



# Development Review (Minor) Staff Approval

207-SA-2016

Gallery

### APPLICATION INFORMATION

LOCATION: 3126 N 71st St	APPLICANT: Jack McSweeney
PARCEL: 130-17-006A, 130-17-010A	COMPANY: K. Hovnanian Homes
Q.S.: 15-44	ADDRESS: 20830 N Tatum Blvd Ste 250 Phoenix, AZ 85050
CODE VIOLATION #: N/A	PHONE: 602-501-2988

**Request:** Request for approval of a model home complex.

### STIPULATIONS

1. This approval is for the temporary use of Lots 1, 2, 3, 4, 5 and 6 of The Gallery as a model home complex with sales office, landscaping, fencing, and associated temporary on-site parking areas.
2. Final construction plans submittal shall conform to the plans submitted with this Development Review application by Hardline CAD Services, with a City Staff approval date of July 5, 2016.
3. The proposed ADA-accessible portable toilet located on Lot 4 shall be screened from view on three (3) sides. The screening method shall utilize materials that are compatible with the model homes of the subdivision. The screening method shall be shown on the final construction plans submittal.
4. Landscaping shall be in conformance with the landscape plans submitted by Gothic Landscape, Inc. with a city staff approval date of July 5, 2016.
5. Any proposed flagpoles shall require a separate permit application, and shall adhere to the minimum building setbacks and height requirements per the applicable Zoning Ordinance development standards.
6. Mobility impaired accessible parking space and associated pathway shall be constructed in accordance with the Chapter 12 – Disability Access, of the Design Standards & Policies Manual.
7. Upon completion of the use as a model home complex, the temporary improvements to Lots 4, 5 and 6 shall be removed.

### CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan sets to the One-Stop-Shop for review:

PERMIT APPLICATION:  **Completed Permit Application.** The permit application may be obtained or completed online at the following weblink:

[http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/APP\\_Permit\\_Commercial.pdf](http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/APP_Permit_Commercial.pdf)

*(Please complete the permit application online prior to arriving at the City to submit your construction documents)*

IMPROVEMENTS:  4 sets of civil improvement plans  
 4 sets of landscape improvement plans

### Expiration of Development Review (Minor) Approval

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

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

Brad Carr, AICP

DATE: \_\_\_\_\_

7/5/2016

### Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088  
 City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



## Development Review (Minor) (Administrative Staff Approval) Development Application Checklist

Official Use:	
City Staff Contact: <u>BRAD CARR</u>	Staff Signature: <u>[Signature]</u>
Phone: <u>480.312.7713</u>	Email: <u>bcarr@scottsdaleaz.gov</u>
Project Name: <u>GALLERY MODEL HOME COMPLEX</u>	
Property's Address: <u>7107 E. EARL DR. (71ST &amp; EARL DR.)</u> A.P.N.:	
Property's Zoning District Designation: <u>R-5 MULTI-FAMILY</u>	
Application Request:	
Owner: <u>JACK MCSWEENEY</u>	Applicant: <u>SAME</u>
Company: <u>K. HOVANDJIAN HOMES</u>	Company:
Address: <u>20830 N. TATUM BLVD, STE 250 ANCHORAGE</u>	Address:
Phone: <u>(602) 501-2988</u> Fax:	Phone: Fax:
E-mail: <u>JMCSWEENEY@KHOV.COM</u>	E-mail:

**Submittal Requirements: Please submit materials requested below. All plans must be folded.**

<input checked="" type="checkbox"/> Completed Application (this form) and Application Fee – \$ <u>87</u> (fee subject to change every July)	<input checked="" type="checkbox"/> Landscape Plan ( <u>2</u> copy(ies) – indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.
<input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below	<input type="checkbox"/> Cross Sections – for all cuts and fills applications
<input type="checkbox"/> Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Dedications	<input type="checkbox"/> Conceptual Grading & Drainage Plan – show existing, proposed drainage flows, channels, retention, etc.
<input checked="" type="checkbox"/> Request for Site Visits and/or Inspections form	<input type="checkbox"/> Copy of Liquor License Application (for all bars or restaurants patio applications)
<input checked="" type="checkbox"/> Narrative – describing nature of request	<input type="checkbox"/> Airport Vicinity Development Checklist
<input type="checkbox"/> Homeowners or Property Owners Association Approval	<input type="checkbox"/> Floor Plan(s) – show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.
<input type="checkbox"/> Color photographs of site – include area of request	<input type="checkbox"/> Exterior Lighting – provide cut sheets, details and photometrics for any proposed lighting.
<input checked="" type="checkbox"/> Site plan ( <u>2</u> copy(ies) indicate the extent and location of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks.	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Material Samples – color chips, awning fabric, glazing, etc.	
<input type="checkbox"/> Elevation Drawings or Color Photo simulations ( <u>    </u> copy(ies) – of additions, buildings, or other changes with materials and colors noted and keyed	

**Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):**

<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
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# Request for Site Visits and/or Inspections

## Construction Document Application

This request concerns all property identified in the construction document (plan review) application.

Project Name: GALLERY

Project Address: 7107 E. EARLL DRIVE, SCOTTSDALE

### STATEMENT OF AUTHORITY:

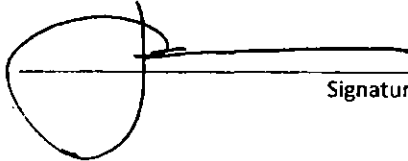
1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have 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 construction document.

### 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 construction document 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 owner's agent: JACK McSWEENEY

Print Name

  
Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Plan review number: \_\_\_\_\_

### Planning and Development Services Department

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



City of Scottsdale  
7447 E. Indian School Rd., Suite 100  
Scottsdale, AZ 85251

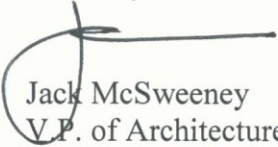
June 3, 2016

Project: The Gallery (6910-15) – Model Complex

To Whom It May Concern,

We will be utilizing Lots 4-5 (7107 E. Earll Drive, Scottsdale AZ, 85251) for a Sales Parking lot that is to be converted back to its original state upon completion of our sales effort at The Gallery. We will be utilizing Lots 2-3 (7107 E. Earll Drive, Scottsdale AZ, 85251) as our Model Home within The Gallery subdivision. We will be occupying this Model Home from July, 2016 until July, 2018. Please contact me if you have any questions at 480-824-4155, or [jmcsweeney@khov.com](mailto:jmcsweeney@khov.com)

Sincerely,

  
Jack McSweeney  
V.P. of Architecture  
K. Hovnanian Homes