



# Development Review (Minor) Staff Approval

Scottsdale Princess Community  
Association Landscape and  
Hardscape Upgrades

### APPLICATION INFORMATION

LOCATION:	Private portion of Princess Drive between Princess Bl. and Hayden Rd.	APPLICANT:	Todd Neill
PARCEL:	215-08	COMPANY:	Neill & Young Associates, LLC
Q.S.:	37-45, 37-46	ADDRESS:	3295 N Drinkwater Blvd Blvd 12 Scottsdale, AZ 85251
CODE VIOLATION #:		PHONE:	480-949-7127
<b>Request:</b> Upgrade landscaping and hardscaping along private Princess Drive between Princess Blvd. and Hayden Road.			

### STIPULATIONS

- Plans submitted for permits shall be consistent with the plans submitted by neill+young associates LLC, approved by City Staff on 5/20/2016.
- Plans submitted for permits shall dimension street tract width and show and dimension all easement on final landscape plans.
- Plans submitted for permits shall address the items on the Landscape Section of the Plan & Report Requirements for Development Applications, which is attached.
- Plans submitted for permits shall show the location of all water and sewer lines.
- New columns on sheets L07 shall be 6-feet clear of the water lines, per Section 6-1.402 of the Design Standards and Policies Manual (DSPM).
- Color drawings are OK for DR purposes and Staff Approval. Plans submitted for permits shall be black line drawings, without any gray tones or colors.
- Plans submitted for permits shall indicate the locations of all street light poles and traffic signal poles.
- Plans submitted for permits shall indicate the locations of all above ground utility boxes, and any below grade vaults.
- Plans submitted for permits shall indicate sight visibility triangles on the landscape plan utilizing a dashed line. Refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119.
- If Golden Barrel Cactus *Echinocactus grusonii* is planted adjacent to any walkways or other pedestrian areas, then due to the thorny spines on this plant, layout installation of the plants so that the distance between the edge of the walkway and pedestrian areas to the edge of the mature plant is at least four (4) feet. Refer to DSPM Sec. 2-1.1001.13, and amend plans if necessary.
- Due to the large and long leaves with terminal spines and teeth on the leaf edges of *Agave weberi* Weber Agave, do not install this plant less than ten (10) feet on-center from the edge of any pedestrian pathways or areas, and parking spaces. Refer to DSPM Sec. 2-1.1001.13, and amend plans if necessary.
- Plans submitted for permits shall identify locations of all existing and proposed screen walls. The new screen walls on L3 and L4 are not identified.
- Plans submitted for permits shall show details and information regarding the proposed 'Metal Trellis at Parking Lot'.

#### 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)

14. Architectural plans shall be submitted and approved for any walls/fences/trellis/columns over 3-feet in height, and any electrical work.
15. Submit plans and pay fees as required by the One Stop Shop.

**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 set(s) 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)*

ARCHITECTURAL:  4 sets of architectural plans and 1 additional site plan and elevation. *(civil and landscape improvement plans shall be included for reference)*

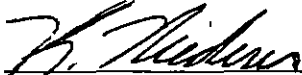
IMPROVEMENTS:  4 sets of civil improvement plans

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: \_\_\_\_\_



Keith Niederer

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

5-20-2016

**Planning and Development Services**

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Plans shall only include one horizontal reading across the entire site. Only the building footprint shall be masked out from the reading. (Acceptable additional horizontal reading grids may be: gas station canopies, ATM drive-thrus, walk-up ATMs, and parking garage entries/exits. When separate grids are utilized on the same plan, a separate grid symbol (example: %) must be utilized, and a separate maintained maximum, minimum, average illuminance shall be provided for the grid.)

- The Light Trespass plan (vertical illuminance) shall provide point-by-point foot-candle readings 6'-0" above grade along the entire property line, with the reader at 90-degrees nadir and aimed perpendicular into the site. All light trespass plans reading shall be based on the initial illuminance, 1.00.
- The horizontal illuminance photometric plan, and the vertical light trespass plan may be combined into one sheet if the readings utilize distinctive symbols, a separate summary table for all fixtures utilized, and separate total light loss factors utilized.
- The Photometrics plan shall provide a lighting fixture summary table that presents the following information:
  - Plan identification symbol or abbreviation
  - Fixture type (include the manufacture product identification catalog number)
  - Lamp type (include the manufacture product identification catalog number and wattage)
  - Lamp Lumens
  - Lamp degree Kelvin
  - Fixture lens height above lowest adjacent finished grade
  - Total Light loss factor utilized.

#### LANDSCAPE PLAN

- The following information indicated with an "☒" shall be provided on the landscape plan. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

#### Plant Palette:

- The landscape plans shall contain an over plant palette.
  - ☒ Each plant type shall be identified by its common and botanical name
  - ☒ Each plant type including salvage plant material shall have its own individual symbol. (When the same plant is utilized in multiple sizes, each size shall be identified separately.)
  - ☒ All plants shall be assigned a planting size.
  - ☒ Trees over 15 gallons shall be identified by the trunk caliper size.
  - ☐ Turf shall be identified by the total square footage (sqft) provided.
  - ☒ All plants utilized in the right-of-way shall be listed on the Arizona Department of Water Resource's (ADWR) Phoenix Active Management Area plant list. All plant material utilized in the right-of-way in Environmental Sensitive Lands (ESL) areas shall be on the ADWR and ESLO the plant lists.
  - ☐ All plants utilized on site shall be listed on the Arizona Department of Water Resource's (ADWR) Phoenix Active Management Area plant list.
  - ☒ If water-intensive plants (any plant not on the ADWR) are utilized, the maximum allowable square feet (sqft) shall be indicated adjacent to the plant list, pursuant to the City of Scottsdale City Code Section 49-245, 49-246, and 49-247 (show the calculation). The total growth area in sqft of the water intensive plants shall be provided.
    - When water-intensive plants are utilized, the total landscape water usage shall be provided on the plans. The maximum water usage for the entire development shall not exceed 10 acre-feet per year. If usage exceeds this amount, written approval must be obtained from the City of Scottsdale's Water Resource Department (SWRD).

~~☒ All plant palettes in the ESL overlay zoning shall utilize plants from the City of Scottsdale's ESL Plant List.~~

- Hydro-seed mixtures shall be identified separately from the plant list. Each plant in the Hydro-seed mixture shall be identified by its common and botanical name. Depending on the location in the city, the mixture may be required to be selected from the ESLO plant list.

**Landscape Planting Plan**

- The scale of the landscape plan shall match the scale utilized for the site plan.
- North arrow
- All disturbed areas without structures or hardscape improvements shall be revegetated.
- Show the location of all plants to be planted in accordance with the Zoning Ordinance and any landscaping to remain.
- Hydro-seed area shall be clear indicated on the plans by hatching, etc. The maximum separation of planted plants in a hydro-seed area is 10 feet.
- Scenic Corridors shall be maintained and/or revegetated in accordance with the City of Scottsdale's Scenic Corridors Design Guidelines.
- Medians landscaping shall be provided in accordance with the DS&PM.
- All easements shall be shown and labeled.
- ~~All NAOS areas, natural and revegetated shall be shown and labeled.~~
- Trees shall not be planted in the Public utility Easements(s).
- All right-of-way improvements (streets, sidewalks, trails, etc.) adjacent to the project shall be shown and dimensioned.
- Sight visibility triangles (SVT), drawn pursuant to the Design Standards and Policy Manual (DS&PM), shall be shown to the curb line. (DS&PM Figure 5.3-26 at driveway entrances, and DS&PM Figures 5.3-26 and 5.3-27 at intersections).
- Multi-truck trees shall not be provided in the SVT.
- Trees shall not be planted within 7'-0" of a public water line and/or sewer line.
- Boulders are considered fixed objects and shall not be placed within the roadside clear zone. Refer to DS&PM for placement criteria.
- Other \_\_\_\_\_

**WATER AND WASTEWATER BASIS OF DESIGN REPORTS**

- The Water and Wastewater Basis of Design Reports shall be prepared in accordance with the DS&PM requirements. The reports shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

**WATER AND WASTEWATER MASTER PLANS**

- The Water and Sewer Master Plans shall be prepared in accordance with the DS&PM requirements. The reports shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

**DRAINAGE REPORT**

- The drainage report shall be prepared in accordance with the DS&PM requirements. The reports shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

**CIVIL GRADING AND DRAINAGE PLAN**

- The civil grading and drainage plan shall be prepared in accordance with the DS&PM requirements. The plan shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.
- Proposed roadway and driveway slopes shall be indication on the plans.
  - Driveway and roadway slopes shall comply with the DS&PM. ESL zoned areas also shall comply with the Design Guidelines & Policies for Environmentally Sensitive Lands handbook.
- Other \_\_\_\_\_



# Development Review (Minor)

## (Administrative Staff Approval)

### Development Application Checklist

Official Use:	
City Staff Contact: <u>Keith Niederer</u>	Staff Signature: <u>Keith Niederer</u>
Phone: <u>480-312-2953</u>	Email: <u>kniederer@scottsdaleaz.gov</u>
Project Name: <u>Scottsdale Princess Assoc. Princess Dr. Landscape &amp; Hardscape Upgrades</u>	
Property's Address: <u>Princess Dr. btwn. traffic circle &amp; Hayden Rd</u> A.P.N.:	
Property's Zoning District Designation: <u>R4, R-5, O-5 &amp; C-2</u>	
Application Request: <u>Princess Dr. landscape &amp; hardscape upgrades</u>	
Owner:	Applicant: <u>Todd Neill</u>
Company: <u>Brown Community Management</u>	Company: <u>Neill + Young Assoc., LLC</u>
Address: <u>7255 E. Hampton Ave. Ste. 101</u>	Address: <u>3295 N. Drinkwater #12</u>
Phone: <u>Mesa, AZ</u> Fax:	Phone: <u>480-949-7127</u> Fax:
E-mail: <u>juliet.spears@brownmanagement.com</u>	E-mail: <u>tneill@neillandyoung.com</u>

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

- |   |   |
|---|---|
| <p><input checked="" type="checkbox"/> Completed Application (this form) and Application Fee – \$ <u>87.00</u> (fee subject to change every July)</p> <p><input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below</p> <p><input type="checkbox"/> Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Dedications</p> <p><input checked="" type="checkbox"/> Request for Site Visits and/or Inspections form</p> <p><input checked="" type="checkbox"/> Narrative – describing nature of request</p> <p><input checked="" type="checkbox"/> Homeowners or Property Owners Association Approval</p> <p><input checked="" type="checkbox"/> Color photographs of site – include area of request</p> <p><input checked="" type="checkbox"/> Site plan (<u>6</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. <u>11x17</u>)</p> <p><input checked="" type="checkbox"/> Material Samples – color chips, awning fabric, glazing, etc.</p> <p><input checked="" type="checkbox"/> Elevation Drawings or Color Photo simulations (<u>6</u> copy(ies) – of additions, buildings, or other changes with materials and colors noted and keyed <u>11x17</u>)</p> | <p><input checked="" type="checkbox"/> Landscape Plan (<u>6</u> copy(ies) – indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing &amp; quantities, and open space/landscaping calculations.</p> <p><input type="checkbox"/> Cross Sections – for all cuts and fills applications</p> <p><input type="checkbox"/> Conceptual Grading &amp; Drainage Plan – show existing, proposed drainage flows, channels, retention, etc.</p> <p><input type="checkbox"/> Copy of Liquor License Application (for all bars or restaurants patio applications)</p> <p><input type="checkbox"/> Airport Vicinity Development Checklist</p> <p><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.</p> <p><input checked="" type="checkbox"/> Exterior Lighting – provide cut sheets, details and exterior photometries for any proposed lighting. <u>lighting plan</u></p> <p><input checked="" type="checkbox"/> Other: <u>Neighborhood Involvement Report</u></p> <p><input checked="" type="checkbox"/> Native plant inventory at time of final plan</p> |
|---|---|

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

- Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- 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 <u>Todd Neill 4/28/16</u>
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**Review Methodologies**



# Development Review

## Methodologies and Required Notice

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 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.

### **Notice**

1. Pursuant to A.R.S. §9-836, an applicant may receive a clarification from the City regarding interpretation or application of a statute, ordinance, code or authorized substantive policy statement. A request to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services Division shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director or designee. 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 and Development Services Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning and Development Services Division  
One Stop Shop  
Planning and Development Services Director  
7447 E. Indian School Rd, Suite 105  
Scottsdale, AZ 85251

### **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 Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



# Development Application Process

## Enhanced Application Review

### Staff Review Applications: SA, WM, & MD

#### Enhanced Application Review Methodology

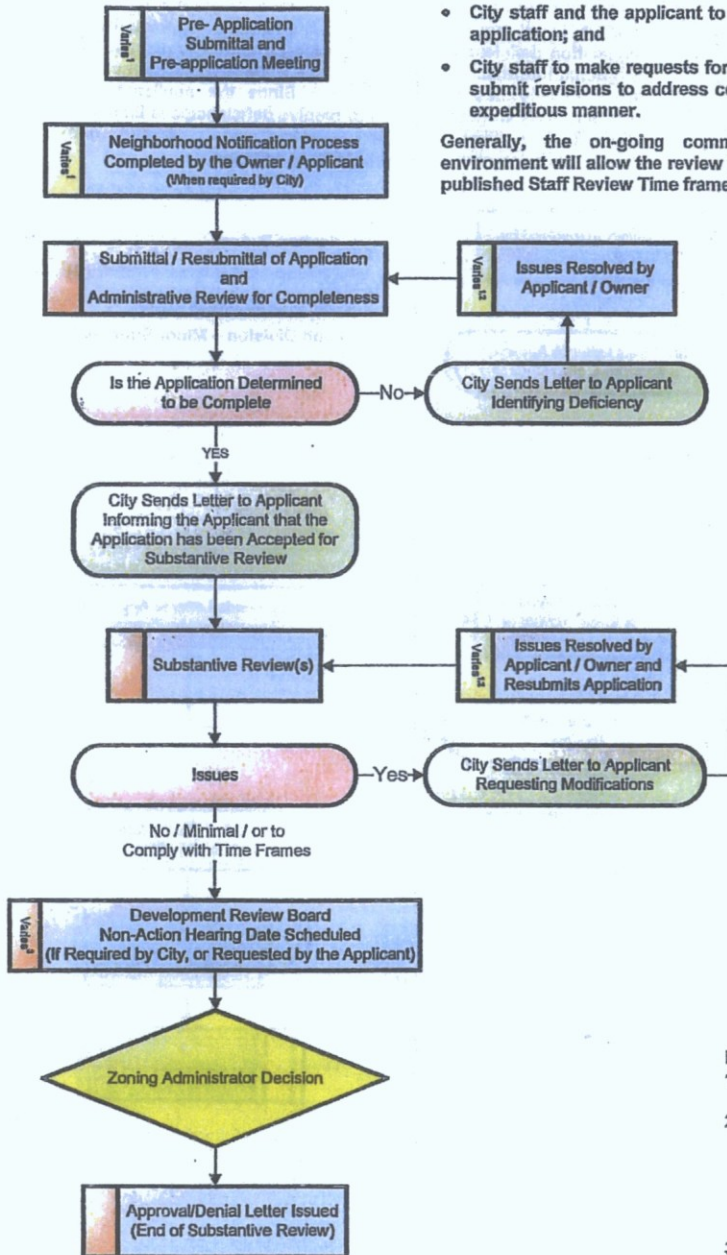
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Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

#### Application Types:

- Development Review – Minor (SA)
- Wash Modifications (WM)
- Land Division – Minor Subdivision (MD)



#### 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. Owner/applicant may agree to extend the time frame by 25 percent

#### Time Line

Administrative Review	Substantive Review	Approval/Denial Letter Issued
15 Staff Working Days Per Review	50 Total Staff Working Days, Multiple City Reviews in This Time Frame <sup>2,3,4</sup>	



# Development Application Process

## Enhanced Application Review

### Staff Review Applications: SA, WM, & MD

#### Enhanced Application Review Methodology

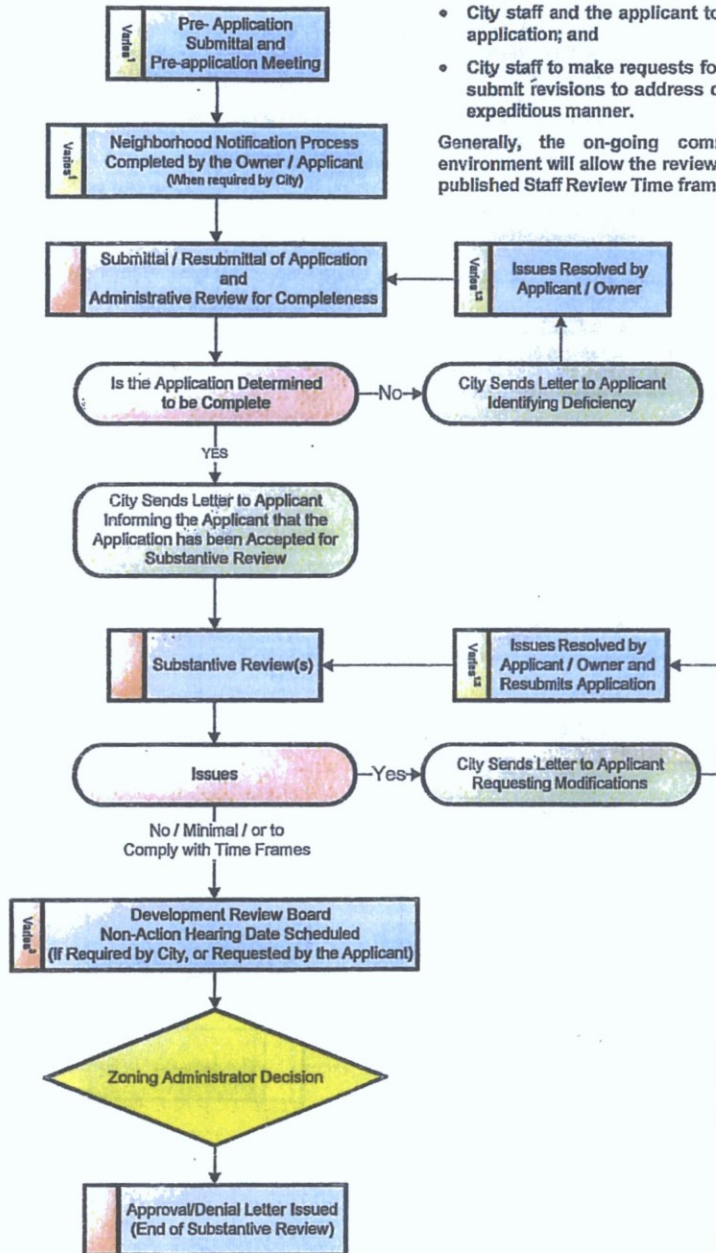
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- Wash Modifications (WM)
- Land Division – Minor Subdivision (MD)



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#### Time Line

Administrative Review 15 Staff Working Days Per Review	Substantive Review 50 Total Staff Working Days, Multiple City Reviews in This Time Frame <sup>2,3,4</sup>	Approval/Denial Letter Issued
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#### Planning and Development Services

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City of Scottsdale Website: www.scottsdaleaz.gov



# Development Application Process

## Standard Application Review

### Staff Review Applications: SA, WM, & MD

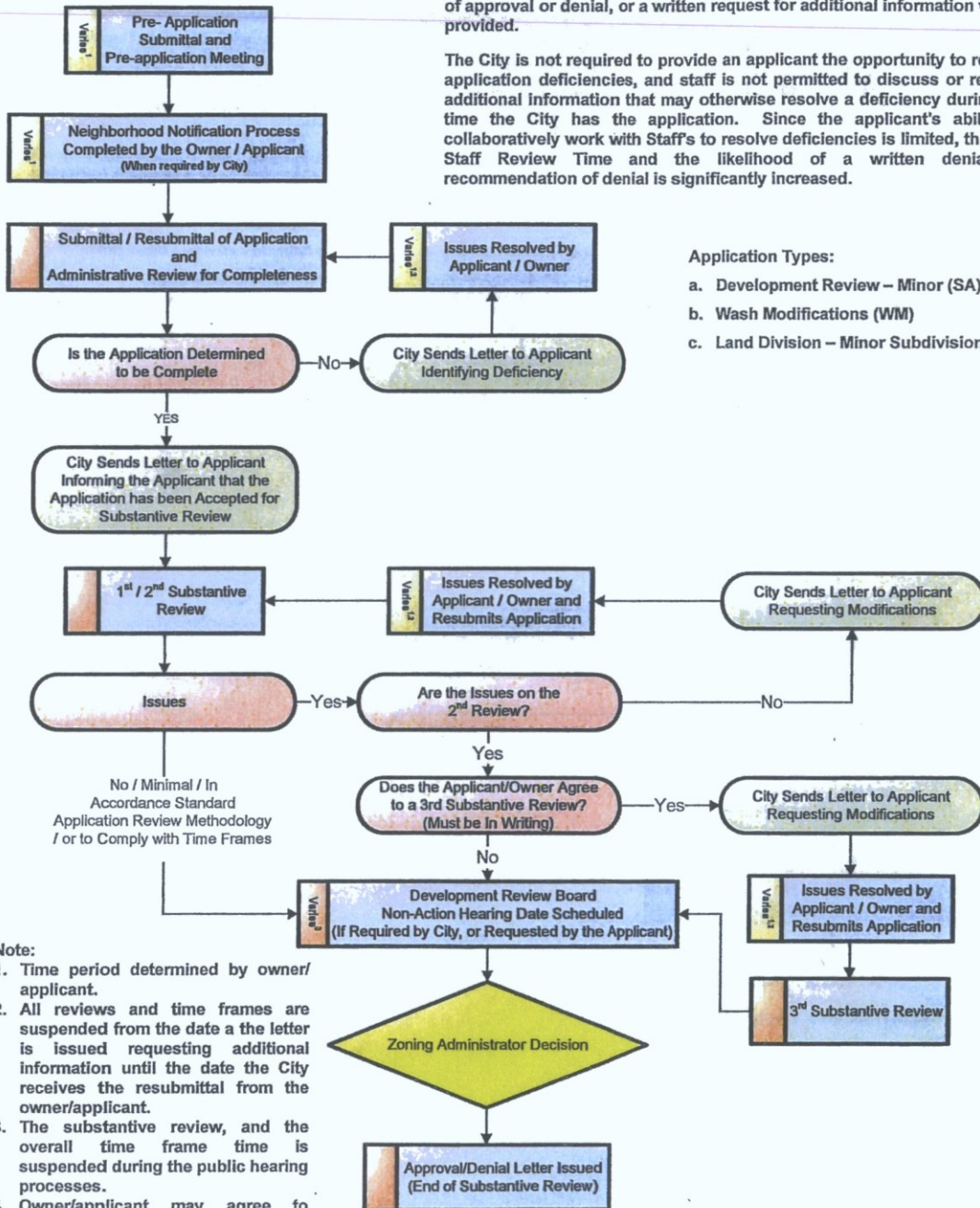
**Standard Application Review Methodology:**

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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. Development Review – Minor (SA)
- b. Wash Modifications (WM)
- c. Land Division – Minor Subdivision (MD)



**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 15 Staff Working Days Per Review	Substantive Review 50 Total Staff Working Days, Two Reviews in This Time Frame <sup>2,3,4</sup>	Approval/Denial Letter Issued
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# Development Application Process

## Enhanced Application Review

### Staff Review Applications: SA, WM, & MD

Enhanced Application Review Methodology

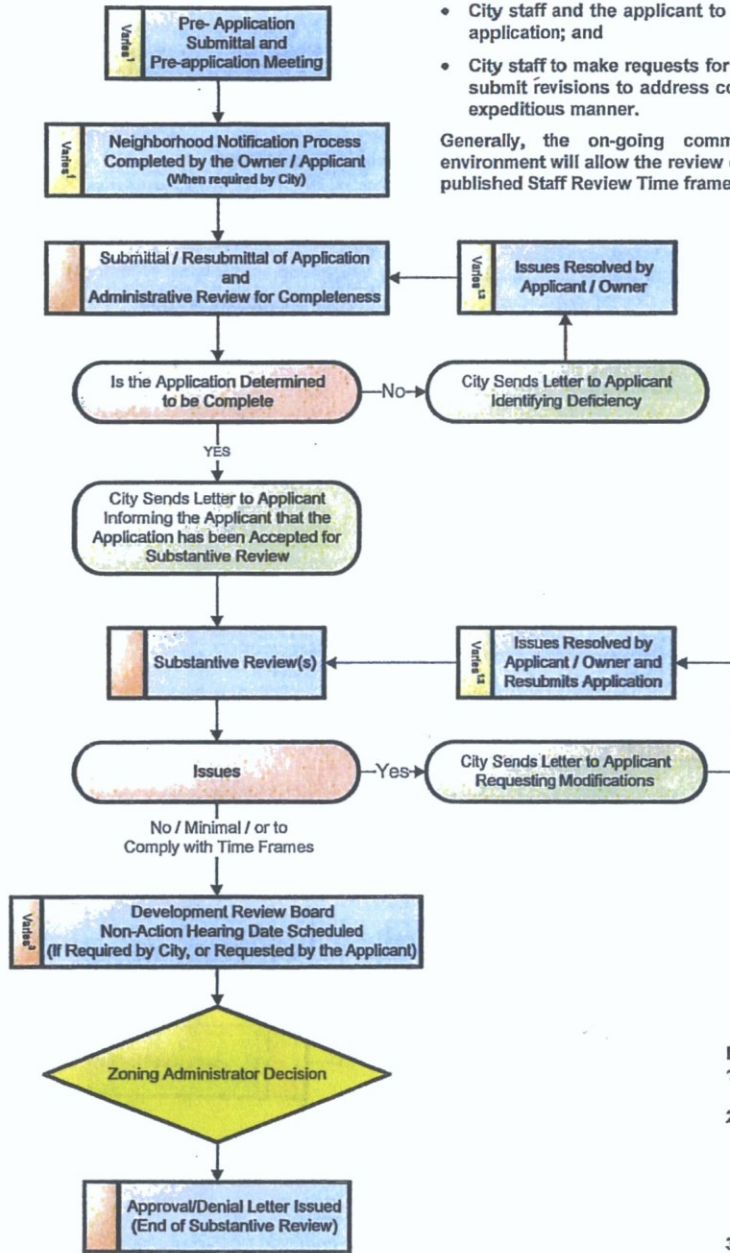
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**Development Review (Minor)**  
**(Administrative Staff Approval)**  
**Arizona Revised Statutes Notice**

**§9-834. Prohibited acts by municipalities and employees; enforcement; notice**

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.



Landscape Architecture

Land Planning

Urban Design

April 26, 2016

# **Proposed Princess Drive Renovation Hardscape and Landscape Improvements City of Scottsdale Design Review**

## **Project Narrative**

The Scottsdale Princess Community Association voted and approved on March 9, 2016 to move forward with renovating the existing Hardscape and Landscape within the Private Street Areas of Princess Drive.

The Proposed Improvements include:

The current Main Portal Entrances at Hayden Road & Princess Drive (Eastern Entrance) and the Western Entrance south of the existing roundabout (located at Miller Road Alignment). These Areas will be updated to include New Vertical Columns, Signage, Stamped and Colored Asphalt along with replacing existing overgrown and outdated planting with new landscape.

The new landscape planting will continue throughout the Private Street portion of Princess Drive (between the two Main Entrances noted above), by removing overgrown planting and unhealthy trees and replace the existing plants with low maintenance, low water use plants (see proposed planting plans), and updating/improving the existing irrigation system. In addition, Metal Screen Trellis Structures will be provided adjacent to existing parking lots to visually screen the current views of parked vehicles and large expanses of asphalt paving.

(1)

Scottsdale Princess Community Association  
c/o Brown Community Management  
7255 E. Hampton Ave., Ste. 101  
Mesa, AZ 85209

April 28, 2016

Keith Niederer  
Senior Planner/Design Review Coordinator  
City of Scottsdale Planning & Development Services  
7447 E. Indian School Rd., Ste. 105  
Scottsdale, AZ 85251

Dear Mr. Niederer,

The Scottsdale Princess Community Association hereby authorizes Todd Neill with Neill + Young Associates, LLC. to be the Owners Agent and authorizing the Improvements included in the DR Submittal Package as follows:

1. New Gate House, new Columns and renovated signage wall at East Entrance.
2. New Columns and sign wall at Western Entrance.
3. New landscape and upgraded irrigation throughout Princess Drive including Vertical Metal Trellis's to screen existing Parking lots.

Thank you for your assistance with this project application.

Sincerely,



Gerard Mauvis  
President  
Scottsdale Princess Community Association



# Affidavit of Authority to Act as the Property Owner

1. This affidavit concerns the following parcel of land:

- a. Street Address: 7505 E. Princess Drive to Princess DR. HAYDEN RD. INTERSECTION
- b. County Tax Assessor's Parcel Number: 21508693, 21508694, 21508134B, 21508136A
- c. General Location: Princess Drive south of Miller Road Alignment to Hayden Rd. 21508137A
- d. Parcel Size: ± 369,000 SQUARE FEET
- e. Legal Description: SEE ATTACHMENT  
(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

Date

Signature

TODD NEILL

April 29, 2016

[Signature]

\_\_\_\_\_

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## Planning and Development Services

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



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

This request concerns all property identified in the development application.

Pre-application No: 236 - PA - 2016

Project Name: Princess Drive Hardscape & Landscape Improvements

Project Address: 7505 E. Princess Drive to Princess Drive & Hayden Road Intersection

### 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:

Tom New

Print Name

[Handwritten Signature]

Signature

### City Use Only:

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

### Planning and Development Services

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



Current Planning Services  
Long Range Planning Services

**NOTICE OF INSPECTION RIGHTS**

**A.R.S. § 9-833**

**You have the right to:**

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential Interviews and may:
  - Receive copies of any documents taken during the inspection.
  - Receive a split of any samples taken during the inspection.
  - Receive copies of any analysis of the samples taken when available.
- Be Informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

**You are hereby notified and informed of the following:**

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, \_\_\_\_\_  
at the following number \_\_\_\_\_.

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

Printed Name: \_\_\_\_\_

Check box if signature refused

Copy of Bill of Rights left at: \_\_\_\_\_

A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
1. Present photo identification on entry of the premises.
  2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
  3. Disclose any applicable inspection fees.
  4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
  5. Provide notice of the right to have:
    - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
    - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
    - (c) Copies of any analysis performed on samples taken during the inspection.
  6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
  7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
1. The rights described in subsection A of this section.
  2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
  3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
1. At the time of the inspection.
  2. Notwithstanding any other state law, within thirty working days after the inspection.
  3. As otherwise required by federal law.

- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
1. Committed intentionally.
  2. Not correctable within a reasonable period of time as determined by the municipality.
  3. Evidence of a pattern of noncompliance.
  4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
  2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
  3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
  2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
1. Shall not be used to exclude evidence in a criminal proceeding.
  2. Does not apply to a municipal inspection that is requested by the regulated person.

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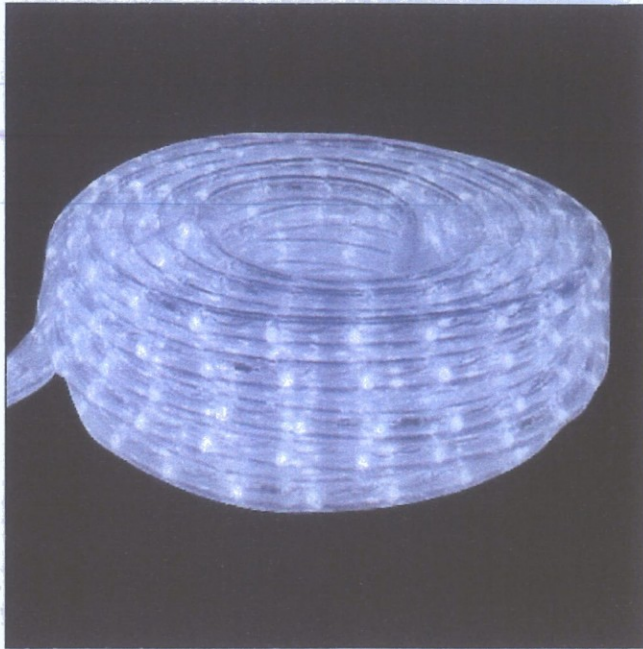
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Rate Us

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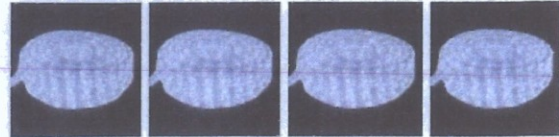
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## Flexbrite Cool White 75-Foot LED Rope Light Kit

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SKU Status: INET

Style # 6X462

Write a Review

This quality LED rope light kit features an impressive lifespan for maximum economy .

Add a burst of cool white light to your home's interior and exterior installations with this LED tape light kit by Flexbrite. Seventy-five feet of bright lights place easily with included mounting hardware, or can be custom fit into desired locations using your own creativity. Can be interconnected for total design flexibility. Averages a 60,000 hour lifespan and produces virtually no heat for maximum safety .

- 75-foot rope light kit.
- Cool white LED.
- Highest quality PVC construction with UV inhibitor for durability.
- 6.3 lumens per foot.
- Output is 1 watt per foot.
- 6400K color temperature.
- CRI is 80.
- Average lifespan is 60,000 hours.
- Spacing between each LED is 1" .
- Includes one mounting clip per linear foot.
- Kits extendable up to 192 feet with no tools required.



QP

- Dimmable with most electronic low voltage and LED/CFL dimmers (minimum loads may apply).
- 120 volts.
- 75' long.
- 1/2" wide.
- 1/2" deep.



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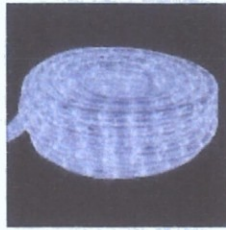
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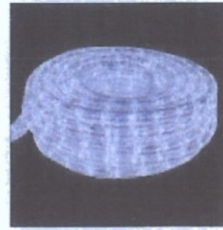
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1/4" Round on 3/8" Staggered Plain Steel	3/32" Round on 3/16" Staggered Galvanized	3/32" Round on 3/16" Staggered Stainless Steel	3/32" Round on 5/32" Staggered Plain Steel

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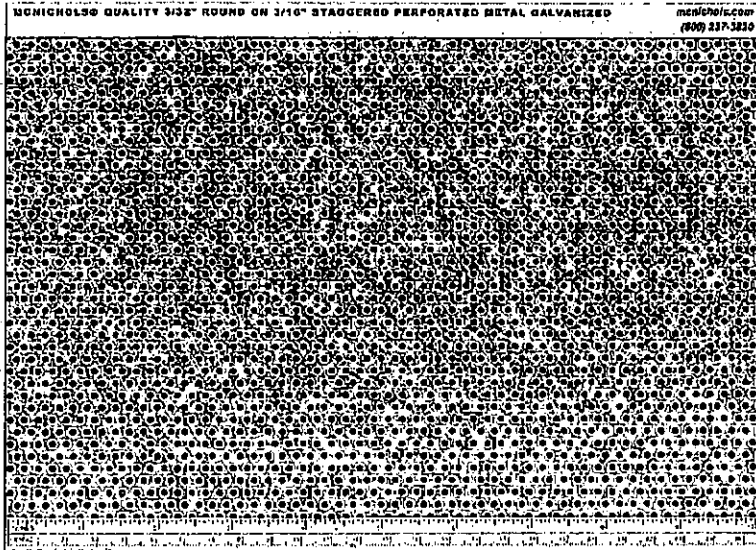


Image 6 of 8  
CLOSE X

Scottsdale Princess Community Association  
7255 E. Hampton Ave., Ste. 101  
Mesa, AZ 85209

February 10, 2016

Dear Scottsdale Princess Community Association Members,

One of the responsibilities of the Association is to protect the community character, amenity, visual quality and property values that have been established in the Scottsdale Princess Community. As such, the Board has determined that the time has come to address the appearance of the Community's entrances and landscaping along Princess Drive.

The Board has been working with a landscape architect to develop a design plan that not only addresses the aging landscaping but also incorporates enhancements throughout the span of Princess Drive that will better reflect a resort community standard.

To move forward with the improvements will require funding. In accordance with the provisions of the Association's governing documents, the Board is proposing a special assessment in the amount of \$820,777. Each member's share would be calculated using the same assessment allocations used to calculate quarterly assessments. If passed the assessment would be payable in three installments due April 15, June 15 and August 15, 2016.

Renderings, scope of work and assessment share information for the proposed landscape re-design are available on the Association's new website. In order to access the website you will need to complete a login request using the following link:

**[http://www.brownmanagement.com/scottsdaleprincess/login\\_request\\_form.asp](http://www.brownmanagement.com/scottsdaleprincess/login_request_form.asp)**

*Please allow up to 72 hours for your request to be processed.*

If you are not able to access the internet to view the website and require a hard copy of the materials, please contact our community manager Juliet Speas at 480-339-8802 or [juliet.speas@brownmanagement.com](mailto:juliet.speas@brownmanagement.com).

A ballot for the proposed special assessment will be sent out with the annual meeting absentee ballots, and the vote on the matter will be held at the Annual Meeting of the Membership scheduled for Wednesday, March 9, 2016 at 5:30 p.m. in the Palomino Ballroom at the Fairmont.

A lot of thought was put into developing this plan being presented, and the Board consulted with many community members about the value of this project and what items are of the most importance to community as a whole. We hope that after viewing the preliminary plans you will share our enthusiasm and support for this proposed project.

Sincerely,

The Scottsdale Princess Community Association Board of Directors

February 26, 2016

Dear SPCA Members,

Since the time of our last communication we have received numerous homeowner inquiries, and some valuable feedback from our homeowners and Sub Association representatives. We apologize for the brevity of information in the cover letter of the last meeting notice. We realize that in our effort to minimize the size of the mailing by making the supporting information available on the website we left out some key information that was critical in explaining the evolution of this proposed project and what the financial impact would be to each member.

This project was initially discussed at last year's annual meeting, and in the year that has elapsed there has been broad community involvement in the development of the proposed plan. Recommendations from the traffic committee, Sub Association representatives and community member feedback were used to guide the Board and the landscape architect that they engaged to develop a plan that would meet the following criteria:

- *Update the vision and character of the community common spaces*
- *Enhance safety*
- *Provide avenue for traffic control during high traffic events and anticipated traffic from increased residential development in the area*
- *Convert current landscape to sustainable landscaping plan with potential reduced landscape maintenance costs*
- *Develop a plan with contingency budgeting that established a capped cost for the project*

We strongly encourage you to review the materials on the community website, and contact our community manager Juliet Speas or your Sub Association Board Presidents if you have any questions regarding the project or the proposed special assessment.

The website can be accessed using the following URL:

[http://www.brownmanagement.com/scottsdaleprincess/login\\_request\\_form.asp](http://www.brownmanagement.com/scottsdaleprincess/login_request_form.asp)

And you can reach our community manager Juliet at 480-339-8802, or via email at [juliet.speas@brownmanagement.com](mailto:juliet.speas@brownmanagement.com).

There will be a full presentation on the proposed project and special assessment, with an opportunity for homeowner questions at the Annual meeting prior to the vote being held.

If you cannot attend the meeting in person there are absentee ballots for the special assessment and annual election of directors enclosed. Please complete and return your ballots following the directions on the ballots. We thank you for your continued support and look forward to seeing you at the annual meeting on March 9<sup>th</sup>.

Sincerely,

The Scottsdale Princess Community Association

## **Homeowner Outreach Efforts for**

### **Scottsdale Princess Community Association Proposed Landscape Update Project**

*(SUPPORTING MATERIALS ATTACHED)*

1. The proposed landscape update project was originally discussed with the membership during President's report at the 2015 Annual Meeting of the Membership held on February 25, 2015. At that time, the president announced the Boards intent to review the state of the common area landscaping and entry points of the community, engage a landscape design architects to assist with the design update, and explore allocation of funds and develop a plan.
2. Over the course of the next six months the Association consulted with the ad hoc traffic advisory committee and several members of the sub association communities to solicit input as action was taken of the aforementioned project goals.
3. The project was discussed again in open forum during the September 2015 Board of Directors meeting which was open to the membership. At that time, suggestions to reduce ongoing maintenance by thinning some of the plantings, adding lighting to improve aesthetics and safety, and focusing on improving entry monuments were submitted by members in attendance.
4. A letter was sent to the membership on February 10, 2016 notifying the community of a proposed special assessment to pay for the project, and directing them to the community's website to view the preliminary design concept plans, items to be included in the proposed project, and details of the proposed special assessment break down by member. Any homeowners that could not access the materials via the website were sent hard copies of the materials upon request, and the community manager was available by phone and email to answer questions and discuss the project with members during business hours.
5. On February 25<sup>th</sup>, Board representatives and the landscape architect for the project held a meeting with the Board Presidents of the sub associations in the community and the traffic committee to discuss the community response to the mailing on the 10<sup>th</sup>, and solicit feedback on information to be included in the next mailing. The sub-association representatives present agreed to be liaisons to their communities and expressed support for the project.
6. Using the feedback at the meeting on the 25<sup>th</sup>, a second letter was mailed to the membership on February 26<sup>th</sup>, 2016.
7. At the Annual meeting of the membership on March 9, 2016, prior to the vote on the special assessment to fund the proposed project, a power point presentation was made incorporating materials previously provided and other information added as a result of member feedback.
8. Updates will be noticed by mail and posted to the website, and meetings will be scheduled to update the membership as we progress through the design process and begin the construction and landscape installations.



**BROWN COMMUNITY MANAGEMENT, INC.**  
Community Association Management Services

**SCOTTSDALE PRINCESS COMMUNITY ASSOCIATION  
2015 ANNUAL MEETING OF THE MEMBERSHIP  
February 25, 2015**

**7575 East Princess Drive, Scottsdale, AZ, 85255**

**Minutes**

- I. SIGN-IN – 1:45 p.m.**
- II. ESTABLISH QUORUM** – Quorum was established with 22 homeowner members, the resort entity representatives, and Crown Court Apartments representative in attendance. 3 homeowner absentee ballots were received prior to the start of the meeting.
- III. PROOF OF NOTICE OF MEETING** – Proof of notice of the meeting was sent in accordance with the Association’s governing documents and Arizona State statute via mailing of the request for nominations/notice of meeting on Jan. 26, 2015 and a second mailing of absentee ballots/2<sup>nd</sup> notice of meeting on February 13, 2015.
- IV. CALL MEETING TO ORDER** – Meeting was called to order by Gerard Mauvis, Board President at 2:16 p.m.
- V. INTRODUCTION OF BOARD OF DIRECTORS/MANAGEMENT**
- VI. ELECTION**
  - A. EXPLANATION OF ELECTION** – There are two director’s positions available for election.
  - B. NOMINATIONS FOR THE BOARD OF DIRECTORS** – Community Manager Juliet Baumel notified the membership that candidate Wally Candelario, whose name had appeared on the absentee ballots withdrew his candidacy via email on February 22, 2016. A copy of the email was available for inspection and will be included in the Association’s record of this meeting. Candidates name has been removed from the meeting ballots presented. At this time the floor was opened for nominations, none were submitted.
  - C. APPOINT INSPECTORS OF THE ELECTION** – Debra Ritchie and Beverly Lane
  - D. CAST BALLOTS FOR ELECTION**
- VII. PRESIDENT’S REPORT** –Gerard Mauvis presented a summary of the state of the Association and the Resort, as well as the Board’s goals for the coming year:
  - a. Gate Survey to be sent to the Membership again to update data*

- b. *Common Area Landscaping: Board will explore allocation of funds and develop a plan. Board will be touring Princess Drive and the entry points of the community in the near future to compile the scope of needs, and interviewing landscape design architects to assist with the design update.*
- c. *Development and launch of Association website to facilitate better communication and availability of information to Association members.*

**VIII. REVIEW OF 2014 YEAR END FINANCIALS** – Gary Kunesh, Board Treasurer, reviewed the 2014 Financials for the Association. The Association ended the year with a surplus balance thanks to careful expense management and timely assessment collection. The annual audit was completed by Ginsburg & Dwaileebe CPAs, LLP and all association finances were found to be in good order.

- IX. MEMBER FORUM** –The following items were discussed:
- a. Replacement for Dick Johnes in the event he retires from Board. No replacement has been identified at this time, nor is there any indication that Dick will be vacating his position in the near future.
  - b. Trash collection during the Open – Homeowners feel that it is not sufficient and there is too much trash.
  - c. Dog droppings along Princess Drive – Association will look into adding additional pet waste stations or weekly pet waste clean-up service to area.

**IX. RESULTS FROM ELECTION/APPROVAL OF 2014 MEETING MINUTES** –3,294 eligible votes were cast with the following directors re-elected to the Board: Gary Kunesh (3,234 votes) and Paul Buonarobo (3,216 votes). The minutes of the 2014 Annual Meeting were approved with a majority vote of the eligible votes cast.

**X. ADJOURNMENT**- Gerard Mauvis motioned to adjourn, T.L. Wells seconded. Meeting adjourned at 3:30 p.m.

**Respectfully Submitted:**  
Juliet Baumel, CAAM  
Community Manager  
Scottsdale Princess Community Association



**BROWN COMMUNITY MANAGEMENT, INC.**  
*Community Association Management Services*

## Scottsdale Princess Community Association

### **Board of Directors Meeting September 15, 2015**

**3:30 p.m. Scottsdale Fairmont Princess - Saguaro Boardroom**

#### **Minutes**

- 1. Call to Order - 3:42 p.m.**
- 2. In Attendance**
  - a. Board Members – Gerard Mauvis, Dick Johnes, Gary Kunesh, T.L. Wells, Paul Buonarobo
  - b. Brown Community Management – Juliet Speas
- 3. Approve Previous Meeting Minutes – October 2014**
  - a. Dick Johnes Motioned to approve as submitted, Gary Kunesh seconded.  
Unanimously approved.
- 4. Accept July 2015 Financials**
  - a. The Board reviewed the July financials and accepted them as presented.
- 5. New Business**
  - a. Discuss and Approve Proposed FY2016 Budget - The Board reviewed the proposed 2016 operating budget prepared by Juliet Speas and Gary Kunesh. Dick Johnes motioned to approve the budget as presented, Gary Kunesh seconded.  
Unanimously approved.
- 6. Open Forum**
  - a. Member Ron Hibbing asked about longer term investments, such as bonds or CD's, for better return on reserves. Gary Kunesh will be reviewing the reserves as they grow, and looking into investment vehicles that will meet the security and

liquidity needs of the Association while providing better returns. The Board will need to approve any long term or large amount investment of reserve funds.

- b. Homeowner asked if the drainage revisions at 77<sup>th</sup> Way and Princess Drive would cause water line in adjacent wash in Princess Views to rise above the 4 ft mark. The manager will confirm with drainage expert, but it should not increase the current flow of water noticeably.
- c. Member expressed desire that as part of the landscaping project the Association is exploring, consideration be given to removing some of the density of the plantings and conserve water and maintenance costs. Also expressed opinion that efforts be concentrated on addressing the entry monuments for the community, especially bringing the entry at Hayden more into line with the entry by the resort.
- d. Another homeowner suggested that lighting improvements be considered as a part of the landscaping project to improve the appeal along Princess Drive.

**7. Adjourn – Dick Johnes motioned to adjourn, T.L. Wells seconded. Meeting adjourned at 4:17 p.m.**

**Respectfully Submitted:**  
Juliet Speas, CAAM  
Community Manager

To members of Scottsdale Princess Community Association:

About a year ago, an ad hoc "traffic" committee, consisting of the Board Presidents, and some members of each of the sub associations and executives of the hotel was formed to consider traffic control on Princess Drive and specifically to examine alternatives for the intersection at Hayden and Princess Drive. The concern was and is that development to the west and north of our community is causing an increase in traffic on Princess Drive creating excessive wear and potentially increasing safety issues. Travelers westbound on Princess ignore the requirement to turn right or left on Hayden and use Princess Drive as a thoroughfare to Scottsdale Road.

The timing of the issue on traffic control coincided with the question by the Fairmont of whether it was time to redevelop the landscaping and elements on Princess Drive and to do so in a manner that mitigated traffic and communicated that we are a "private" upscale community associated with a five diamond rated resort.

There were many meeting and the views of the sub associations were encouraged and considered for a complete plan development. The result is a conceptual plan that will be presented in detail at the annual meeting of SPCA on March 9.

The purpose of this letter is to advise members that in fact there has been broad community involvement in the development of the proposed plan and to encourage attendance at the annual meeting to be provided with the details. There is still ample opportunity for members to make suggestions that may be incorporated in the final development.

Mel Goodman, a representative from Princess Views

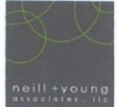
Ad Hoc Traffic Committee

### Items included in Proposed Landscape Design Update

- Removal of existing landscaping installation items not incorporated in new design
- Installation of approximately 358 new trees – Palo Brea, Southern Live Oak, Texas Mountain Laurel, Texas Olive, Cascalote
- Installation of approximately 2,594 new shrubs, vines, aloe, agave, cacti and groundcover
  - ❖ Coral Plant
  - ❖ Cat Claw Vine
  - ❖ Golden Barrel Cactus, 12" diameter
  - ❖ Blue Elf Aloe
  - ❖ Brakelight's Red Yucca
  - ❖ Gopher Plant
  - ❖ Murphey's Agave
  - ❖ Lady Slipper
  - ❖ Mexican Tree Grass
  - ❖ Weber Agave
  - ❖ Yellow Trailing Lantana, 5 Gallon
  - ❖ Dwarf Ruellia 5 Gallon
- Irrigation revisions to accommodate new plantings
- Granite installation/Topdressing
- Other hardscape items to include:
  - ❖ 20' W metal trellises to provide screening and support for new climbing vines
  - ❖ Accent Walls
  - ❖ Upgrades to monuments at both entries to unify design and improve arrival experience at Hayden entry
  - ❖ Addition of new guardhouse at Hayden entry and update of guardhouse at Princess Blvd. to unify appearance at both entries
  - ❖ Gate Arm Equipment at Hayden guardhouse to enable traffic control as needed during special events
  - ❖ Precast Concrete Pavers (2 locations) – to designate transition areas



FAIRMONT SCOTTSDALE PRINCESS H.O.A.  
Preliminary Gate-Portal & Monumentation Theming  
Prepared by Neill + Young Associates, LLC  
February 3, 2016





**FAIRMONT SCOTTSDALE PRINCESS H.O.A.**  
Preliminary Gate-Portal & Monumentation Theming  
Prepared by Neill + Young Associates, LLC  
February 3, 2016





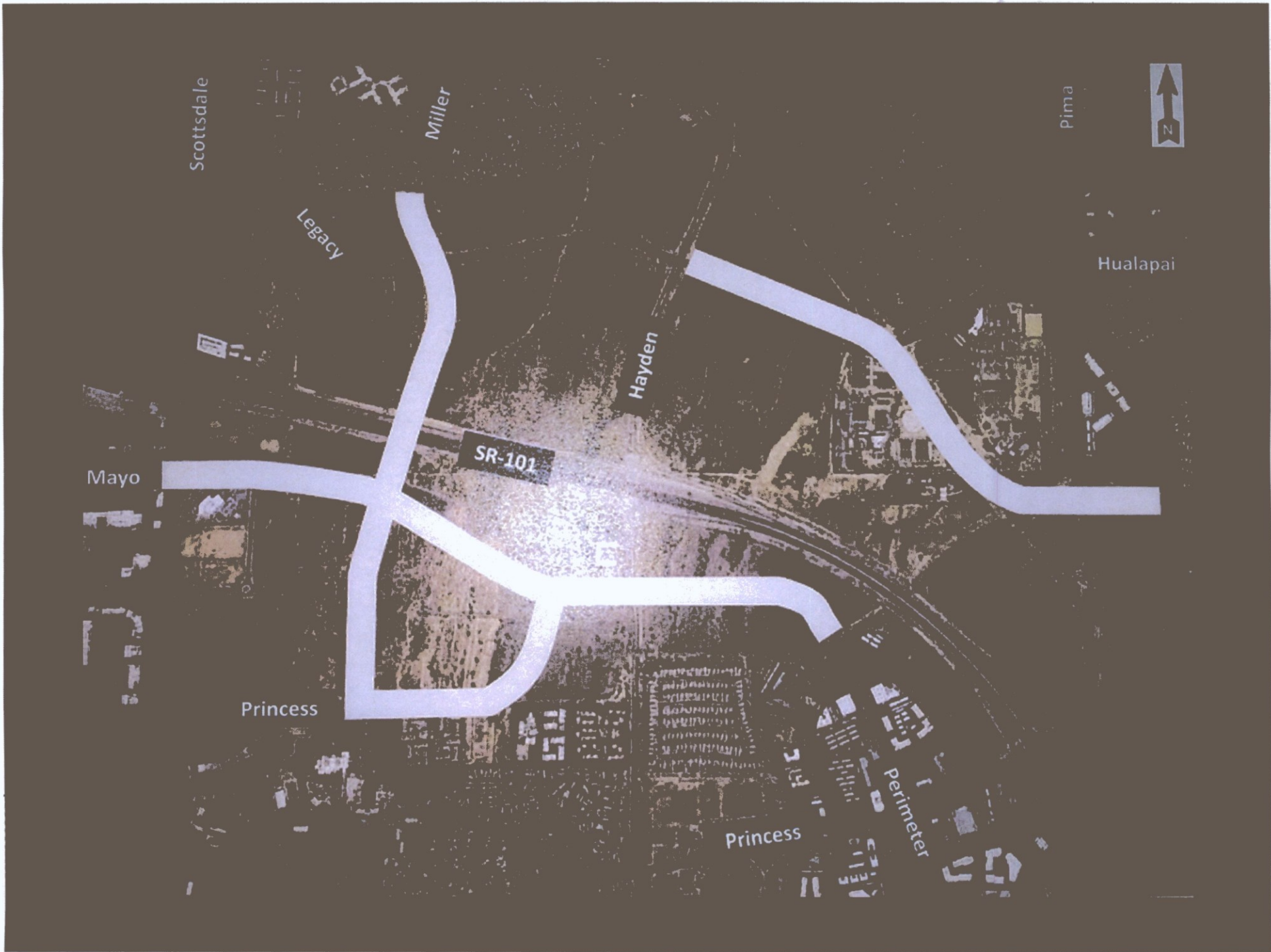
# Scottsdale Princess



## Community Improvement Plan







Scottsdale

Miller

Pima

Hualapai

Legacy

Hayden

SR-101

Mayo

Princess

Princess

Perimeter



# Plan Objectives



1. Traffic Mitigation / Security
2. Enhance Community
3. Address Needed Upkeep

# Traffic



- Create an entry that is reflective of a Private community
- Addition of gate house at Hayden entrance and enhance current
- Infrastructure to enable us to control traffic through gate system

# Community Enhancements



- Arrival monuments, gate houses and pavers
- Shield view of Parking Lots
- Update all landscaping with sustainable approach

# Upkeep



- Address broken / lacking irrigation
- Resolve drainage issues (done in conjunction but paid separately)
- Update signage (done in conjunction but paid separately)
- Phase II plan (status of reserve and maintenance plan)

## Reserve Update

Reserve Balance was \$374,592 as of Dec. 31, 2015

Recommended year-end balance for 2016 is \$363,499

Budgeted contributions for 2016 are \$42,208

Only projected expense for 2016 of granite replenishment will not be necessary if proposed landscape project is completed



Operating funds on hand is \$175k

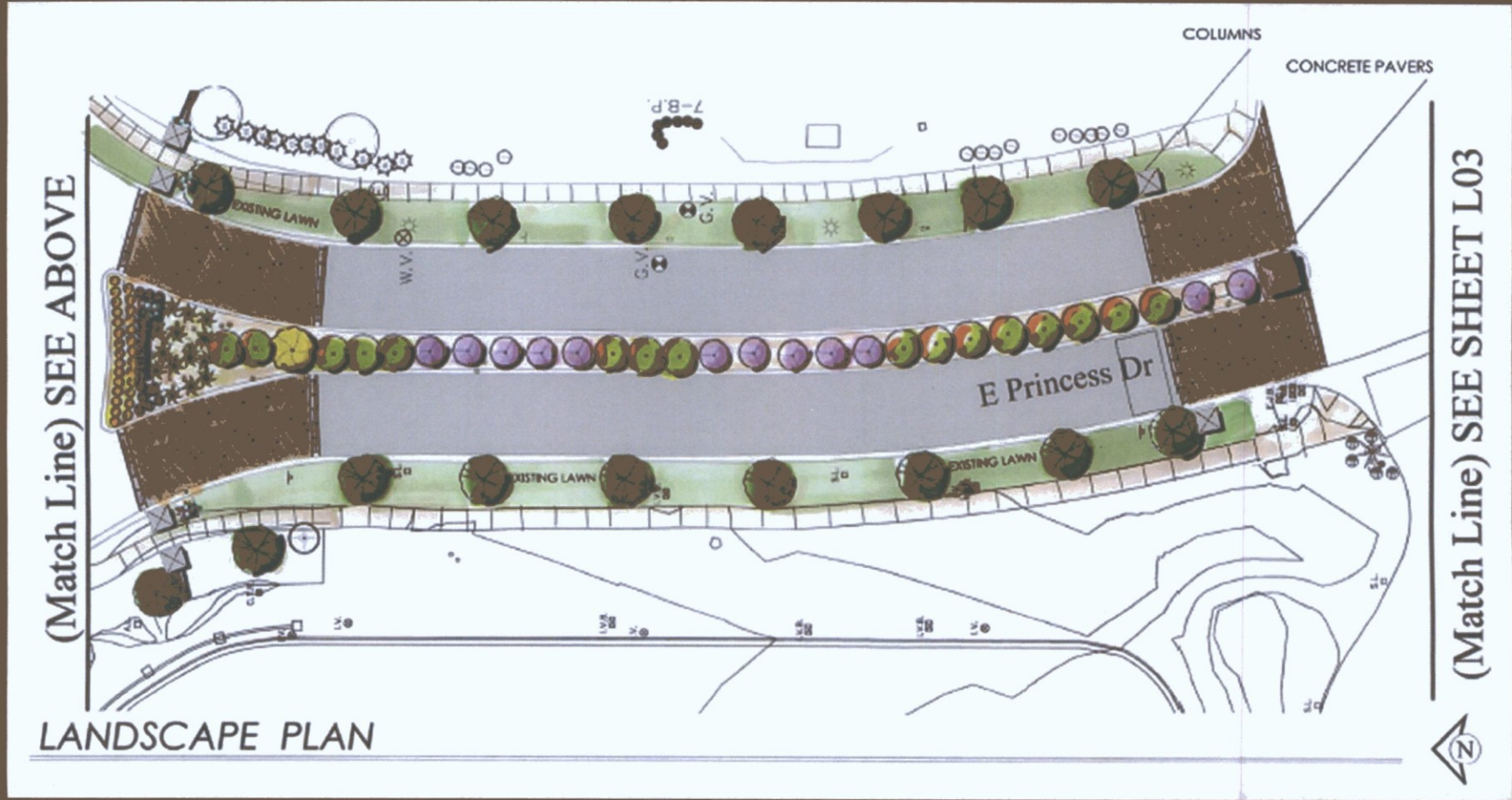
We are in a good \$\$ position



Existing Condition at Traffic Circle from Scottsdale Road



New Arrival at Traffic Circle from Scottsdale Road



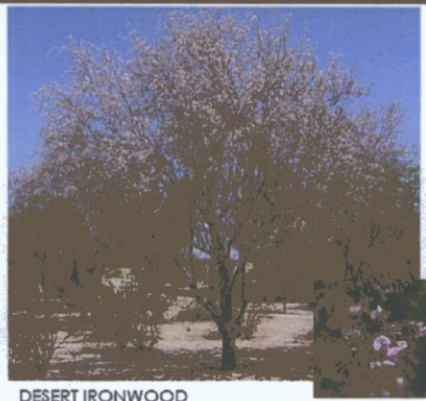
Plan view south of traffic circle



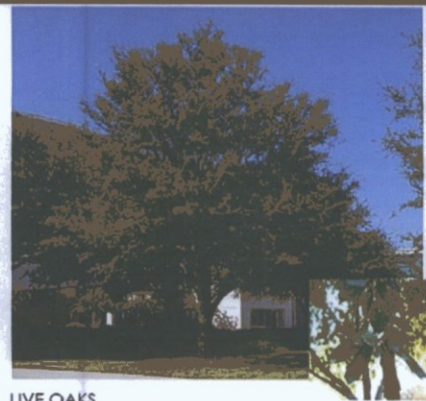
TEXAS MOUNTAIN LAUREL



CASCALOTE



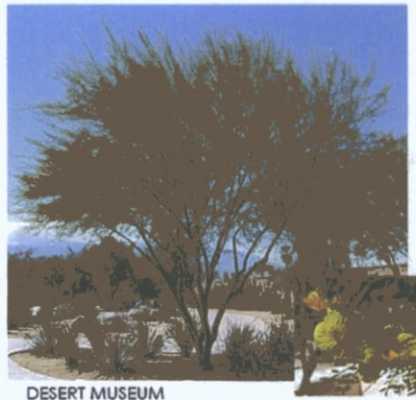
DESERT IRONWOOD



LIVE OAKS



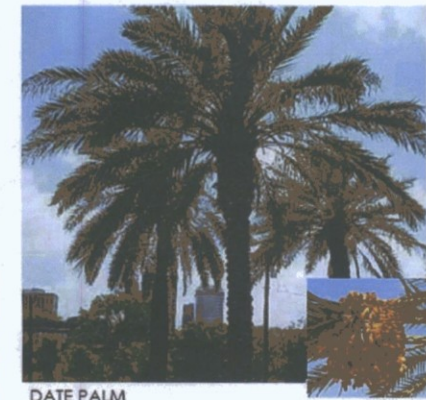
TEXAS OLIVE



DESERT MUSEUM



PALO BREA



DATE PALM

# Trees



HOPESEED BUSH



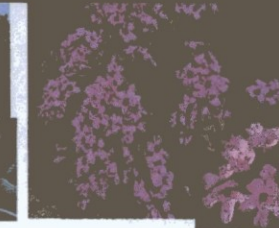
VALENTINE BUSH



BLUE BELLS



WEBER AGAVE



RUELLIA KATIE - PINK



MEXICAN TREE GRASS



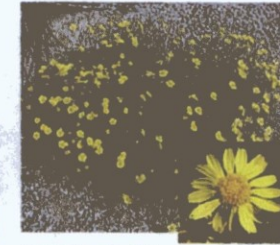
MURPHEY'S AGAVE



CORAL PLANT



ORANGE JUBILEE



ANGELITA DAISY



TWIN FLOWER AGAVE



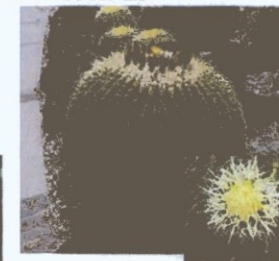
BLUE ELF ALOE



DESERT SPOON



GOPHER PLANT



GOLDEN BARREL



RED YUCCA



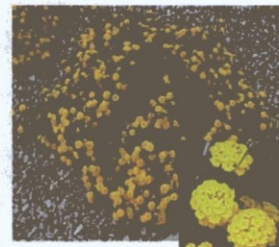
LADY SLIPPER



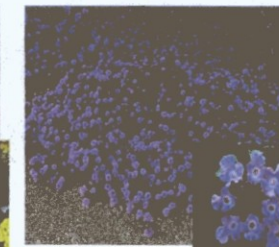
PINK GAURA



BAJA FAIRY DUSTER



NEW GOLD LANTANA



PURPLE LANTANA



CAT'S CLAW VINE

SCOTTSDALE PRINCESS  
COMMUNITY ASSOCIATION  
Preliminary Plant Palette  
Prepared by Neill + Young Associates, LLC  
JUNE 29, 2015



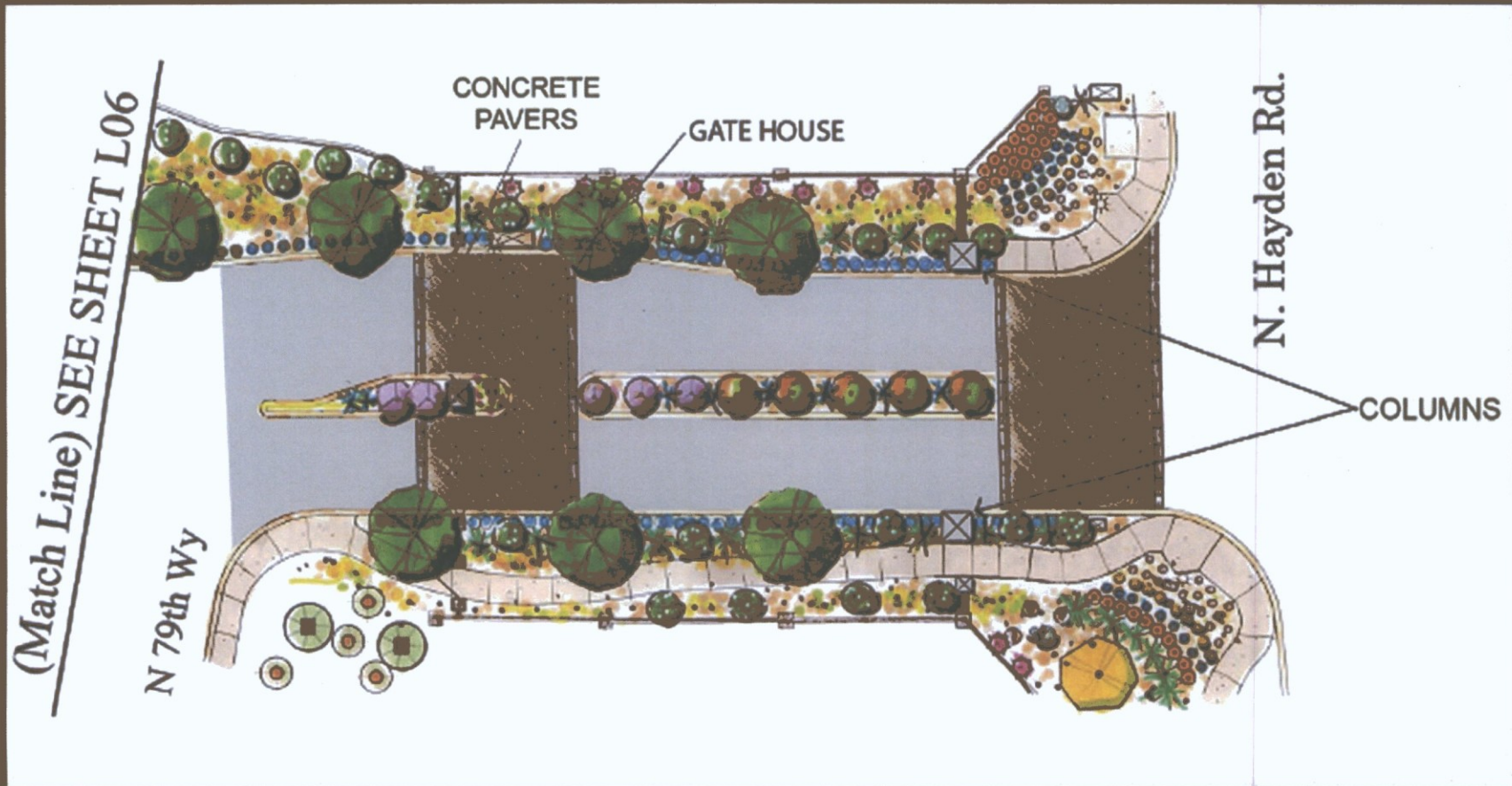
# Shrubs and Plants



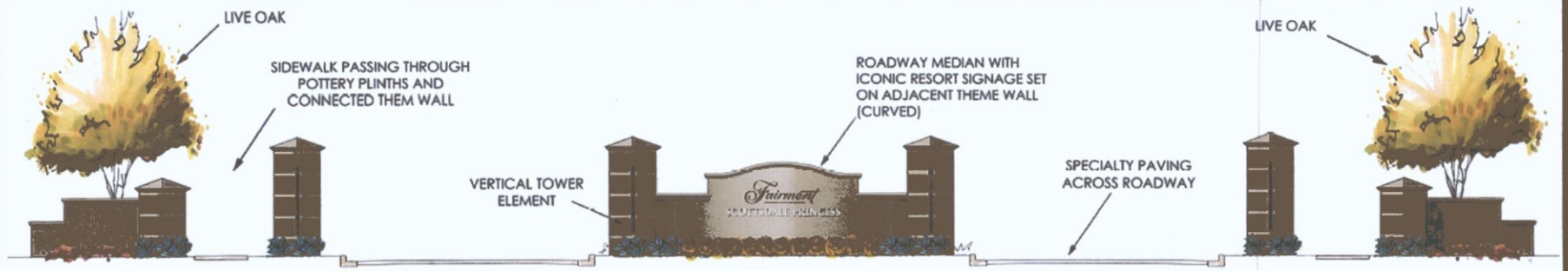
Existing Condition at Hayden entry



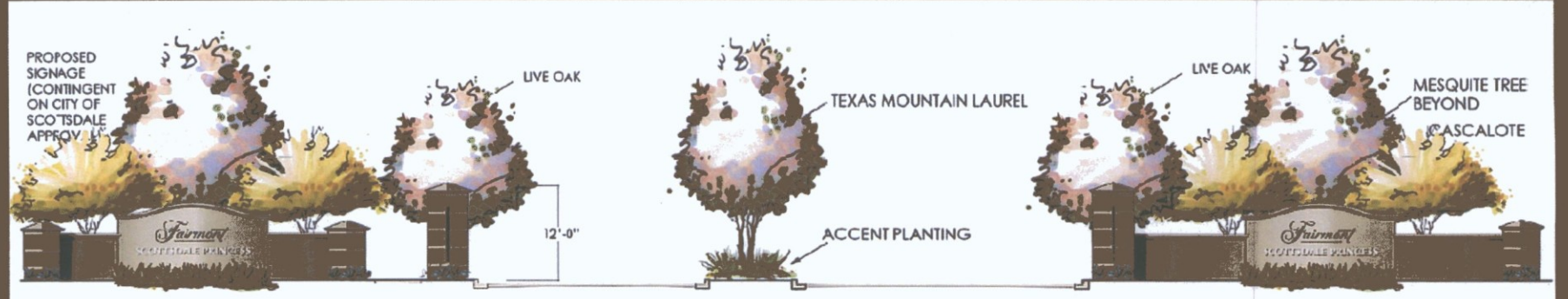
New Arrival from Hayden



Plan view Hayden entry



**EAST PRINCESS DRIVE (WEST ENTRANCE TO RESORT)**

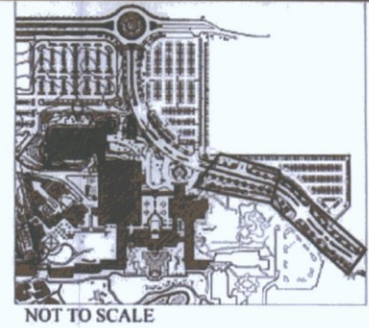
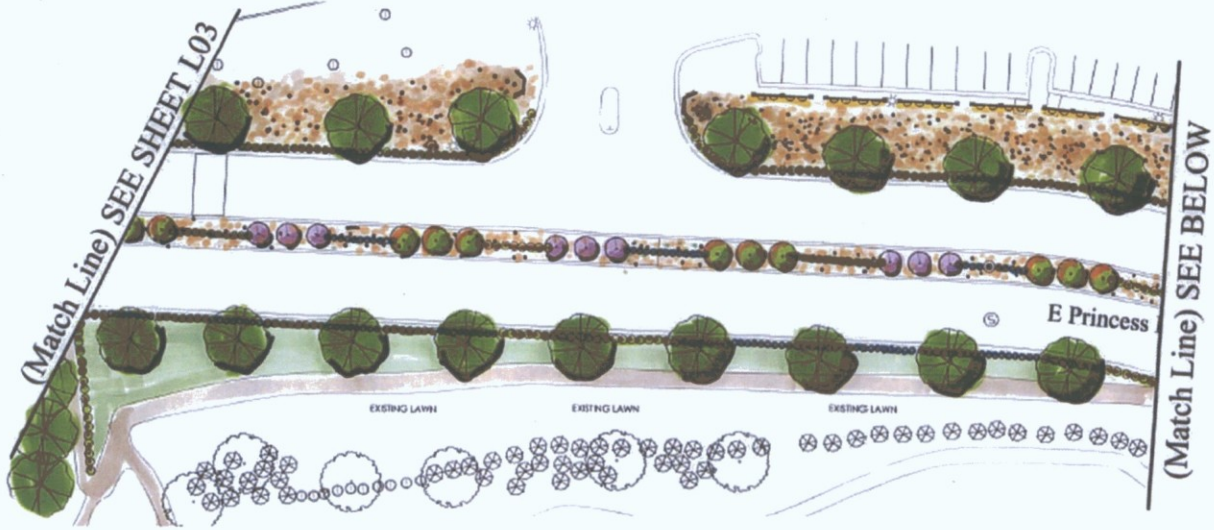


**WEST ELEVATION N. HAYDEN ROAD**

# Entrance Plans

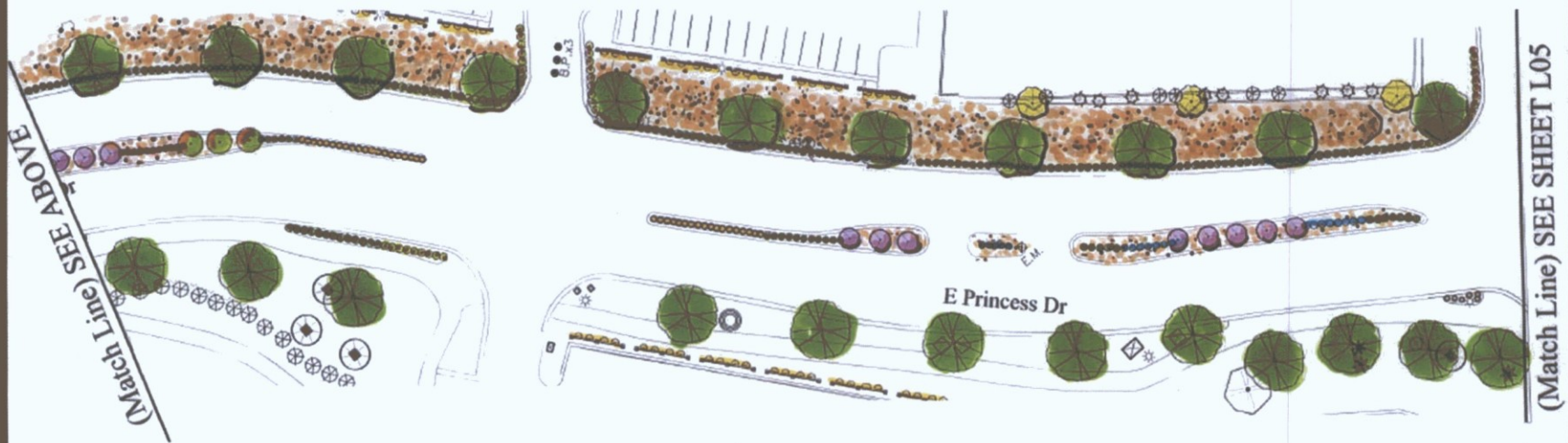
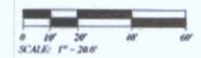


Parking lot screening



NOT TO SCALE

LANDSCAPE PLAN



LANDSCAPE PLAN



Landscape plan view



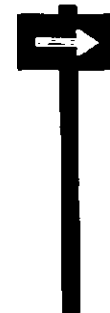
STOP SIGN OPTIONS



STREET SIGN OPTION



SPEED LIMIT SIGN OPTIONS



DIRECTIONAL SIGN OPTIONS

Elevate quality of street signage

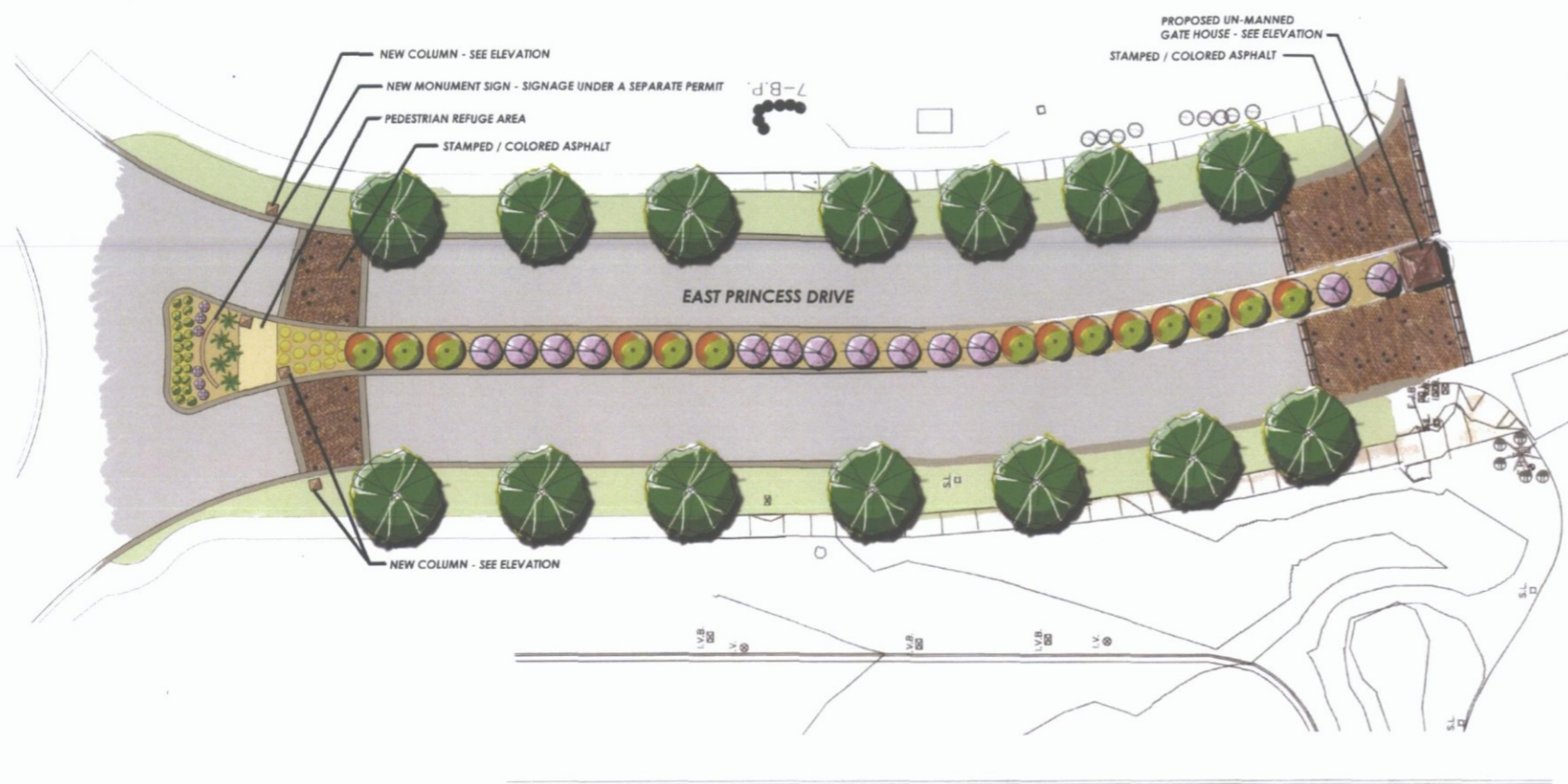
CATEGORY	DESCRIPTION	QTY.	UNIT
<b>Irrigation</b>			
	Irrigation (Drip / sprinklered)	155,549	SF
	Backflow Preventors not included	1	EA
	Irrigation Controllers included	1	EA
<b>Trees</b>			
	Palo Verde, 36" Box	21	EA
	Southern Live Oak, 36" Box	120	EA
	Texas Mountain Laurel, 24" Box	72	EA
	Texas Olive, 24" Box	81	EA
	Cascadote, 24" Box	64	EA
	<b>Shrubs and Vines 5 Gallon Size unless noted otherwise</b>		
	Coral Plant	30	EA
	Cat Claw Vine	141	EA
	<b>Agave, Aloe, and Cacti 5 Gallon Size unless noted otherwise</b>		
	Golden Barrel Cactus, 12" diameter	237	EA
	Blue Elf Aloe	566	EA
	Brakelight's Red Yucca	30	EA
	Gopher Plant	672	EA
	Murphey's Agave	45	EA
	Lady Slipper	633	EA
	Mexican Tree Grass	81	EA
	Weber Agave	0	EA
	<b>Groundcovers</b>		
	Yellow Trailing Lantana, 5 Gallon	130	EA
	Dwarf Ruellia 5 Gallon	29	EA
	<b>Inert Materials</b>		
	Granite Topdressing 3/4" Express Brown	155,549	SF
	2-3" Cobble Express Brown DG	8,723	SF
	<b>Misc</b>		
	20' W Metal Trellis	35	EA
	Accent Walls	196	LF
	Upgraded W. and E. (Minor) Princess Dr. Entrys	2	EA
	Two Guardhouses**	2	EA
	Precast Concrete Pavers (2 locations)	4,500	SF
	Trees to be Removed	120	EA
	Shrubs/Groundcover to be Removed	925	EA
	Cacti Removal (Allowance)	43	

***Breakdown of Member Assessment obligations for proposed Special Assessment to fund the proposed landscape design update:***

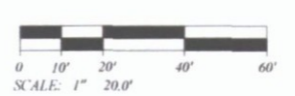
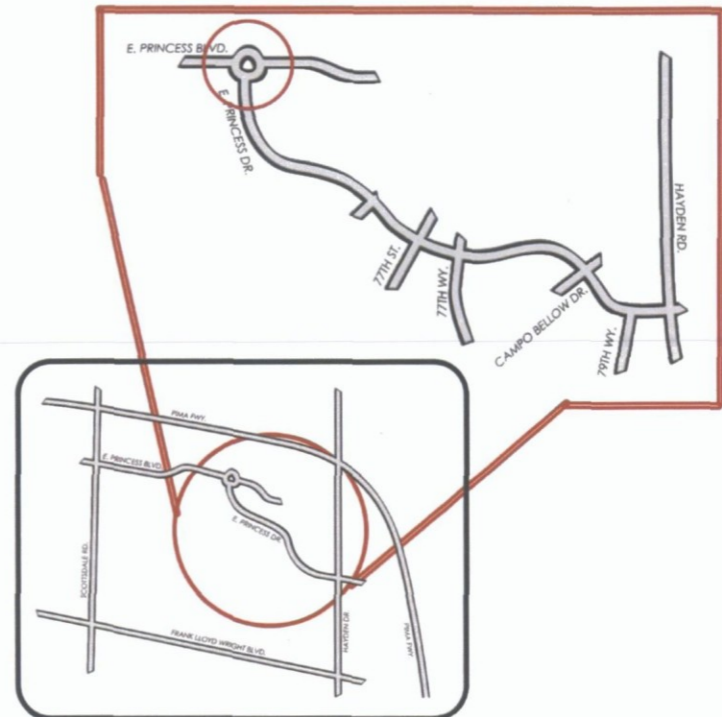
Fairmont:	\$399,472
Crown Court Apartments:	\$156,522
Alcazar:	\$1,505/lot
Crown Point I:	\$1,505/lot
Crown Point II:	\$1,504/lot
Princess Views:	\$1,504/lot

***\*\*\* Each member's assessment share has been calculated using the same assessment allocations used to calculate quarterly assessments. If passed the assessment would be payable in three installments due April 15, June 15 and August 15, 2016.***

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(Match Line) SEE SHEET L03



**STIPULATION SET  
 RETAIN FOR RECORDS**

APPROVED  
 5-20-16 DATE KN INITIALS



Landscape Architecture  
 Land Planning  
 Urban Design  
 phone 480.949.7127  
 fax 480.949.2655  
 Invalleylandscaping.com  
 3295 north dinkler drive suite 112  
 scottsdale, arizona 85251

n e i l l + y o u n g  
 ARCHITECTS

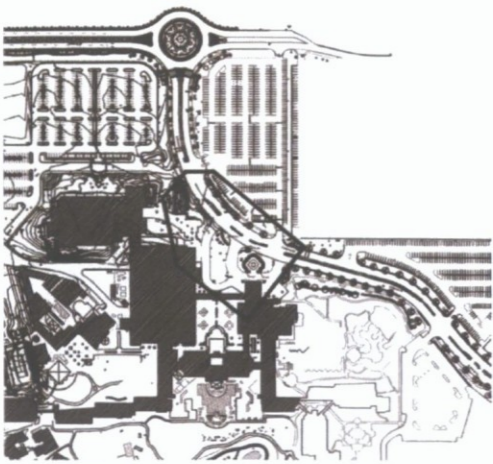
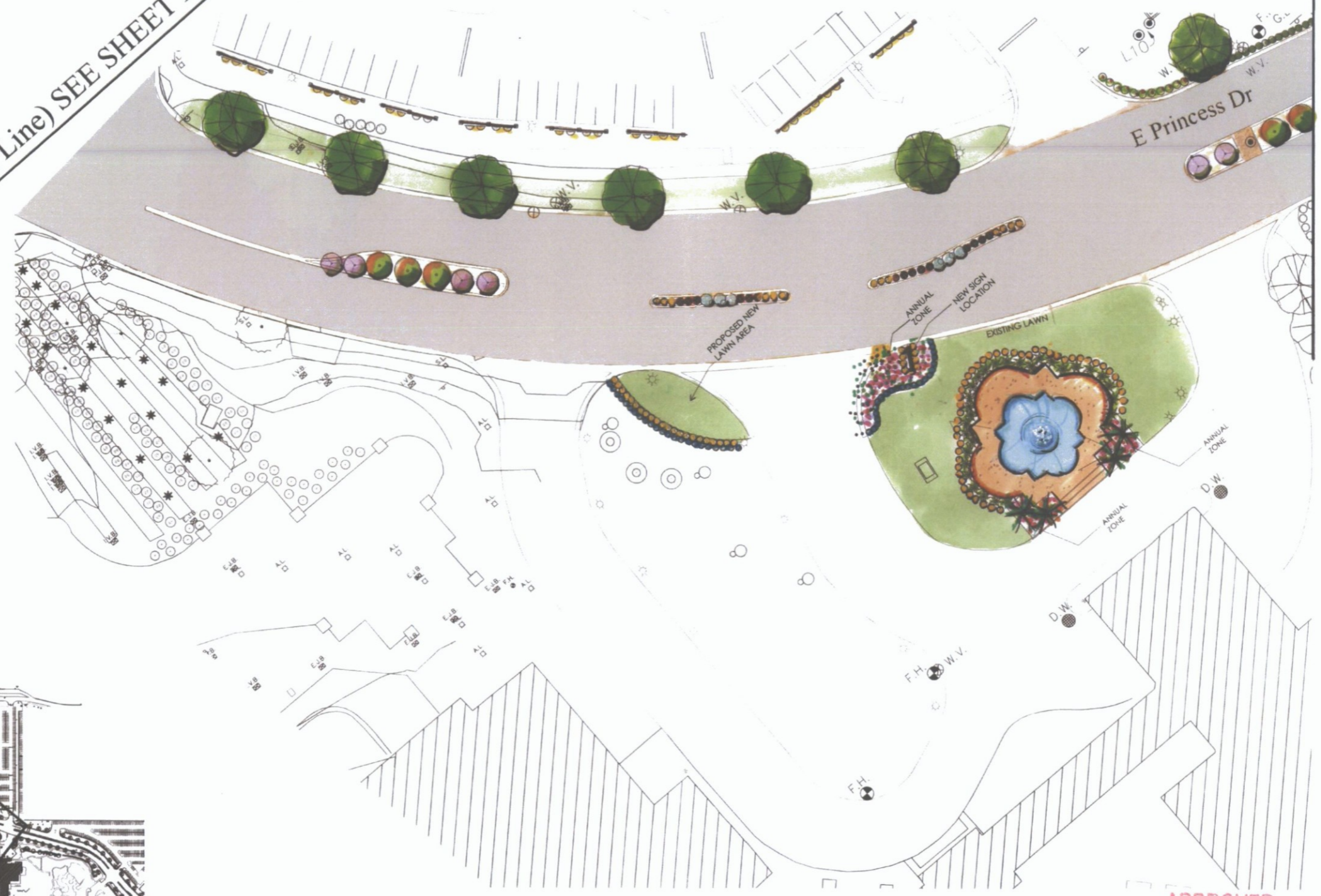
REGISTERED LANDSCAPE ARCHITECT  
 CERTIFICATE NO. 38394  
 JAMES TODD NEILL  
 ARIZONA, U.S.A.  
 EXPIRES 09/30/2015

**Scottsdale Princess  
 Community Association Landscape**  
 Remodel Project  
 Scottsdale, Arizona

DATE:	04/28/16
JOB NO:	
DRAWN BY:	CNS
DESIGNED BY:	JIN
SCALE:	
REVISIONS:	DATE:
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SUBMITTED FOR:	
NOT FOR CONSTRUCTION	
SHEET NO.	L02
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(Match Line) SEE SHEET L04



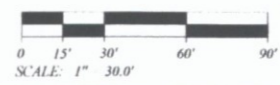
LANDSCAPE PLAN

STIPULATION SET  
RETAIN FOR RECORDS

5-20-16  
DATE

KN  
INITIALS

APPROVED



Landscape Architecture  
Land Planning  
Urban Design  
phone 480.949.7127  
fax 480.949.2655  
neill+young.com  
3295 north dellinger blvd  
suite 112  
scottsdale, arizona 85251

neill + young  
ARCHITECTS P.L.L.C.



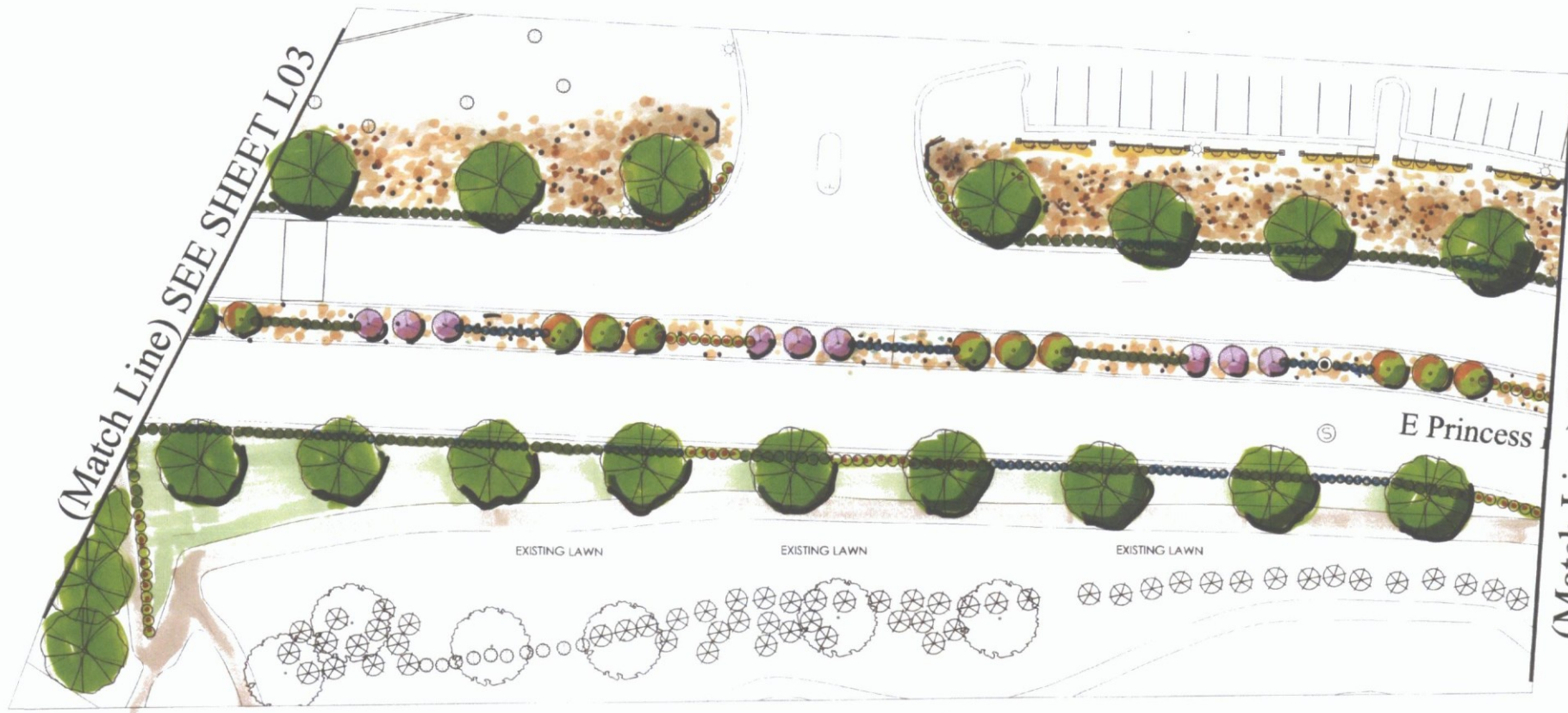
Scottsdale Princess  
Community Association Landscape  
Remodel Project  
Scottsdale, Arizona

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JOB NO:	
DRAWN BY:	CNS
DESIGNED BY:	JTN
SCALE:	
REVISIONS:	DATE:
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SHEET NO.	

L03

3 OF 7

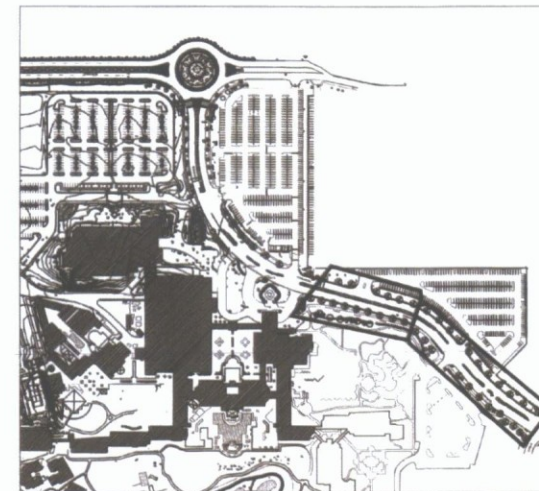
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LANDSCAPE PLAN



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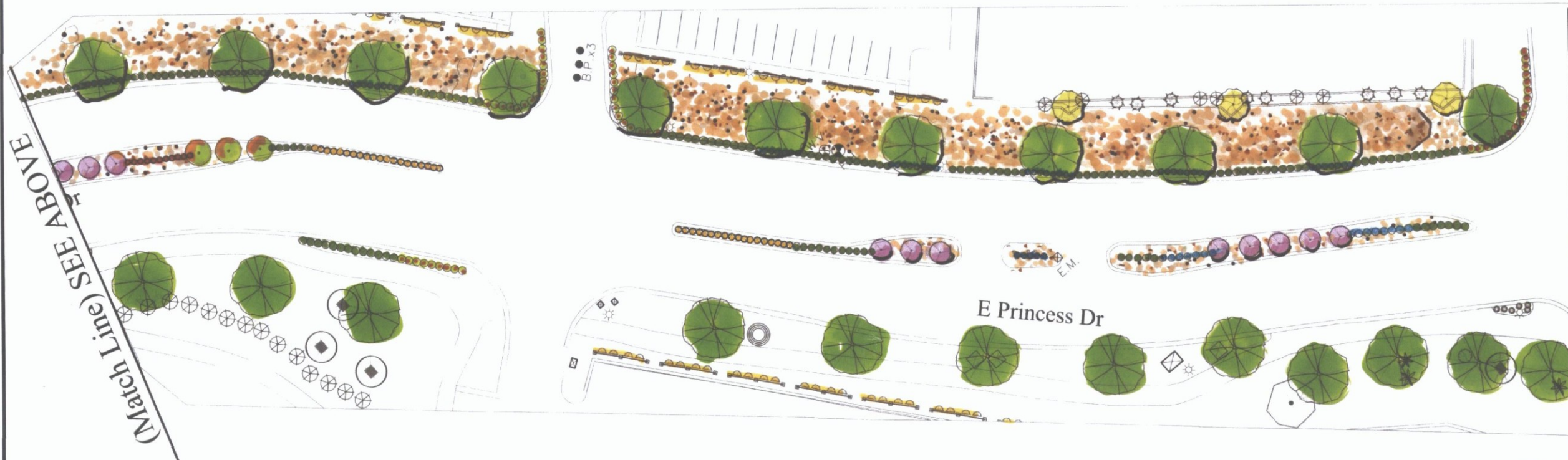
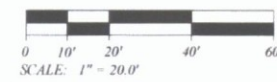
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**5-20-16**  
DATE

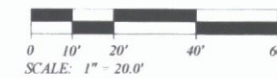
**KN**  
INITIALS



LANDSCAPE PLAN



(Match Line) SEE SHEET L05



Landscape Architecture  
Land Planning  
Urban Design  
phone 480.949.7127  
fax 480.949.2655  
neill@neillyoung.com  
3225 north dirtwater Blvd  
Suite 112  
Scottsdale, Arizona 85251

neill + young  
ARCHITECTS PLLC

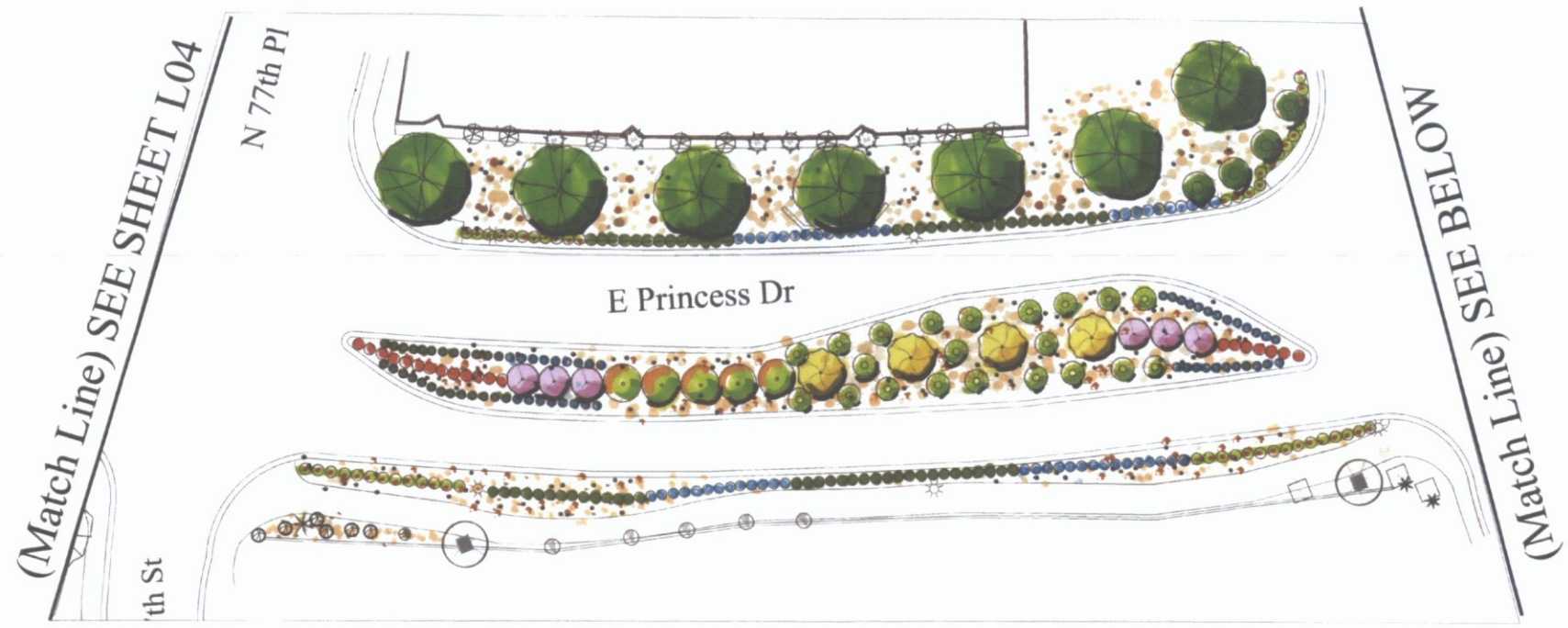


Scottsdale Princess  
Community Association Landscape  
Remodel Project  
Scottsdale, Arizona

DATE	6/19/15
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SCALE	
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**L04**  
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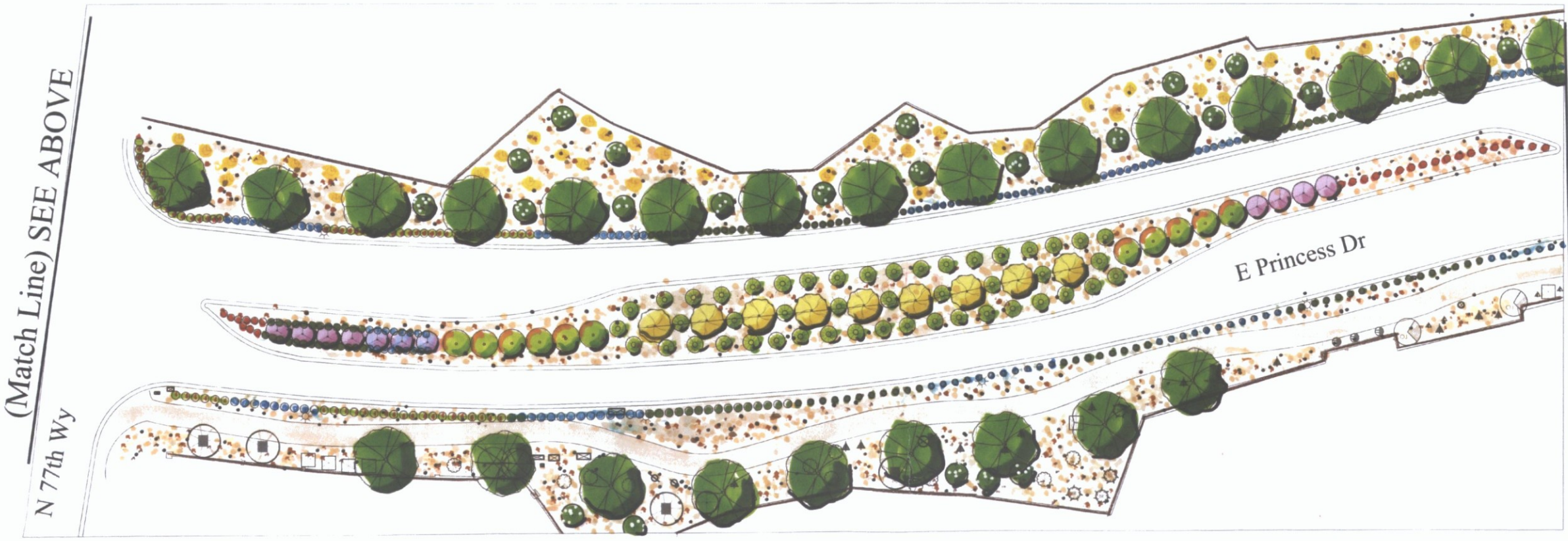
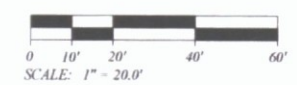
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RETAIN FOR RECORDS**

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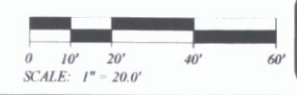
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DATE

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LANDSCAPE PLAN



Landscape Architecture  
Land Planning  
Urban Design  
phone: 480.949.2127  
fax: 480.949.2445  
neill@neill-young.com  
3295 north drinkwater Blvd  
suite 112  
scottsdale, arizona 85251

neill + young  
ARCHITECTS, PLLC



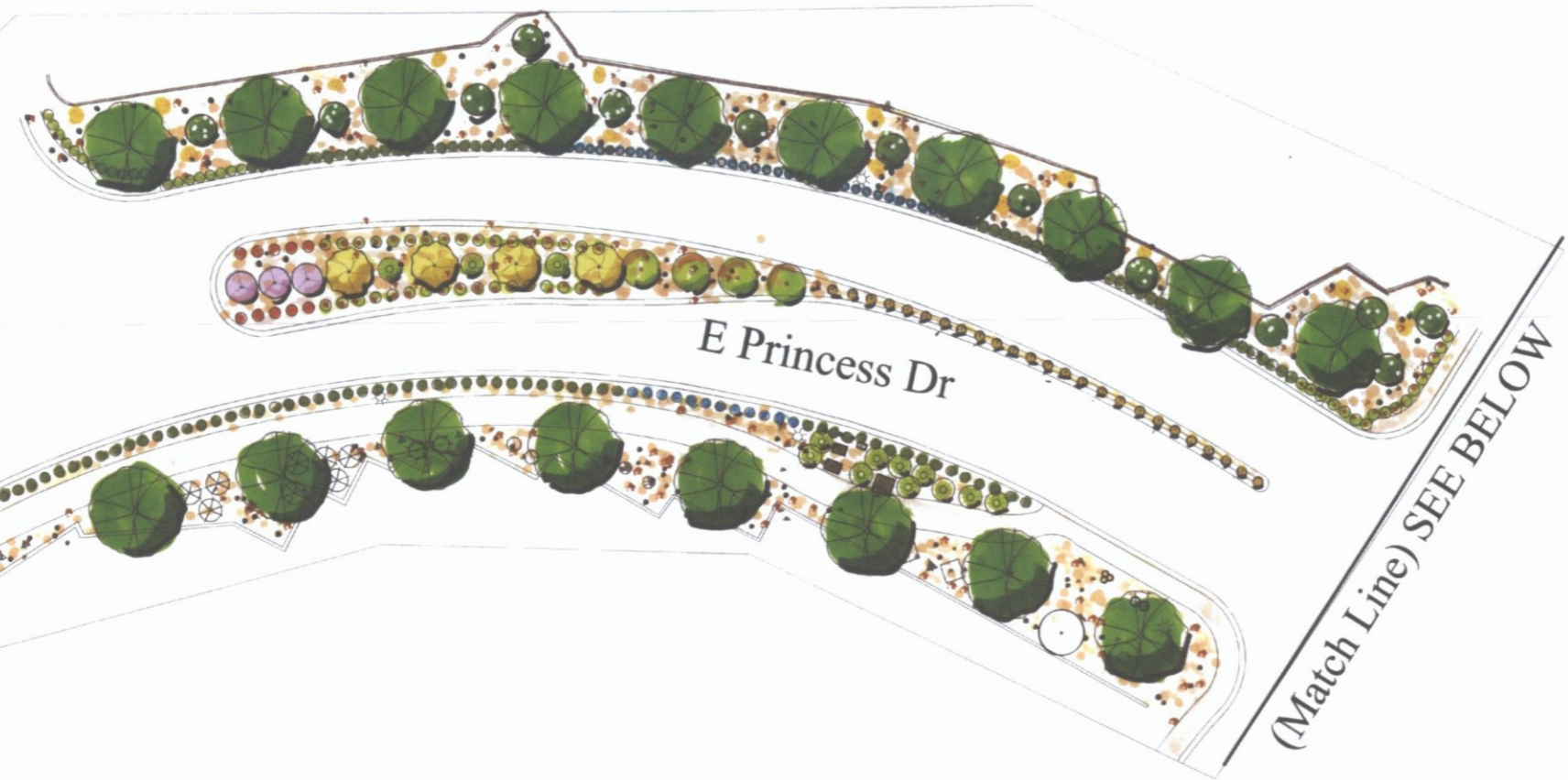
Scottsdale Princess  
Community Association Landscape  
Remodel Project  
Scottsdale, Arizona

DATE:	6/19/15
SHEET NO.:	
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DESIGNED BY:	JTN
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5 OF 7

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(Match Line) SEE BELOW

LANDSCAPE PLAN

(Match Line) SEE ABOVE



(Match Line) SEE SHEET L07

LANDSCAPE PLAN



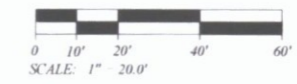
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STIPULATION SET  
RETAIN FOR RECORDS

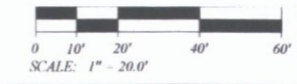
APPROVED

5-20-16  
DATE

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INITIALS



SCALE: 1" = 20.0'



SCALE: 1" = 20.0'



Landscape Architecture  
Land Planning  
Urban Design  
phone 480.949.7127  
fax 480.949.2655  
neill+young.com  
3095 north drinkwater bld  
suite 112  
scottsdale, arizona 85251

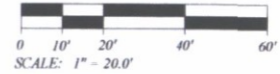
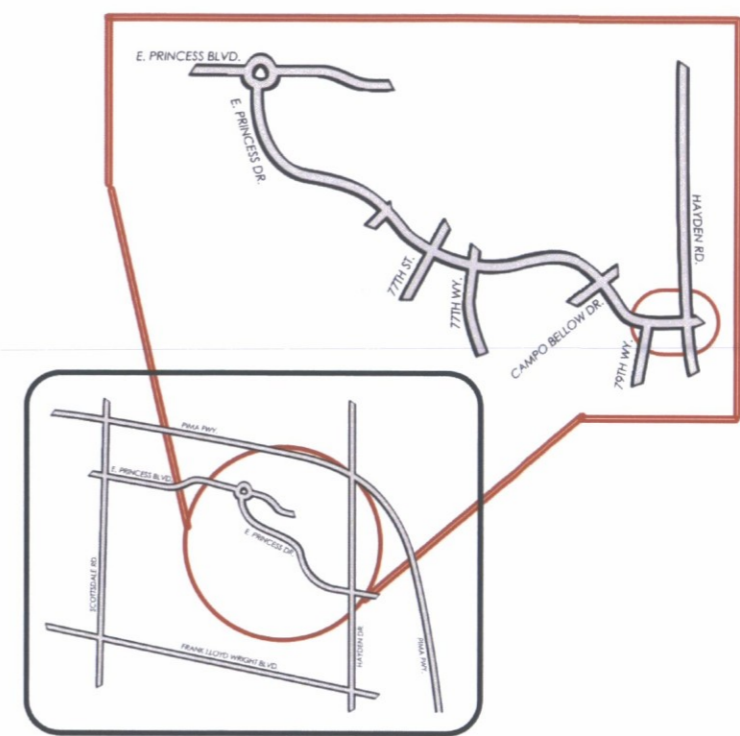
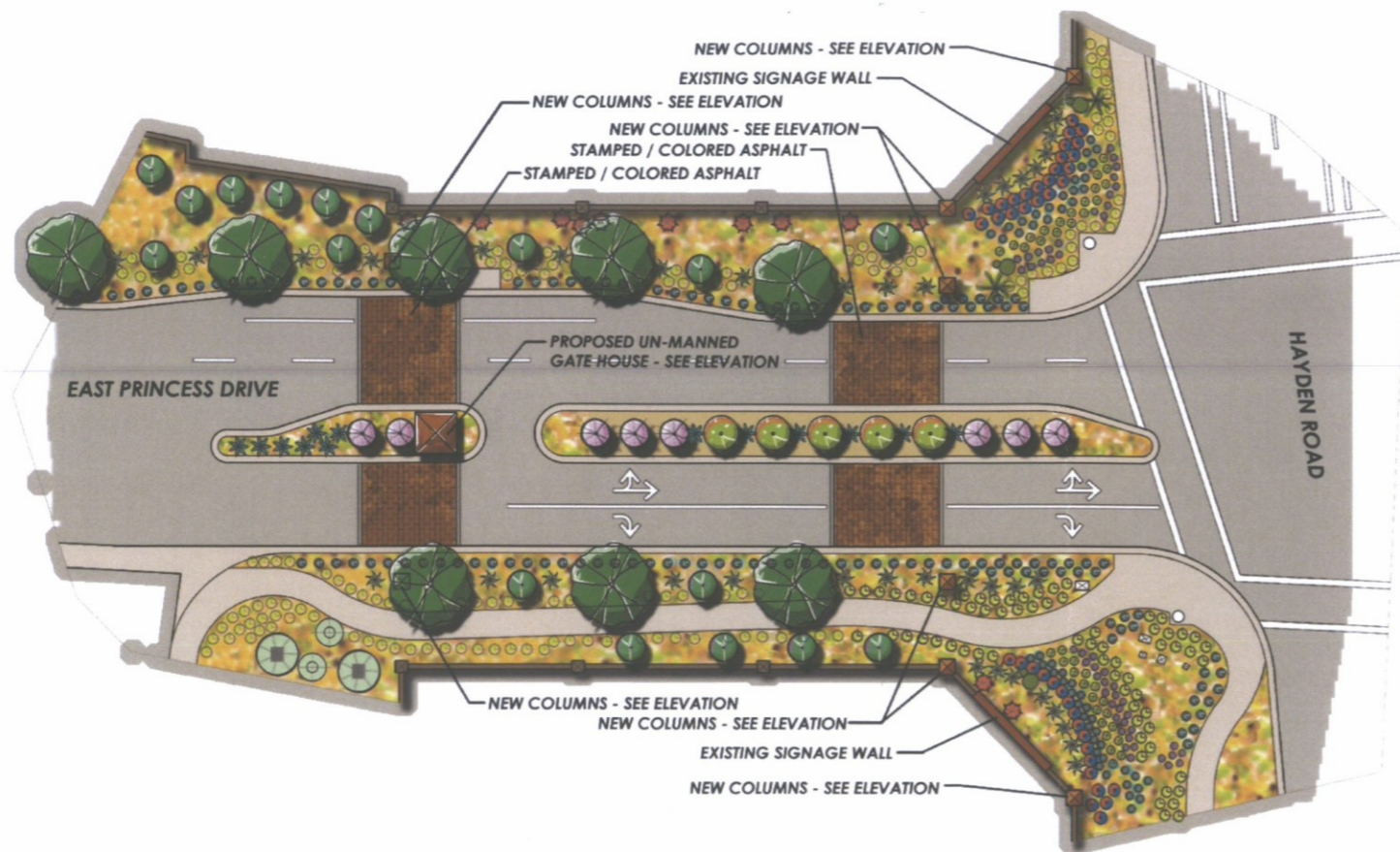


Scottsdale Princess  
Community Association Landscape  
Remodel Project  
Scottsdale, Arizona

DATE:	6/19/15
JOB NO.:	
DRAWN BY:	CNS
DESIGNED BY:	JTN
SCALE:	
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6 OF 7

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# LANDSCAPE PLAN

PROPOSED PLANT MATERIALS LEGEND	SYM.	PLANT NAME	SIZE	QTY	REMARKS
<b>TREES</b>					
	Olive tree	36" BOX	3		
	Panicum praecox	24" BOX	40		
	Quercus virginiana	24" BOX	193		
	Sophora secundiflora	24" BOX	113		
	Cordia alliodora	24" BOX	127		
	Caesalpinia cacalaco	24" BOX	99		

PROPOSED PLANT MATERIALS LEGEND	SYM.	PLANT NAME	SIZE	QTY	REMARKS
<b>ACCENTS CACTUS</b>					
	Echinocactus grusonii	5 GAL	353		
	Aloe hybrid	5 GAL	403		
	Hesperaloe parviflora	5 GAL	98		
	Euphorbia rigida	5 GAL	415		
	Agave murphyi	5 GAL	101		
	Pediocactus macrocapus	5 GAL	430		
	Dasylirion longistylum	5 GAL	74		
	Agave weberi	5 GAL	31		

PROPOSED PLANT MATERIALS LEGEND	SYM.	PLANT NAME	SIZE	QTY	REMARKS
<b>SHRUBS/VINES</b>					
	Eremophila hydrangea	5 GAL	53		
	Ruellia equisetifolia	5 GAL	42		
	Macfadyena unguis-cati	5 GAL	141		

EXISTING PLANT MATERIALS LEGEND	SYM.	PLANT NAME	SIZE	QTY	REMARKS
<b>GROUNDCOVERS</b>					
	Lantana Yellow Trailing	1 GAL	121		
	Ruellia brittoniana	1 GAL	29		

EXISTING PLANT MATERIALS LEGEND	SYM.	PLANT NAME	SIZE	QTY	REMARKS
<b>TREES</b>					
	Acacia small	SEE PLAN	49		
	Araucarium rostratum	SEE PLAN	1		
	Trachycarpus fortunei	SEE PLAN	2		
	Quercus virginiana	SEE PLAN	14		
	Prosopis juliflora	SEE PLAN	97		
	Parkinsonia florida	SEE PLAN	18		
	Eucalyptus species	SEE PLAN	45		
	Parkinsonia florida	SEE PLAN	3		
	Acacia salicina	SEE PLAN	6		
	Acacia redolens	SEE PLAN	1		
	Pithecellobium biconcave	SEE PLAN	4		
	Parkinsonia praecox	SEE PLAN	6		
	Dalbergia sissoo	SEE PLAN	4		
	Phoenix rostrata	SEE PLAN	2		
	Washingtonia filifera	SEE PLAN	2		
	Phoenix dactylopera	SEE PLAN	15		
	Olea europaea	SEE PLAN	4		

EXISTING PLANT MATERIALS LEGEND	SYM.	PLANT NAME	SIZE	QTY	REMARKS
<b>SHRUBS</b>					
	Leucophyllum frutescens	5 GAL	471		
	Boeghinella	5 GAL	54		
	Calliandra californica	5 GAL	110		
	Caesalpinia pulcherrima	5 GAL	58		
	Encelia tomentosa	5 GAL	1		
	Ruellia brittoniana	5 GAL	72		
	Crasia attenuata	5 GAL	157		
	Tecoma stans	5 GAL	2		
	Lavandula	5 GAL	4		
	Justicia spicigera	5 GAL	21		
	Helium oleander	5 GAL	436		
	Dasylirion wheeleri	5 GAL	17		

EXISTING PLANT MATERIALS LEGEND	SYM.	PLANT NAME	SIZE	QTY	REMARKS
<b>ACCENTS CACTUS</b>					
	Opuntia acanthocarpa	SALVAGED	3		
	Opuntia basilaris	5 GAL	75		
	Yucca elata	5 GAL	1		
	Pachycereus marginatus	5 GAL	11		
	Hesperaloe parviflora	5 GAL	10		
	Muhlenbergia rigens	5 GAL	151		
	Agave americana	5 GAL	6		
	Agave desertiana	5 GAL	1		
	Agave parviflora	5 GAL	2		
	Yucca baccata	5 GAL	1		
	Ferocactus species	BARE ROOT	8		
	Echinocactus grusonii	5 GAL	41		
	Agave americana var. medeolae	5 GAL	18		
	Carnegiea gigantea	8' MIN.	14		
	Fouquieria splendens	BARE ROOT	11		
	Hesperaloe parviflora	5 GAL	195		
	Opuntia engelmannii	5 GAL	21		
	Opuntia chihuahuensis	5 GAL	3		
	Opuntia microdasys	5 GAL	83		
	Agave weberi	5 GAL	13		
	Yucca gloriosa	5 GAL	1		
	Opuntia violacea	5 GAL	43		

EXISTING PLANT MATERIALS LEGEND	SYM.	PLANT NAME	SIZE	QTY	REMARKS
<b>GROUNDCOVERS</b>					
	Lantana Yellow Trailing	1 GAL			
	Lantana camara	1 GAL			
	Red Rose	1 GAL	99		

**STIPULATION SET  
RETAIN FOR RECORDS**

APPROVED

5-20-16  
DATE

KN  
INITIALS

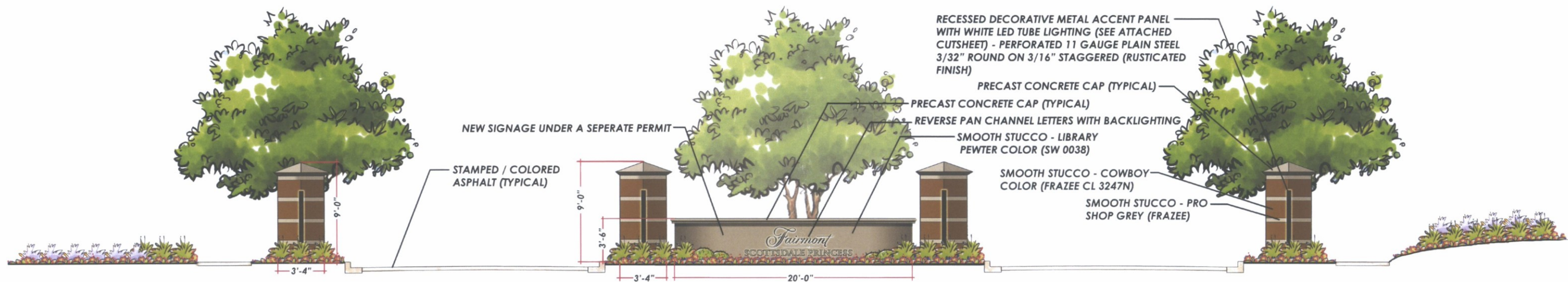


## Scottsdale Princess Community Association Landscape Remodel Project Scottsdale, Arizona

Landscape Architecture  
Land Planning  
Urban Design  
phone 480.948.7127  
fax 480.948.2655  
info@neillyoung.com  
3095 north offwater blvd  
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scottsdale, arizona 85251



DATE:	04/28/16
DRAWN BY:	MJS / CNS
DESIGNED BY:	JTN
SCALE:	
REVISIONS:	DATE:
SUBMITTED FOR:	NOT FOR CONSTRUCTION
SHEET NO.	L07



**EAST PRINCESS DRIVE (NORTH ROUND-A-BOUT ENTRANCE)**

**STIPULATION SET  
RETAIN FOR RECORDS**

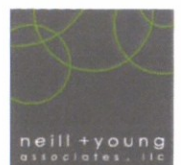
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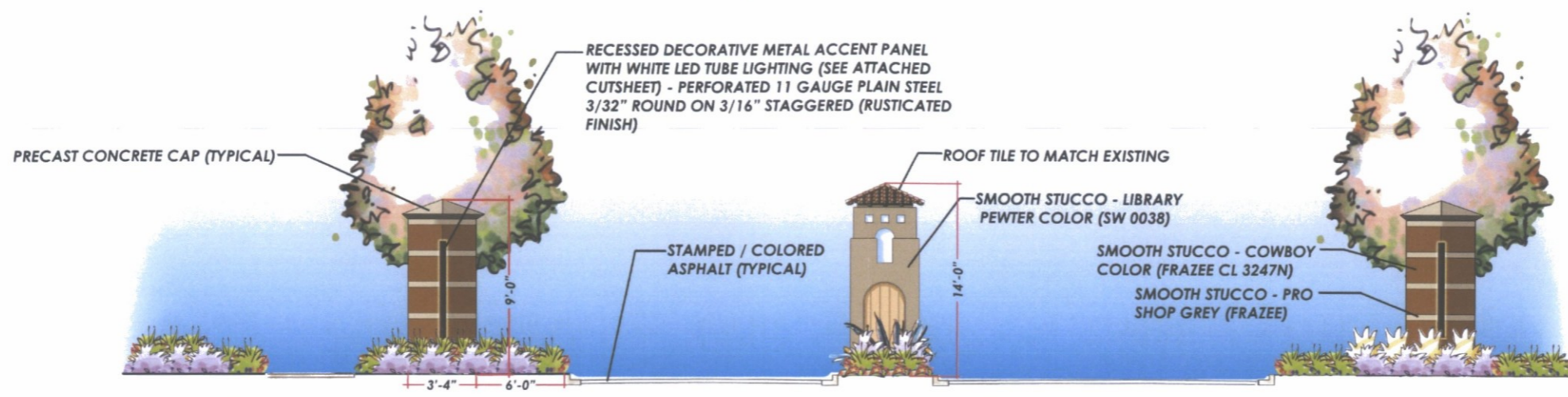
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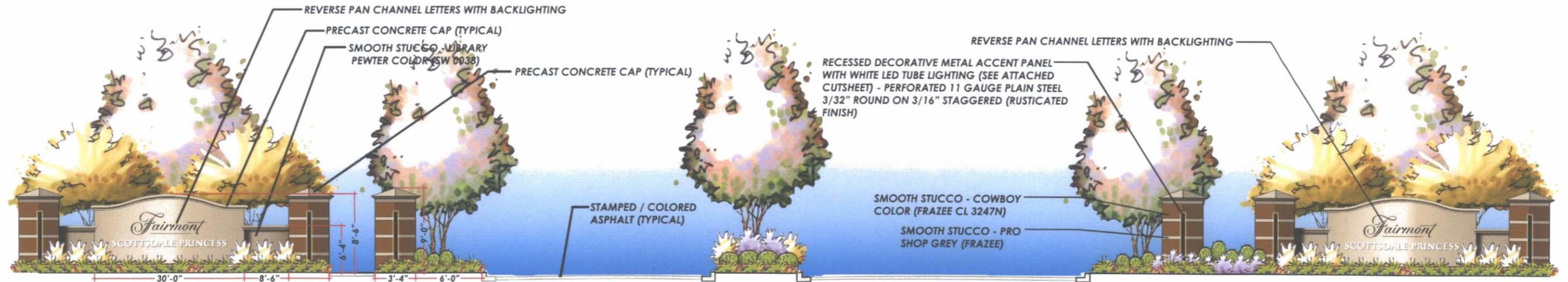
**ENTRY SIGNAGE RELOCATION AND RENOVATION**

N.T.S.





**EAST PRINCESS DRIVE AND HAYDEN - ENTRANCE (GATE HOUSE)**



**EAST PRINCESS DRIVE AND HAYDEN - ENTRANCE**

APPROVED

**STIPULATION SET  
RETAIN FOR RECORDS**

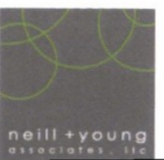
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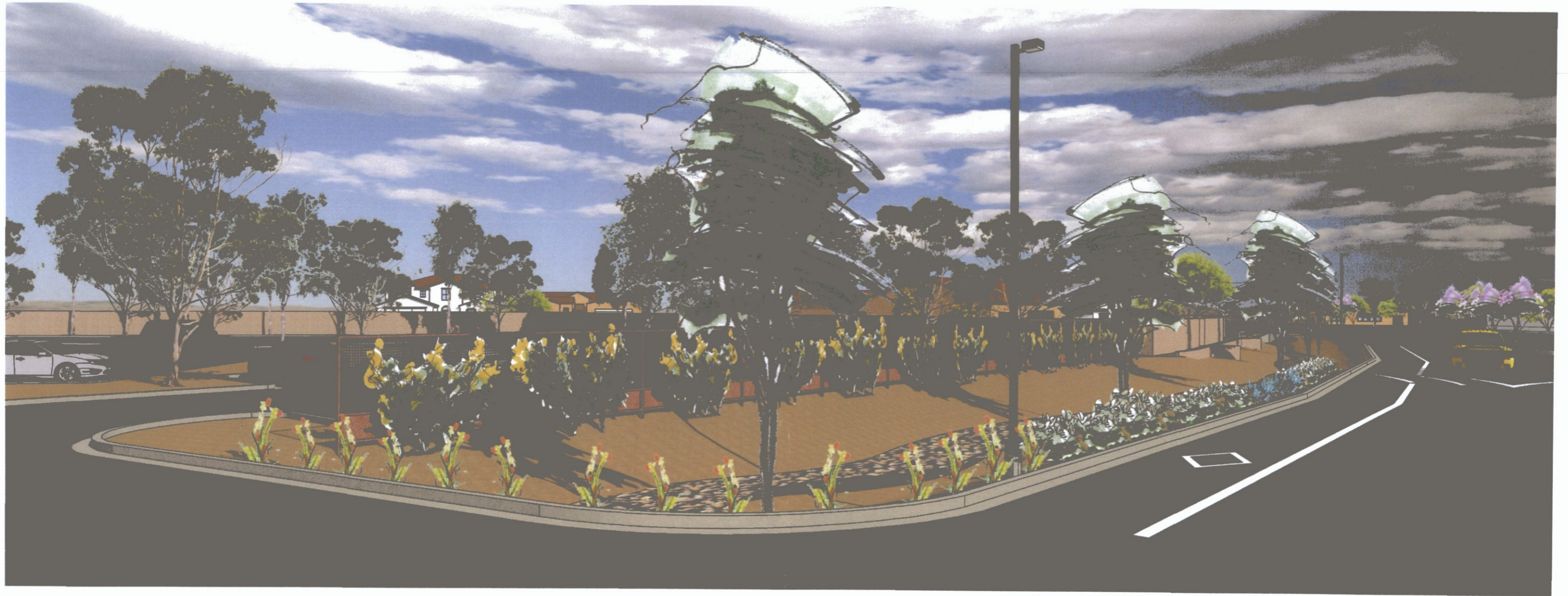
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**ENTRY SIGNAGE RELOCATION AND RENOVATION**

N.T.S.

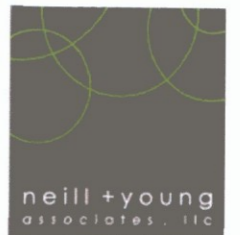
FAIRMONT SCOTTSDALE PRINCESS H.O.A.  
Preliminary Gate-Portal & Monumentation Theming  
Prepared by Neill + Young Associates, LLC  
April 28, 2016

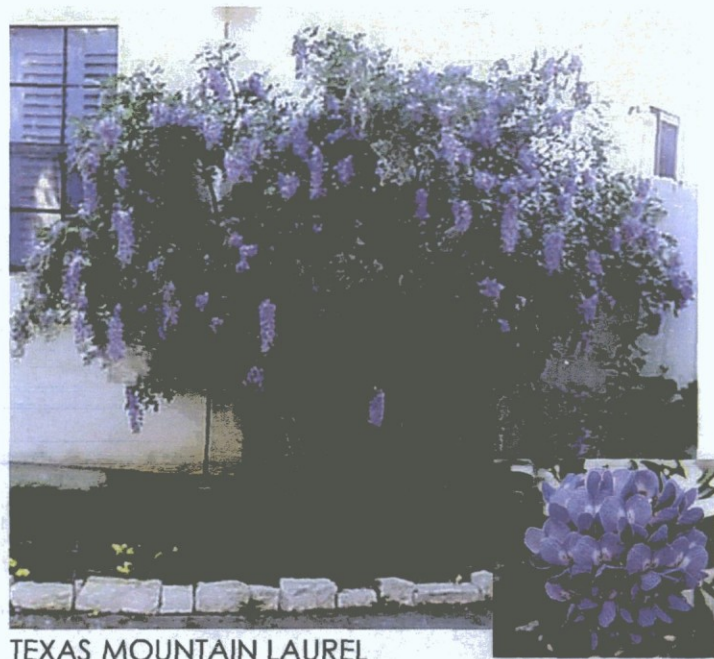




FAIRMONT SCOTTSDALE PRINCESS H.O.A.

East View of Metal Trellis at Parking Lot  
Prepared by Neill + Young Associates, LLC  
November 9, 2015





TEXAS MOUNTAIN LAUREL



CASCALOTE



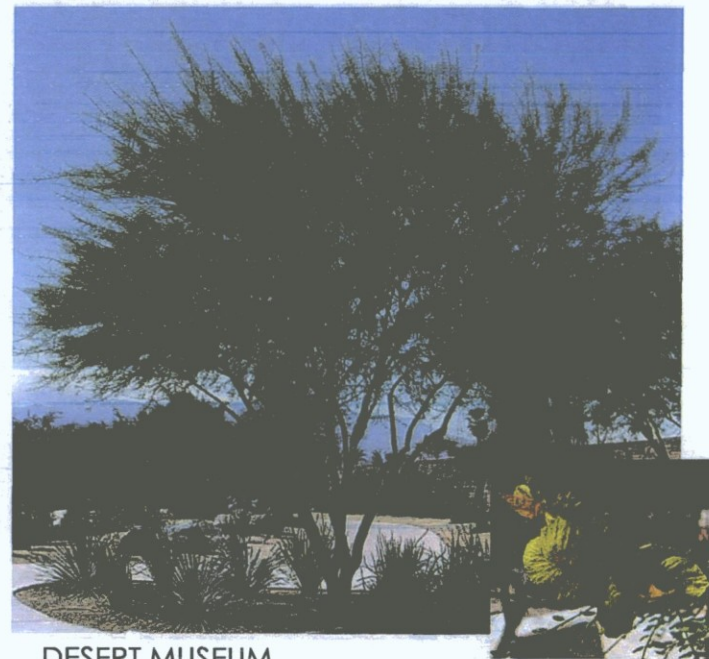
DESERT IRONWOOD



LIVE OAKS



TEXAS OLIVE



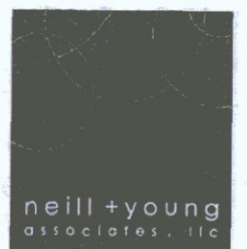
DESERT MUSEUM



PALO BREA

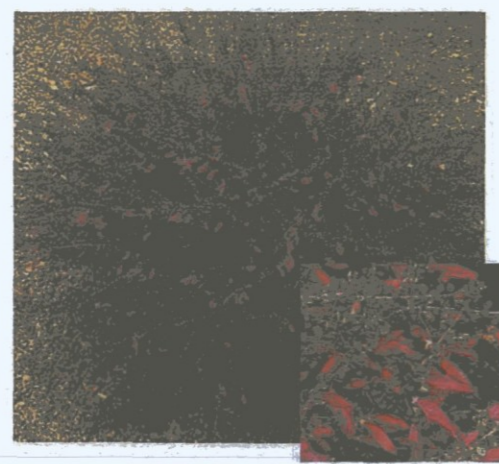
SCOTTSDALE PRINCESS  
COMMUNITY ASSOCIATION

Preliminary Plant Palette  
Prepared by Neill + Young Associates, LLC  
APRIL 27, 2016





HOPESEED BUSH



VALENTINE BUSH



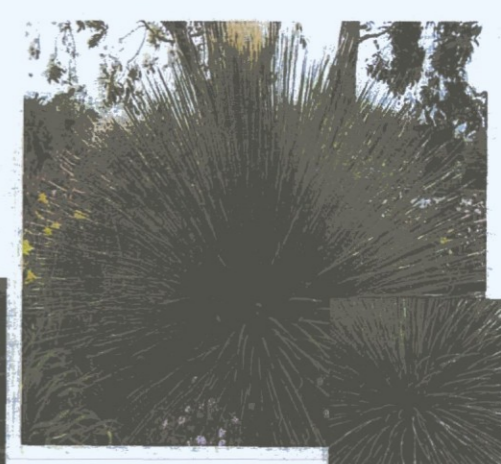
BLUE BELLS



WEBER AGAVE



RUELLIA KATIE - PINK



MEXICAN TREE GRASS



MURPHEY'S AGAVE



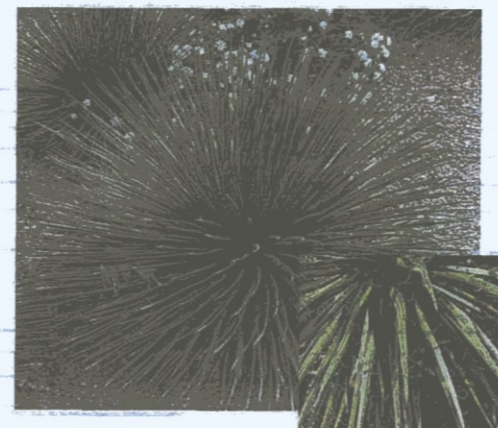
CORAL PLANT



ORANGE JUBILEE



ANGELITA DAISY



TWIN FLOWER AGAVE



BLUE ELF ALOE



DESERT SPOON



GOPHER PLANT



GOLDEN BARREL



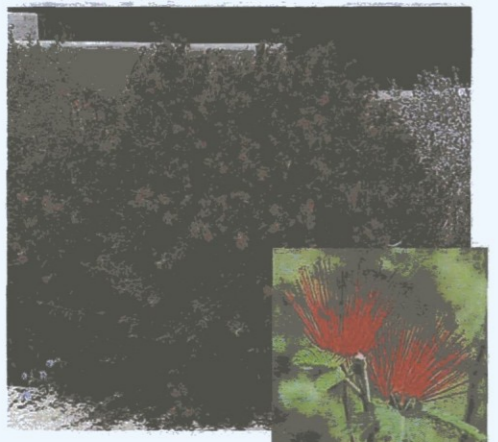
RED YUCCA



LADY SLIPPER



PINK GAURA



BAJA FAIRY DUSTER



NEW GOLD LANTANA



PURPLE LANTANA



CAT'S CLAW VINE

SCOTTSDALE PRINCESS  
COMMUNITY ASSOCIATION

Preliminary Plant Palette  
Prepared by Neill + Young Associates, LLC  
JUNE 29, 2015

