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



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input checked="" type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Gallery

Property's Address: 3126 N 71st Street

Property's Current Zoning District Designation:

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

Owner: William Lund

Agent/Applicant: Alex Stedman

Company: Mockingbird Group, LLC

Company: LVA Urban Design Studio

Address: 6632 N 66th Place, Paradise Valley

Address: 120 S Ash Ave, Tempe, AZ

Phone: (480) 390-8466

Fax: (480) 607-9045

Phone: (480) 994-0994

Fax:

E-mail: wsl9@cox.net

E-mail: astedman@lvadesign.com

Designer:

Engineer: Paul Haas

Company:

Company: Hoskin Ryan Consultants

Address:

Address: 6245 N 24th Parkway, Ste. 100, Phoenix, AZ

Phone:

Fax:

Phone: (602) 252-8384

Fax:

E-mail:

E-mail: haas@hoskinryan.com

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.



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

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

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

City of Scottsdale's Website: www.scottsdaleaz.gov

Narrative Report

For

Gallery

(359-PA-2015)



An 18 lot residential development on approximately 1.1 acres
Located at 7107 East Earll Drive

Date Submitted (DRB & Pre-Plat): September 16, 2015

4-PP-2015
9/16/15

Purpose of Request

The purpose of this request is to seek approval for the Design Review and Preliminary Plat Submittal for an 18-lot single family subdivision on a parcel located southeast of the 71st Street and Earll Drive intersection.

Description of Proposal

The subject property consists of approximately 1.1 acres located at 7107 East Earll Drive southeast of the intersection of Earll Drive and 71st Street. The City of Scottsdale is currently reviewing a zoning request to rezone the project from C-4 to R-5 (#12-ZN-2015) as well as a Non-Major General Plan amendment to re-designate the subject property from "Mixed Use Neighborhoods" to "Urban Neighborhoods" (#3-GP-2015). The proposed 18-lot community is consistent with these concurrent applications, as well as with the South Scottsdale Character Area Plan and the Urban Character Type Guidelines.

Site Circulation

The proposed community takes access from a single gated access point off Earll Drive. The gated entry allows for turnaround and vehicle stacking of up to 6 typical vehicles (see Figure 1). Two resident parking spaces will be provided within the garage of each individual unit. The community does not accommodate on-site guest parking, whereby relying on adequate parking currently allowed and provided for along Earll Drive and 71st Street. The gated vehicular access is permitted to allow for entry by residents, emergency vehicles and refuse collection. Guests will gain access to the community via a locked pedestrian gate with coded keypad. No parking will be permitted within the hammerhead turn-around (as requested by City staff) to prevent interference with the turning movements of refuse collection vehicles accessing the container.

The internal street will be a private street with 46' of ROW per city standards (See Figure 2). The entry, hammer head, and the private street are all designed to meet the turning radii of the commercial fire truck and refuse collection truck(s). Both the City of Scottsdale Fire Department and Sanitation Department have granted approval of the proposed street configuration (see figure 3).

The existing 5 foot wide sidewalks along the property's Earll Drive Frontage will be expanded to 6 feet wide to meet city standards. A 6 foot wide attached sidewalk will run along the western side of the internal street to provide pedestrian connectivity within the project and to promote the health, safety, and wellbeing of future residents. Pedestrians can use the sidewalks to access a variety of recreational amenities near the site.

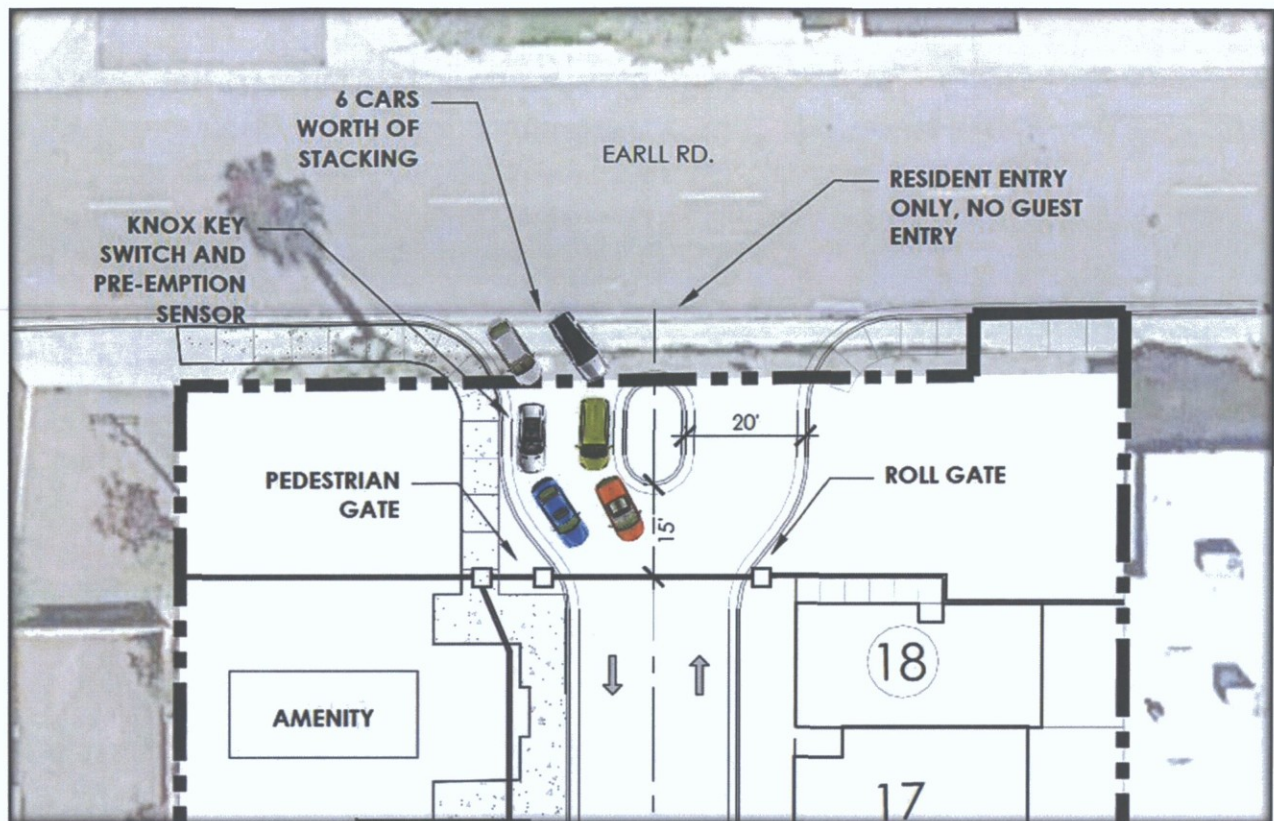


Figure 1: Proposed Project Entry & Vehicle Stacking Configuration

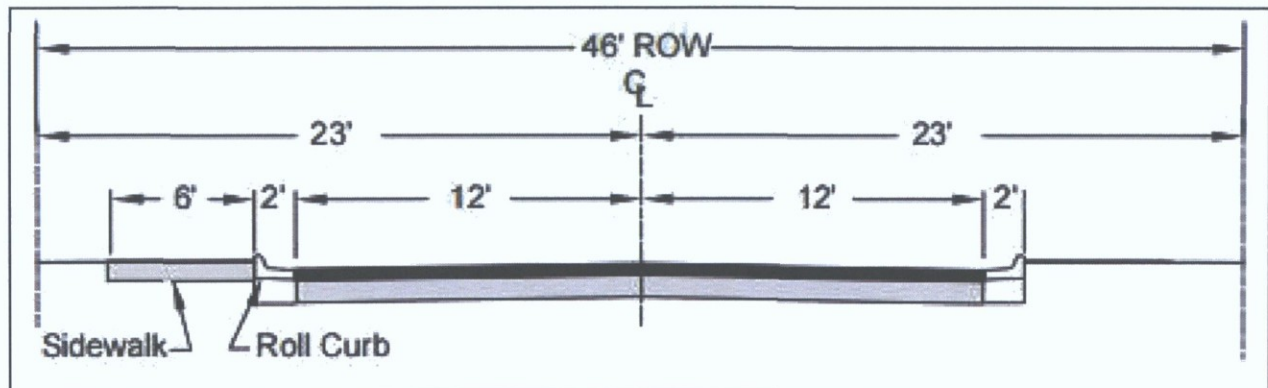


Figure 2: DS&PM FIGURE 5.3-20 (Suburban Local) Proposed Internal Private Local Street Cross Section

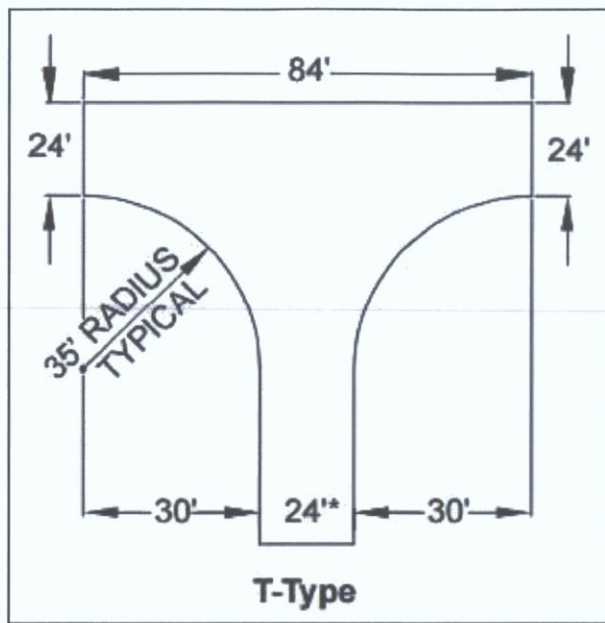


Figure 3: DS&PM FIGURE 2.1-2 - Proposed Commercial Hammerhead

Parking

Pursuant to Appendix B, Article XI, Sec.9.103.i of the City of Scottsdale Zoning Ordinance, two parking spaces will be provided on site for each residential unit. For the Gallery community, these parking spaces will be provided within each unit's private two car garage which will have direct access to the unit. Guest parking will be provided outside the community on existing streets (see Figure 4). Adjacent off-site streets are designed to accommodate on-street parking.



Figure 4: Off-Site Parking Plan

Drainage

The site will be designed to retain its 100-year, 2-hour event (or per city requirements). This will be achieved through a combination of above-ground retention basins and dry wells. (Please refer to the Drainage Report provided by Hoskin Ryan Consultants)

Architecture & Landscape

The architecture proposed for this community is uniquely urban with glass, balconies, and community open space all designed to promote engagement with neighbors and with the surrounding neighborhood. The architecture responds to the urban context of the area by exercising contemporary design and private outdoor spaces such as balconies to promote three season outdoor living. Shade trees along pedestrian paths and non-reflective surfaces contribute to a sensitive built environment.

The project landscaping takes cues from the community's name, "Gallery". A gallery is a long narrow space dedicated to the display of a collection of interesting objects. It is also a way of describing a group of people who are interacting with the space. The Gallery community will therefore be designed as a dynamic and creative space that tells visitors they are arriving somewhere that is out of the ordinary where there is

something interesting to discover beyond the gates. The sliding vehicular gate is designed to appear exclusive, while the enhanced pedestrian gate takes center stage as it welcomes guests into the community. The pedestrian entry area will be lit and covered to serve as a welcoming "front porch" for the development within.

All mechanical equipment, appurtenances, and utilities will be appropriately screened by the architecture and landscaping.

Proposed Land Use

The subject site is proposed to consist of 18 Residential Townhomes (1 unit per lot) constructed in groupings of 3, 4, and 5 units.

Lot Design

The subject property is proposed to be platted into 18 individual residential lots. The units will be designed in groupings of 3, 4, and 5 units each fronting the private street. The community amenity located near the project entry is designed to be a neighborhood gathering place. It will include a pool, lounge area, gas fire place, and BBQ grills.

SITE DATA:

Site Area:	+/- 1.1 acres
Total Lots:	18 Platted Lots + Tracts
Gross Density:	15 du/ac
Open Space:	14,677 sf
% Open Space:	22%

SETBACKS:

Front:	0'
Side/Rear:	0' / 0'
Minimum Yard:	10' (per zoning)
Min Bldg Separation	10'
Max. Height:	32' (per zoning)
Typical Lot Size:	24' x 68', 20' x 68'

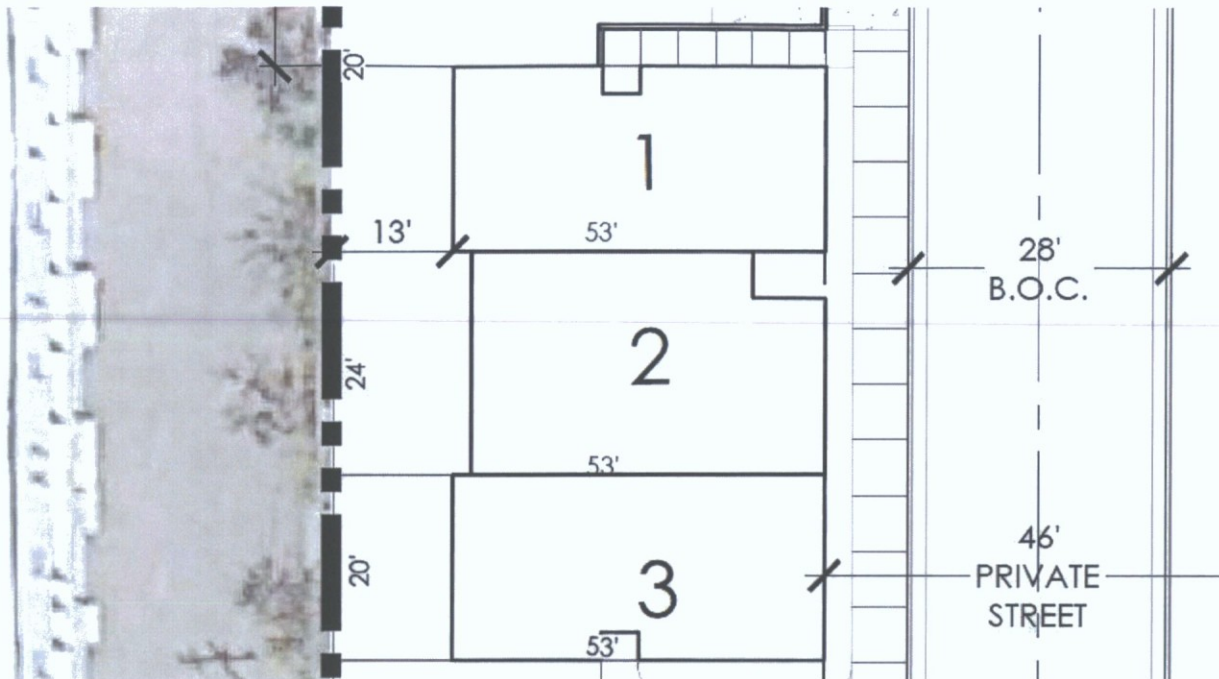


Figure 5: Typical Lot Configuration N.T.S.

Existing Conditions

This development proposal seeks to combine portions of eight small, fragmented parcels into one cohesive development. The proposed community transforms these currently vacant parcels into 18 new single family attached residences which will blend in with the character and typical density of already established residential uses within the existing neighborhood. The surrounding community consists of a diversified mix of uses and housing types. The proposed Gallery community will be situated adjacent to existing condominiums to the west and commercially zoned properties to the east and south. Additional commercial and residential uses exist to the north of Earll Drive. An attached single-family, higher-density community will integrate appropriately between these various uses. Adjacent land uses and zoning are as follows:

- North: Commercial Properties, C-3
- South: Auto Repair Facility, C-3
- East: Auto Repair, C-4
- West: Multi-Family Residential, R-5

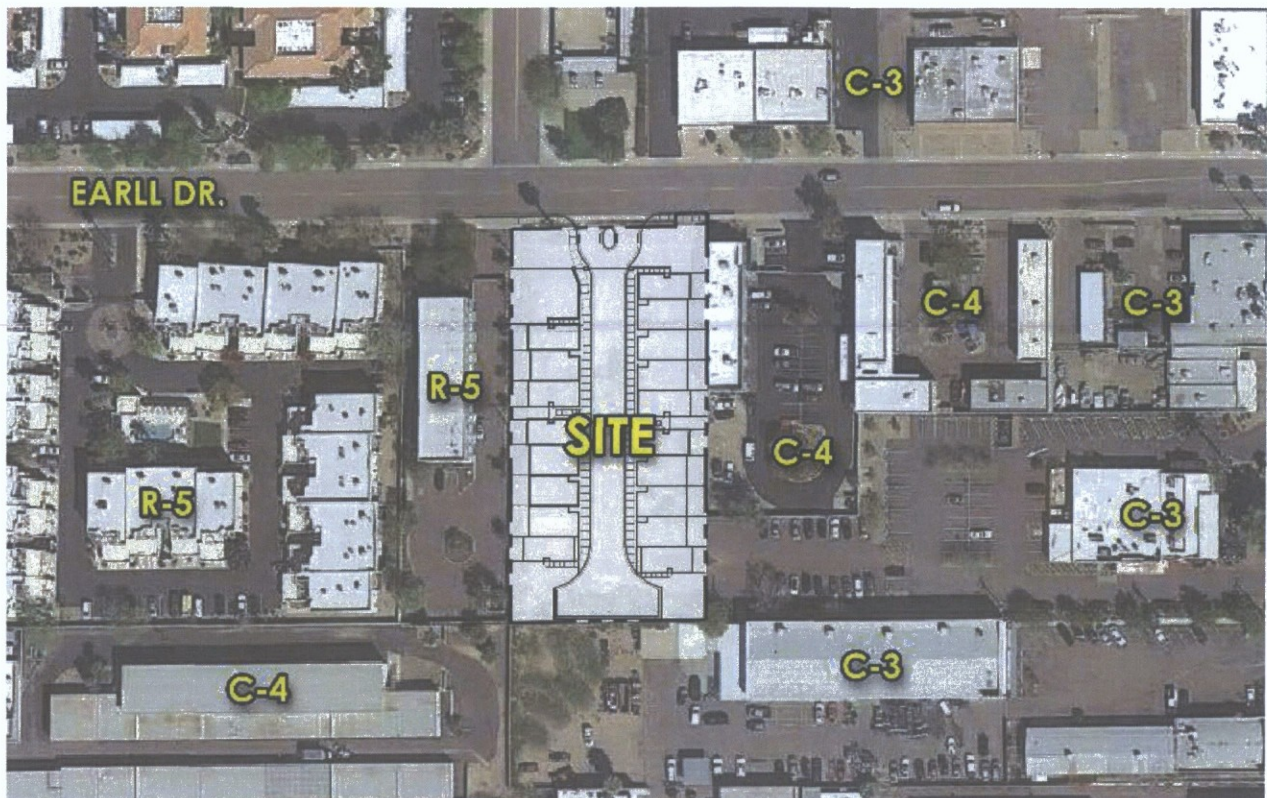


Figure 6: Context Map

Compatibility to Surrounding Area

The proposed plan features a compact townhome design. At 15 dwelling units/acre the project proposed at a density that is appropriate for the semi-urban context in which it is located. This density will lead to an increase in local consumers which will enhance support for local businesses along the Scottsdale Road Regional Corridor. While this density is not appropriate in all locations throughout Scottsdale, the proposed use is close to the downtown and Scottsdale Road where land use density and intensity can be supported by the public infrastructure. The applicant has some significant research and development to determine this high end ownership product is in fact both desired and lacking in this area.

The Minor General Plan Amendment submitted for this parcel seeks to change the subject site's land use designation from "Mixed Use Neighborhoods" to "Urban Neighborhoods". The designation of "Urban Neighborhoods" allows a lot configuration of more than 8 dwelling units per acre. It is generally located near retail centers, offices, or other compatible non-residential uses. Care has been taken to minimize impacts on

other residential and commercial areas and to provide adequate circulation as well as non-vehicular access to surrounding amenities.

The proposed community is consistent with the Character and Design Chapter of the Scottsdale General Plan. The plan establishes Scottsdale as a community which promotes high quality design that is above the norm in terms of aesthetic composition and sustainable durability. The project is located with the Urban Character Type and the Earll Drive frontage is designed to be consistent with the Urban Streetscape guidelines. With its high quality of design, architecture, and landscaping, the proposed community is a natural fit within the established Scottsdale community.

Targeted Date to Begin Construction

Upon completion of Pre-Plat, Final Plat and Improvement Plans: Estimated 12 months.

Summary of Project

The proposed plan is consistent with the proposed General Plan amendment to "Urban Neighborhoods", the proposed R-5 zoning designation, and the existing conditions within the surrounding neighborhood. The proposed project supports the City of Scottsdale's desire to create vital, viable, and desirable residential communities that are situated near employment, entertainment, shopping, and healthcare as this property is. The proposed site plan will respond appropriately to the current context by contributing an appropriately located, high quality residential community, the kind of community that benefits residents and community members alike.

Development Review Board Criteria

In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. **The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**

Response: The proposed 18-unit single-family attached development is in substantial conformance to the proposed "Urban Neighborhoods" land use designation. The Land Use Element describes this category as having densities greater than 8 dwelling units per acre and having close proximity to residential, commercial, retail, and entertainment uses. Urban Neighborhoods tend to be integrally embedded within the surrounding community and offer a variety of transportation options. Consistent with the goals of the amended Land Use Element, this use will support the Urban Neighborhood while promoting development patterns and standards that are consistent with the surrounding area's character.

2. **The architectural character, landscaping and Site design of the proposed development shall:**

- a. **Promote a desirable relationship of structures to one another, to open spaces and topography, both on the Site and in the surrounding neighborhood;**

Response: The proximity to the surrounding downtown core and public open spaces will reduce the reliance on automobiles. Located adjacent to the Scottsdale Regional Corridor, the site has access to major bus routes and to the Scottsdale Trolley. This site will feature appropriate pedestrian scale design features at ground level which will match the integrity of the existing community surrounding it.

- b. **Avoid excessive variety and monotonous repetition;**

Response: The surrounding area has a variety of uses from single family neighborhood to multi-family apartments, to retail, to commercial and entertainment. The contemporary architecture and conscientious landscaped setbacks will allow the project to integrate seamlessly with these varied uses. The project will feature two different product types to promote a varied, yet uniform feel throughout the community.

- c. **Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

Response: The architecture takes cues from a design that responds to the desert climate. Elements such as integrated window awnings and durable siding, and materials designed to hold up to the harsh sun all provide relief in hot summers. The integrated stoops and balconies take advantage of Arizona's climate to promote three-season outdoor living.

3. **Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**

Response: At this location Earll Drive is classified as a suburban local collector. The applicant is dedicating 10 additional feet of ROW along the subject property's north frontage to meet city DS&PM standards. Given the context and the surrounding amenities, the proposed development will help emphasize the pedestrian relationship between the surrounding land uses in an effort to reduce the demand, distance and frequency of automotive trips.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: All mechanical equipment, appurtenances, and utilities will be screened by both the landscaping and associated site walls and architectural design. Trash will be collected in a single dumpster discretely located at the south of the site.



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

This request concerns all property identified in the development application.

Pre-application No: 358 - PA - 2015

Project Name: GALLERY

Project Address: 3126 N 71ST ST

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: ALEX STEDMAN

Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

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

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input checked="" type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner:

Company: ~~BRADLEY LLC~~ Mockingbird Group, LLC

Address: 6632 N. 66TH PLACE, PARADISE VALLEY, AZ 85253

Phone: 480-390-8466 Fax: 480-607-9045

E-mail: WSLR@COX.NET

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 - 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Mockingbird Group, LLC Title: Manager

Signature: William S Lund Date: July 10, 2015

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

4-PP-2015
9/16/15



Preliminary Plat (PP)

Development Application Checklist

Subdivision, and Master Planned Property

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Preliminary Plat Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 10 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Preliminary Plat Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>2,724</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-708

4-PP-2015
9/16/15

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided))
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appeals of Required Dedications or Exactions (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Preliminary Plat Notification Affidavit (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. Request for Site Visits and/or Inspections Form (form provided)
		13. Addressing Requirements (form provided)
		14. Design Guidelines <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> <input checked="" type="checkbox"/> Design Standards and Policies Manual <input checked="" type="checkbox"/> MAG Supplements </div> <div> <input type="checkbox"/> Environmentally Sensitive Land Ordinance (see Zoning Ordinance) </div> </div> <ul style="list-style-type: none"> • The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design
		15. Neighborhood Notification Process Requirements: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Neighborhood Notification Report • Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum.
		16. Request for Neighborhood Group Contact Information (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (example provided) <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See the attached Photo Exhibit of Existing Conditions graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
		18. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archaeological Research - 1 copy

Planning and Development Services

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

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided. Short form)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	20. ESLO Wash Modifications Development Application (application provided) The ESLO Wash Modifications Development Application is to be submitted concurrently with this Preliminary Plat Application.
PART II -- REQUIRED PLANS & RELATED DATA		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		21. Plan & Report Requirements For Preliminary Plat Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	22. Application Narrative <ul style="list-style-type: none"> 8 ½" x 11" – <u>3</u> copies <ol style="list-style-type: none"> The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) The application narrative shall provide an explanation and justification for any proposed amended development standard(s) Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	23. Proposed Development Standards / Amended Development Standards (Example provided) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> 8 ½" x 11" – 2 copies (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	24. Proposed Covenants, Conditions, and Restrictions (CC&R'S) <ul style="list-style-type: none"> 8-1/2" x 11" – 1 copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	25. Proposed Development Agreement (shared facilities, etc.) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> 8-1/2" x 11" – 1 copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	26. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> 24" x 36" – 2 color copies, folded 11" x 17" – 1 color copy 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p><u> X </u> 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>

Planning and Development Services

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

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	27. Preliminary Plat <ul style="list-style-type: none"> 24" x 36" – 11 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF ^{PDF} format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	28. Site Plan <ul style="list-style-type: none"> 24" x 36" – 12 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF ^{PDF} format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	29. Open Space Plan (Site Plan Worksheet) (Example Provided) <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital – 1 copy (Text and drawing shall be black and white, and in the DWF ^{PDF} format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	30. Site Cross Sections <ul style="list-style-type: none"> 24" x 36" 1 – copy, folded 11" x 17" 1 – copy, folded
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	31. Construction Envelope Plan (ESL Areas) <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	32. Natural Area Open Space Plan (ESL Areas) <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	33. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> 24" x 36" 1 – copy, folded
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	34. Paving Plan <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

Planning and Development Services

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

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	35. Landscape Plan <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital – 1 copy (Text and drawing shall be black and white, and in the PDF PDF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	36. Hardscape Plan <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded of black and white line drawings (a grayscale copy of the color Landscape Plan will not be accept.) 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	37. Parking Plan <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	38. Parking Master Plan See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits. <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	39. Pedestrian and Vehicular Circulation <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	40. Bikeways & Trails Plan <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	41. Wall Elevations and Details and/or Entry Feature Elevations and Details <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	42. Community Features (mail kiosk, private street signs, etc) Elevations and Details <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	43. Exterior Lighting Site Plan (Including exterior building mounted fixtures) <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)

Planning and Development Services

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

Preliminary Plat Application Checklist

		<ul style="list-style-type: none"> 8 1/2" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	44. Exterior Lighting Photometric Analysis <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	45. Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 1/2" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	46. Conceptive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 1/2" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	47. Drainage Report (information provided) See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	48. Master Drainage Plan See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	49. Preliminary Basis of Design Report for Water and Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	50. Preliminary Basis of Design Report for Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets

Planning and Development Services

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

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	51. Water Sampling Station <ul style="list-style-type: none"> Show location of sample stations on the preliminary plat. Fax 8 1/2" x 11" copy of the preliminary plat with sampling stations to the Water Quality Division. Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	52. Water Of Approval For Fountains Or Water Features from the Water Conservation Office Please contact Elisa Klien at 480-312-5670 <ul style="list-style-type: none"> 1 copy of the approval from the Water Conservation Office
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	53. Expansion of Participation for Water and Wastewater (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	54. Transportation Impact & Mitigation Analysis (TIMA) (information provided) Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	55. Native Plant Submittal: (information provided) <ul style="list-style-type: none"> 24" x 36" 1 – copy, folded. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development) <ul style="list-style-type: none"> See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	56. Revegetation Site Plan, including Methodology and Techniques <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	57. Landform Types Maps <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded

Planning and Development Services

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

Preliminary Plat Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	58. Cuts and Fills Site Plan <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	59. Cuts and Fills Site Cross Sections <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	60. Composite Factors Map <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	61. Unstable Slopes / Boulders Rolling Map <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	62. Bedrock & Soils Map <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	63. Conservation Area, Scenic Corridor, Vista Corridor Plan <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	64. Other: <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <div style="margin-left: 20px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) </div>

PART III – SAMPLES & MODELS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
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7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	65. Paint Color Drawdowns <ul style="list-style-type: none"> 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.
<input type="checkbox"/>	<input type="checkbox"/>	66. Other: <hr/> <hr/> <hr/> <hr/>

PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	67. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>350</u> -PA- <u>2015</u>.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	68. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	69. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	70. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.

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

Preliminary Plat Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>71. Other:</p>
<input checked="" type="checkbox"/>		<p>72. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>BRAID LARR</u> Phone Number: <u>980.312.7713</u></p> <p>Coordinator email: <u>bcarre.scott@state.tx.gov</u> Date: <u>9-4-2015</u></p> <p>Coordinator Signature: <u>[Signature]</u></p>

Preliminary Plat Application Checklist

If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application need a: ☒ New Project Number, or

☐ A New Phase to an old Project Number: _____

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning, Neighborhood and Transportation Division

One Stop Shop

Planning, Neighborhood & Transportation Administrator

7447 E. Indian School Rd, Suite 105

Scottsdale, AZ 85251

Phone: (480) 312-7000

Planning and Development Services

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



Development Applications Process

Enhanced Application Review

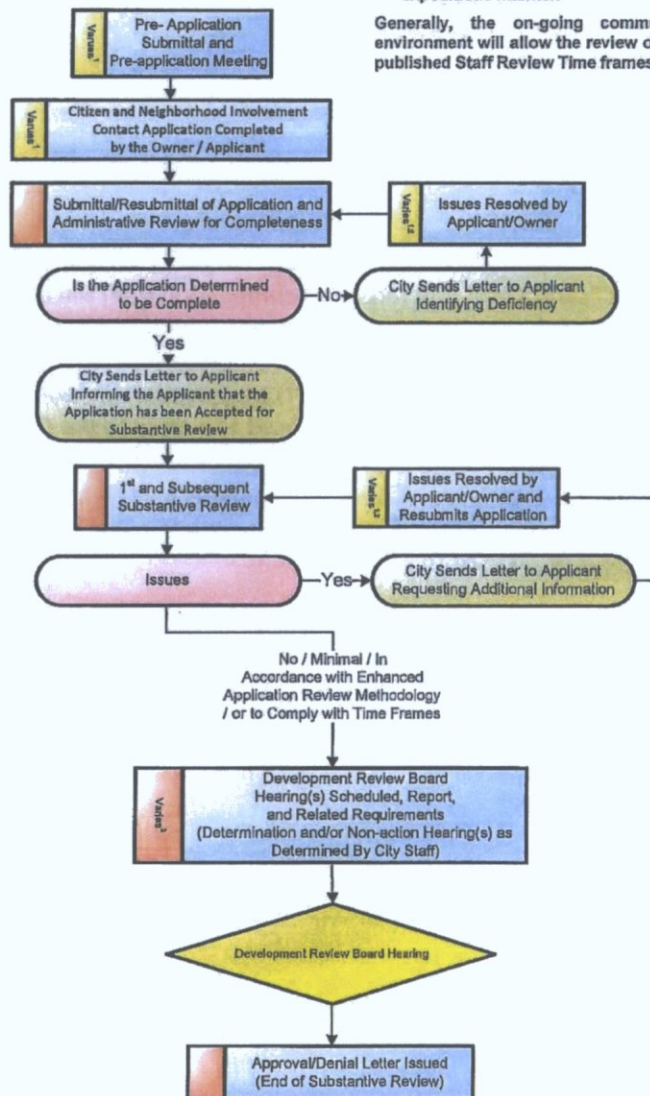
Development Review (DR and PP)

Enhanced Application Review Methodology

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

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

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



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a 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 50 percent

Time Line

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

Planning and Development Services

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Development Applications Process

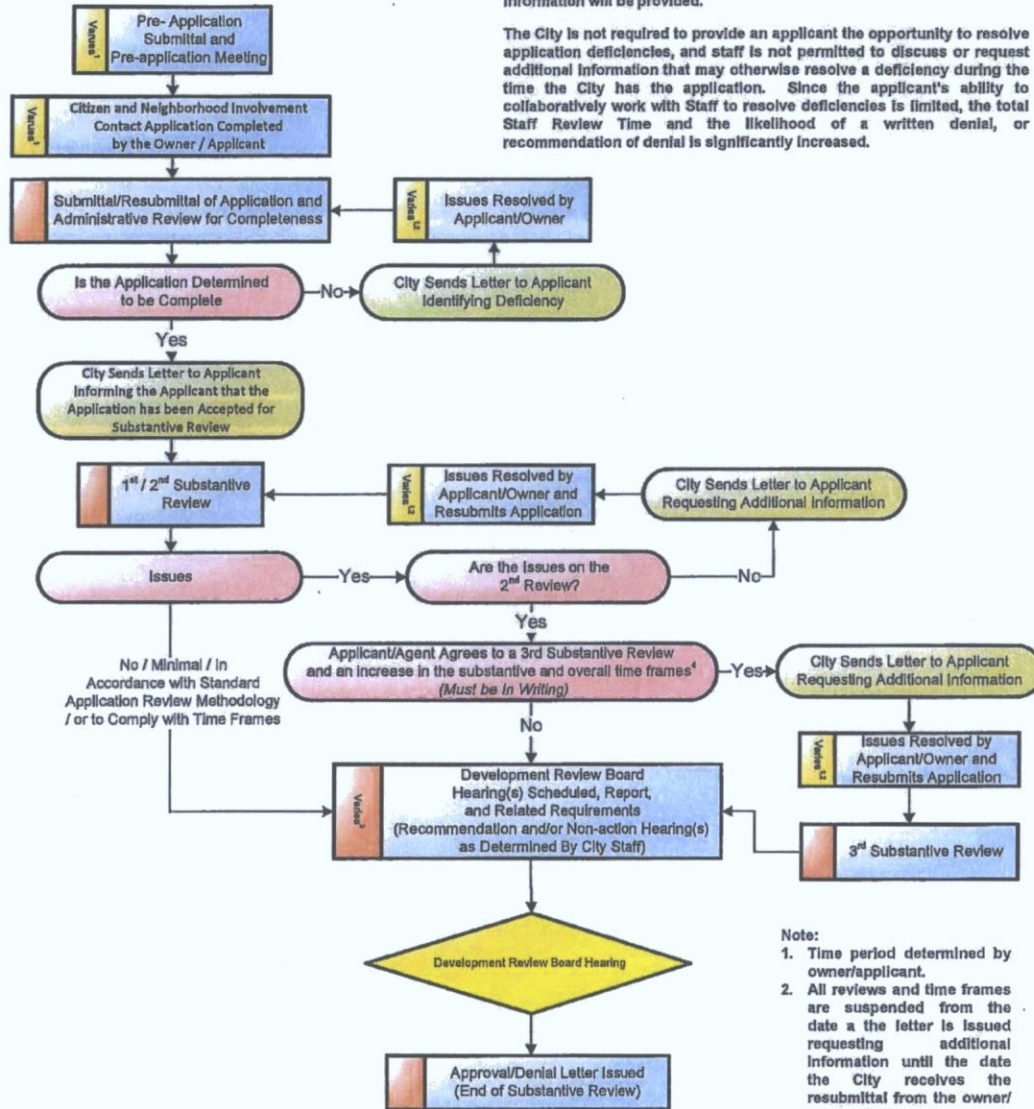
Standard Application Review

Development Review (DR and PP)

Standard Application Review Methodology:

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

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



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a 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 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
16 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4}	Time Frames Vary ³	Letter Issued



City of Scottsdale Cash Transmittal

103254

103254
1 00820115
9/16/2015 PLP LSTDP
JOC:AZ HP600G1094
9/16/2015 10:56 AM
\$2,724.00

Received From :

LVA URBAN DESIGN STUDIO LLC
120 S ASH AVE
TEMPE, AZ 85281
480-994-0994

Bill To :

LVA URBAN DESIGN STUDIO LLC
120 S ASH AVE
TEMPE, AZ 85281
480-994-0994

Reference #	358-PA-2015	Issued Date	9/16/2015		
Address	3114 N 71ST ST	Paid Date	9/16/2015		
Subdivision	OLENE PLACE	Payment Type	CHECK		
Marketing Name		Lot Number	3		
MCR	048-05	County	No		
APN	130-17-010A	Gross Lot Area	0		
Owner Information		NAOS Lot Area	0		
Bralu, LLC		Net Lot Area			
8501 N SCOTTSDALE RD		Number of Units	1		
SCOTTSDALE, AZ 85253		Density			
480-607-3442		Water Zone			
		Water Type			
		Sewer Type			
		Meter Size			
		QS	15-44		
Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$2,724.00	100-21300-44221

SIGNED BY ALEX STEDMAN ON 9/16/2015

Total Amount

\$2,724.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 103254