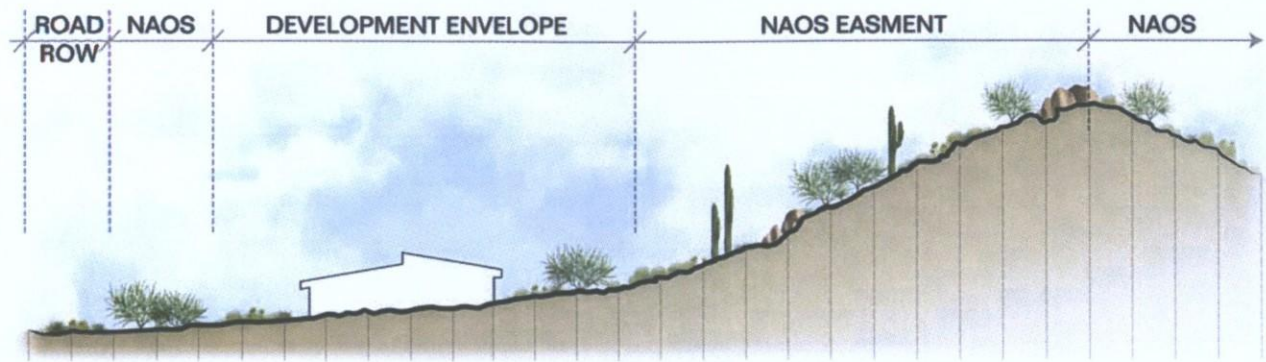
#### **4.09 Wildcat Hill Preservation.**

One of the primary objectives of the planning and development team was the preservation of the Wildcat Hill landform. The site plan was purposefully designed to maintain the hill as a

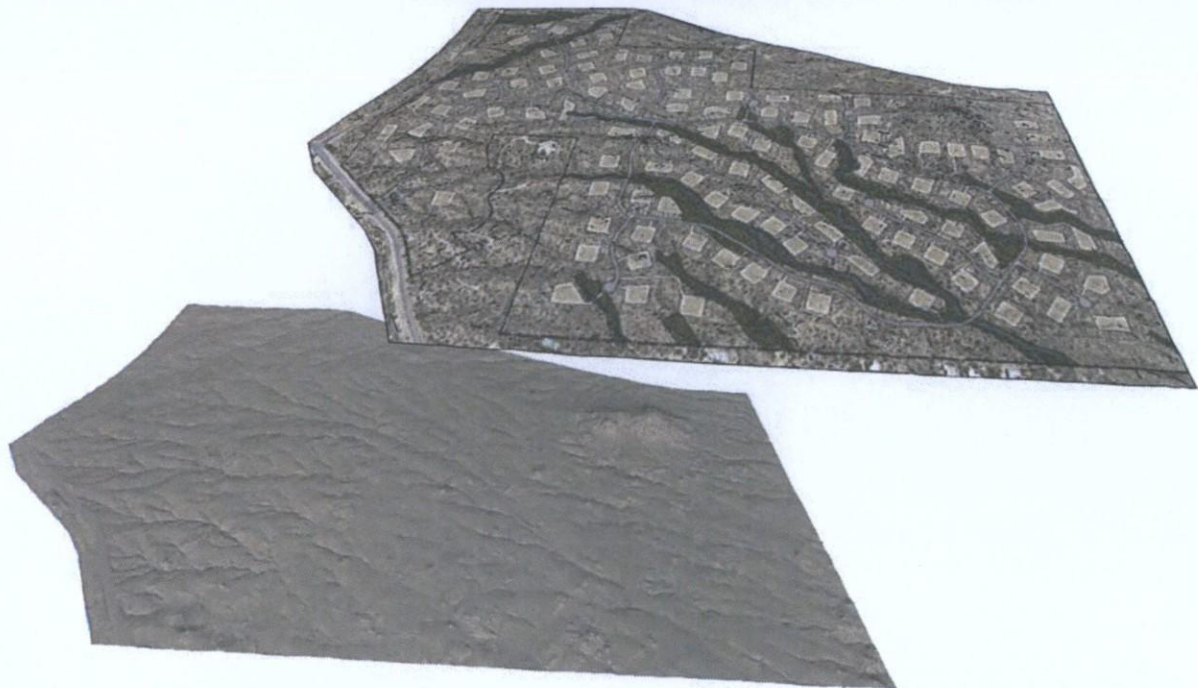
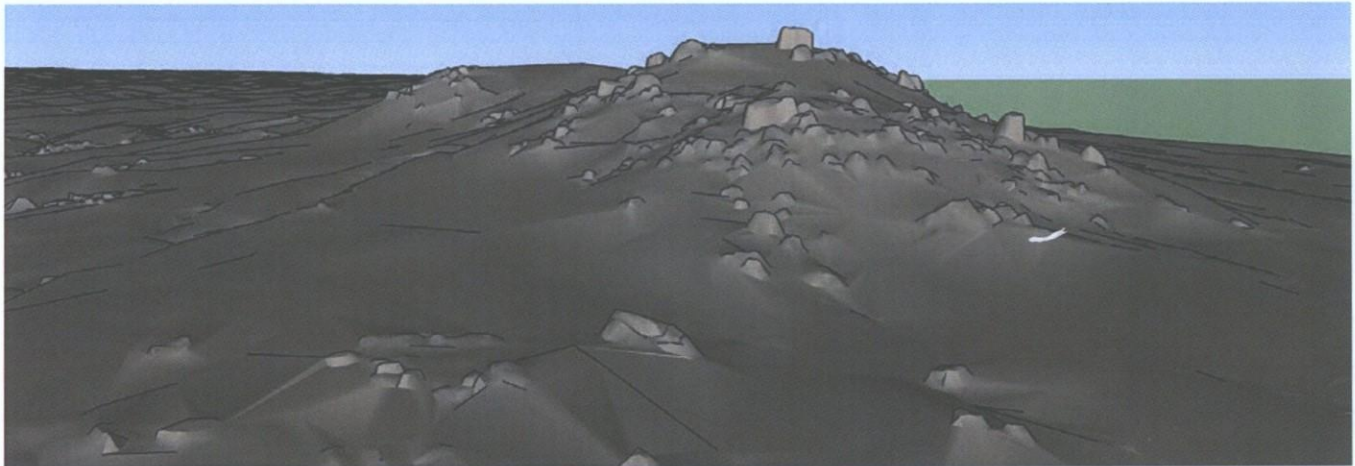




permanent open space. Building envelopes and roadways have been located in a manner that provides permanent protection of the natural amenity for the future residents of the Wildcat Hill



development as well as residents in adjacent neighborhoods surrounding Wildcat Hill.





## **Appendix A: Native Plant Inventory**



# 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 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: Wild Cat

Property's Address: Southeast Corner of Cave Creek Road and Bartlett Dam Road

Property's Current Zoning District Designation: R1-190

The property owner shall designate an agent/applicant for the Development Application. This ☐ 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: Wildcat Hill Partners LLC	Agent/Applicant: Stephen C. Earl
Company: --	Company: Earl, Curley & Lagarde
Address: 4455 E. Camelback Road Suite C 240 Phoenix, AZ 85018	Address: 3101 N. Central Ave. #1000 Phx. 85012
Phone: -- Fax: --	Phone: 602-265-0094 Fax: 602-265-2195
E-mail: dc@quantum-cap.com	E-mail: searl@ecclaw.com
Designer: (see Engineer)	Engineer: Brian Hensley
Company:	Company: Coe and Van Loo
Address:	Address: 4550 N. 12th St.
Phone: Fax:	Phone: 602-264-6831 Fax: 602-285-4759
E-mail:	E-mail: bhensley@cvloi.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)

17-PP-2014  
10/28/2014





# Development Application

## Review Methodologies

### Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

#### **1. Enhanced Application Review Methodology**

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

#### **2. Standard Application Review Methodology**

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion of the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

#### **Note:**

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

#### **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)



## Request To Submit Concurrent Development Applications

### Acknowledgment and Agreement

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

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
<b>Zoning</b>	<b>Development Review</b>	<b>Signs</b>
<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)
<b>Exemptions to the Zoning Ordinance</b>	<b>Land Divisions (PP)</b>	<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"/>

Owner: Wildcat Hill Partners LLC; c/o Kevin Pitts

Company: ---

Address: 4455 E. Camelback Road Phoenix, 85018

Phone: 602-385-1544

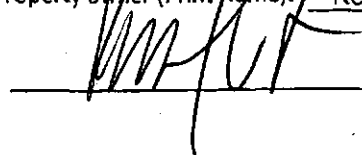
Fax: ---

E-mail: dc@quantum-cp.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or of the development application may not be approved.

Property owner (Print Name): Kevin Pitts

Title: Authorized Agent

  
Signature

Date: 10/27/14

Official Use Only:

Submittal Date: \_\_\_\_\_

Request: ☐ Approved or ☐ Denied

Staff Name (Print): \_\_\_\_\_

Staff Signature: \_\_\_\_\_

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

**17-PP-2014**  
**10/28/2014**

Planning, Neighborhood & Transportation Division

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

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)





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

This request concerns all property identified in the development application.

Pre-application No: 231 - PA - 2014

Project Name: Wild Cat

Project Address: Southeast corner of Cave Creek Road and Bartlett Dam Road

### 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: Dave Cornwall

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

Rev. 7/2012

17-PP-2014  
10/28/2014



# Development Application

Development Application Type:		
Please check the appropriate box of the Type(s) of Application(s) you are requesting		
<b>Zoning</b>	<b>Development Review</b>	<b>Signs</b>
<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)
<b>Exemptions to the Zoning Ordinance</b>	<b>Land Divisions (PP)</b>	<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"/>
<b>Project Name:</b> Wildcat		
<b>Property's Address:</b> Southeast Corner of Cave Creek Road and Bartlett Dam Road		
<b>Property's Current Zoning District Designation:</b> R1-190		
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.		
<b>Owner:</b> Wildcat Hill Partners LLC	<b>Agent/Applicant:</b> Stephen C. Earl	
<b>Company:</b> --	<b>Company:</b> Earl, Curley & Lagarde	
<b>Address:</b> 4455 E. Camelback Road Suite C 240 Phoenix, AZ 85018	<b>Address:</b> 3101 N. Central Ave. #1000 Phx. 85012	
<b>Phone:</b> -- <b>Fax:</b> --	<b>Phone:</b> 602-265-0094 <b>Fax:</b> 602-265-2195	
<b>E-mail:</b> dc@quantum-cap.com	<b>E-mail:</b> searl@ecclaw.com	
<b>Designer:</b> (see Engineer)	<b>Engineer:</b> Brian Hensley	
<b>Company:</b>	<b>Company:</b> Coe and Van Loo	
<b>Address:</b>	<b>Address:</b> 4550 N. 12th St.	
<b>Phone:</b> <b>Fax:</b>	<b>Phone:</b> 602-264-6831 <b>Fax:</b> 602-285-4759	
<b>E-mail:</b>	<b>E-mail:</b> bhensley@cvcici.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
<b>Official Use Only</b> <b>Submittal Date:</b> <b>Development Application No.:</b>		
<b>Planning, Neighborhood &amp; Transportation</b> 7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088 City of Scottsdale's Website: www.scottsdaleaz.gov Page 1 of 2 Revision Date: 12/31/2012		

17-PP-2014  
10/28/2014





# City of Scottsdale Cash Transmittal

# 99204

99204  
2 00705965  
10/28/14 PLN-1STOP  
JOGAZ HPDC600524  
10/28/2014 2:25 PM  
\$4,596.00

**Received From :**

Coe & Van Loo  
4550 N 12TH ST  
PHOENIX, AZ 85014  
602-285-4758

**Bill To :**

Coe & Van Loo  
4550 N 12TH ST  
PHOENIX, AZ 85014  
602-285-4758

**Reference #** 231-PA-2014

**Issued Date** 10/28/2014

**Address**

**Paid Date** 10/28/2014

**Subdivision** WILDCAT HILL

**Payment Type** CHECK

**Marketing Name**

**Lot Number**

**Cost Center**

**MCR** 957-08

**County** No

**Metes/Bounds** No

**APN** 00-000-000

**Gross Lot Area** 0

**Water Zone**

**Owner Information**

**NAOS Lot Area** 0

**Water Type**

SONTERRA PARTNERS

**Net Lot Area**

**Sewer Type**

3040 N 44TH ST STE 3

**Number of Units** 1

**Meter Size**

PHOENIX, AZ 85018

**Density**

QS 64-55

602-385-1544

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$4,596.00	100-21300-44221

17-PP-2014  
10/28/2014

SIGNED BY DAVID CORNWALL ON 10/28/2014

Total Amount

\$4,596.00

(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 # 99204**



# Preliminary Plat (PP) Development Application Checklist Subdivision, and 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. <b>No application shall be accepted without all items marked below.</b>
<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 \$_____ (subject to change every July)
		3. Checklist for Minimal Information to be Accepted for Review – Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Completed Development Application Form (form provided) <ul style="list-style-type: none"> <li>• The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review).</li> <li>• If a review methodology is not selected, the application will be review under the Standard Application Review methodology.</li> </ul> <p>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.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Request to Submit Concurrent Development Applications (form provided)

## Planning, Neighborhood & Transportation Division

**17-PP-2014  
10/28/2014**

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## Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. <b>Letter of Authorization</b> (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. <b>Affidavit of Authorization to Act for Property Owner</b> (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))
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. <b>Appeals of Required Dedications or Exactions</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. <b>Commitment for Title Insurance – No older than 30 days from the submittal date</b> (requirements form provided) <ul style="list-style-type: none"> <li>8-1/2" x 11" – 1 copy</li> <li>Include complete Schedule A and Schedule B.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. <b>Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>8-1/2" x 11" – 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. <b>Results of ALTA Survey (24" x 36") FOLDED</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. <b>Preliminary Plat Notification Affidavit</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13. <b>Request for Site Visits and/or Inspections Form</b> (form provided)
		14. <b>Addressing Requirements and Addressing Request Application</b> (forms provided)
		15. <b>Design Guidelines</b> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> <b>Design Standards and Policies Manual</b>  <input checked="" type="checkbox"/> <b>MAG Supplements</b> </div> <div style="width: 45%;"> <input type="checkbox"/> <b>Environmentally Sensitive Land Ordinance</b>  (see Zoning Ordinance) </div> </div> <ul style="list-style-type: none"> <li>The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: <a href="http://www.scottsdaleaz.gov/design">http://www.scottsdaleaz.gov/design</a></li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16. <b>Neighborhood Notification Process Requirements:</b> (form provided) <ul style="list-style-type: none"> <li>Provide one copy of the Neighborhood Notification Report</li> <li>Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report</li> <li>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.</li> </ul>
		17. <b>Request for Neighborhood Group Contact information</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. <b>Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b> (example provided) <ul style="list-style-type: none"> <li>8-1/2" x 11" - 1 copy of the set of prints</li> <li>See the attached <u>Photo Exhibit of Existing Conditions</u> graphic showing required photograph locations and numbers.</li> <li>8-1/2" x 11" - 11 copies of the set of prints (<b>Delayed submittal</b>). 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.</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. <b>Archaeological Resources</b> (information sheets provided) <ul style="list-style-type: none"> <li><input type="checkbox"/> Certificate of No Effect / Approval Application (form provided)</li> <li><input type="checkbox"/> Archaeology Survey and Report - 3 copies</li> <li><input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies</li> <li><input type="checkbox"/> Copies of Previous Archeological Research - 1 copy</li> </ul>

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## Preliminary Plat Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<b>20. Historic Property</b> <input type="checkbox"/> Historic Property Certificate of No Effect Application (form provided) <input type="checkbox"/> Historic Property Certificate of Appropriateness Application (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	<b>21. Completed Airport Vicinity Development Checklist</b> – 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 type="checkbox"/>	<input type="checkbox"/>	<b>22. ESLO Wash Modifications Development Application</b> (application provided) The ESLO Wash Modifications Development Application is to be submitted concurrently with this Preliminary Plat Application.

### 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.
		<b>23. Plan &amp; Report Requirements For Preliminary Plat Applications Checklist</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>24. Application Narrative</b> <ul style="list-style-type: none"> <li>• 8 1/2" x 11" – 11 copies</li> <li>1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided)</li> <li>2. The application narrative shall provide an explanation and justification for any proposed amended development standard(s)</li> <li>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.</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>25. Proposed Development Standards / Amended Development Standards</b> (Example provided) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> <li>• 8 1/2" x 11" – 2 copies (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>26. Proposed Covenants, Conditions, and Restrictions (CC&amp;R'S)</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>27. Proposed Development Agreement</b> (shared facilities, etc.) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>28. Context Aerial with the proposed site improvements superimposed</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 color copies, folded</li> <li>• 11" x 17" – 1 color copy</li> <li>• 8 1/2" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul> <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"/>	<b>29. Preliminary Plat</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 11 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>30. Site Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 12 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>31. Open Space Plan (Site Plan Worksheet) (Example Provided)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>32. Site Cross Sections</b> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded</li> <li>• 11" x 17" 1 – copy, folded</li> </ul>
		<b>33. Construction Envelope Plan (ESL Areas)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>34. Natural Area Open Space Plan (ESL Areas)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>35. Topography and slope analysis plan (ESL Areas)</b> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>36. Phasing Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>

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## Preliminary Plat Application Checklist

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>37. Landscape Plan</b> <ul style="list-style-type: none"> <li>• 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.)</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>38. Hardscape Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded of black and white line drawings (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>39. Parking Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>40. Parking Master Plan</b> 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"> <li>• 8-1/2" x 11" - 2 copies</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>41. Pedestrian and Vehicular Circulation</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>42. Bikeways &amp; Trails Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>43. Wall Elevations and Details and/or Entry Feature Elevations and Details</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>44. Community Features (mail kiosk, private street signs, etc) Elevations and Details</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>45. Exterior Lighting Site Plan (including exterior building mounted fixtures)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>

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## Preliminary Plat Application Checklist

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>46. Exterior Lighting Photometric Analysis</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>47. Manufacturer Cut Sheets of All Proposed Lighting</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>48. Sensitive Design Concept Plan and Proposed Design Guidelines</b> (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>49. Drainage Report</b> (information provided) See the City's <u>Design Standards &amp; 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. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>50. Master Drainage Plan</b> See the City's <u>Design Standards &amp; 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. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>51. Preliminary Basis of Design Report for Water and Wastewater</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>52. Basis of Design Report for Wastewater</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>53. Water Sampling Station</b> <ul style="list-style-type: none"> <li>Show location of sample stations on the preliminary plat.</li> <li>Fax 8 ½" x 11" copy of the preliminary plat with sampling stations to the Water Quality Division.</li> <li>Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743</li> </ul>

### Planning, Neighborhood & Transportation Division

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## Preliminary Plat Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<b>54. Water Of Approval For Fountains Or Water Features from the Water Conservation Office</b> Please contact Elisa Klien at 480-312-5670 <ul style="list-style-type: none"> <li>1 copy of the approval from the Water Conservation Office</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>55. Expansion of Participation for Water and Wastewater</b> (form provided)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>56. Transportation Impact &amp; Mitigation Analysis (TIMA)</b> (information provided)  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. <ul style="list-style-type: none"> <li><input type="checkbox"/> Category 1 Study</li> <li><input type="checkbox"/> Category 2 Study</li> <li><input type="checkbox"/> Category 3 Study</li> <li>8-1/2" x 11" - 3 copies of the Transportation Impact &amp; Mitigation Analysis including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>57. Native Plant Submittal:</b> (information provided) <ul style="list-style-type: none"> <li>24" x 36" 1 – copy, folded.</li> <li>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</li> <li>See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>58. Revegetation Site Plan, including Methodology and Techniques</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>59. Landform Types Maps</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>60. Cuts and Fills Site Plan</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>

### Planning, Neighborhood & Transportation Division

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## Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>61. Cuts and Fills Site Cross Sections</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>62. Composite Factors Map</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>63. Unstable Slopes / Boulders Rolling Map</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>64. Bedrock &amp; Soils Map</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>65. Conservation Area, Scenic Corridor, Vista Corridor Plan</b> <span style="float: right; font-family: cursive;">Landscape</span> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>66. Other:</b> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> <div style="margin-left: 40px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded  <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)  <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction)  <input type="checkbox"/> Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)         </div>

**PART III – SAMPLES & MODELS**

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>67. Paint Color Drawdowns</b> <ul style="list-style-type: none"> <li>1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.</li> </ul>

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## Preliminary Plat Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	68. Other: _____ _____
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### PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

<b>Req'd</b>	<b>Rec'd</b>	<b>Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.</b>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	69. 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; _____-PA-_____.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	70. Submit all items indicated on this checklist pursuant to the submittal requirements.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	71. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	72. <b>Delayed Submittal.</b> 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.
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<input type="checkbox"/>	<input type="checkbox"/>	73. Other: _____ _____ _____ _____ _____ _____
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<input checked="" type="checkbox"/>		74. If you have any question regarding this application checklist, please contact your Project Coordinator.  Coordinator Name (print): _____ Phone Number: _____  Coordinator email: _____ Date: _____  Coordinator Signature: _____
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## Preliminary Plat Application Checklist

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



# Development Applications Process

## Enhanced Application Review

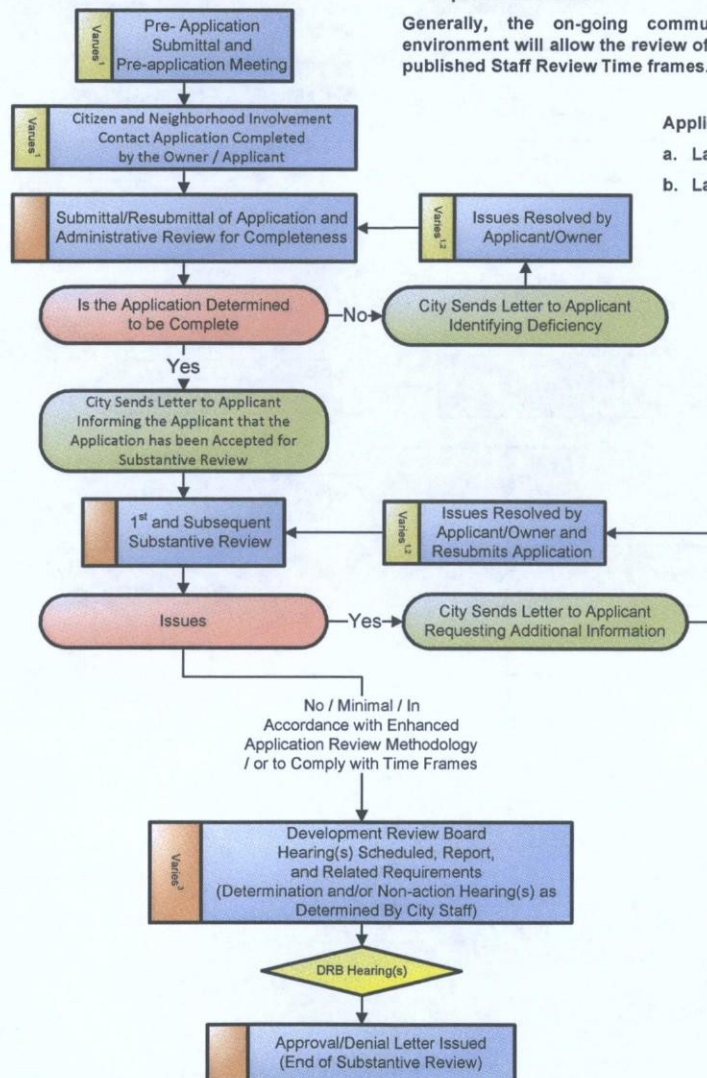
### Preliminary Plat (PP)

#### Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



#### Application Types:

- a. Land Divisions – Subdivision (PP)
- b. Land Divisions – Master Planned Property (PP)

#### Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 25 percent

#### Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
15 Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews in This Time Frame <sup>2,3,4</sup>	Time Frames Vary <sup>3</sup>	Letter Issued

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# Development Applications Process

## Standard Application Review

### Preliminary Plat (PP)

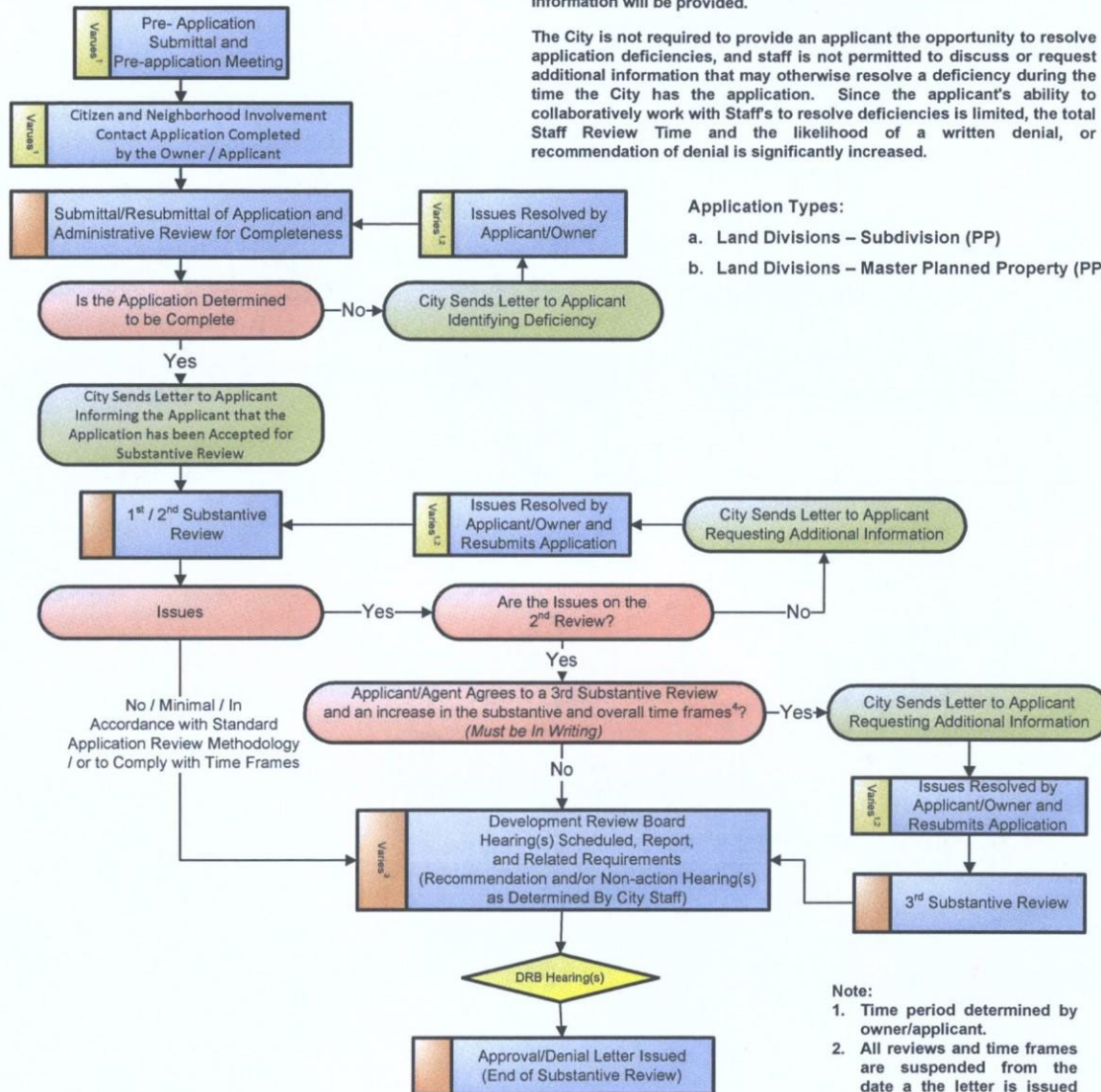
#### Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

#### Application Types:

- a. Land Divisions – Subdivision (PP)
- b. Land Divisions – Master Planned Property (PP)



#### Note:

- 1. Time period determined by owner/applicant.
- 2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/ applicant.
- 3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
- 4. Owner/applicant may agree to extend the time frame by 25 percent

#### Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
15 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews in This Time Frame <sup>2,3,4</sup>	Time Frames Vary <sup>3</sup>	Letter Issued

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

This request concerns all property identified in the development application.

Pre-application No: 231 - PA - 2014

Project Name: Wild Cat

Project Address: Southeast corner of Cave Creek Road and Bartlett Dam Road

### 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: Dave Cornwall

Print Name

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

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Rev. 7/2012

17-PP-2014  
10/28/2014