

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

GPA / Zoning / CUP Project Narrative

Desert Mountain Parcel 19 279-PA-2016



Source: desertmountain.com

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DM 19 LLC

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DM 19 - GPA, ZN & CUP

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I. Purpose of Request

This request is for a major General Plan Amendment (“GPA”) from the Employment, Commercial, Office, Developed Open Space and Rural Neighborhoods land use categories to the Suburban Neighborhoods (approximately 55.5+/- acres) and Developed Open Space/Golf “G” (approximately 36.2+/- acres) land use categories on a property located north of the northeast corner of Pima Road and Cave Creek Road known as Desert Mountain Parcel 19 (the “Property”) on approximately 91.7+/- acres in Scottsdale, which was filed prior to the annual major GPA deadline of May 20th (case# 5-GP-2016).

The proposed rezoning request is from I-1 ESL (HD) / Industrial Park – Environmentally Sensitive Lands (Hillside District), C-2 ESL (HD) / Central Business – Environmentally Sensitive Lands (Hillside District), C-0 ESL (HD) / Commercial Office – Environmentally Sensitive Lands (Hillside District), R1-7 ESL (HD) / Single Family Residential, 7,000 s.f. per lot – Environmentally Sensitive Lands (Hillside District), R1-35 ESL (HD) / Single Family Residential 35,000 s.f. per lot – Environmentally Sensitive Lands (HD)* to O-S ESL/ Open Space - Environmentally Sensitive Lands and R-4 ESL / Townhouse Residential – Environmentally Sensitive Lands.

Additionally, a Conditional Use Permit (“CUP”) application is included for the golf course and associated clubhouse and golf facilities. For clarity purposes this Project Narrative includes the GPA discussion along with the proposed rezoning and CUP request.

Context Aerial



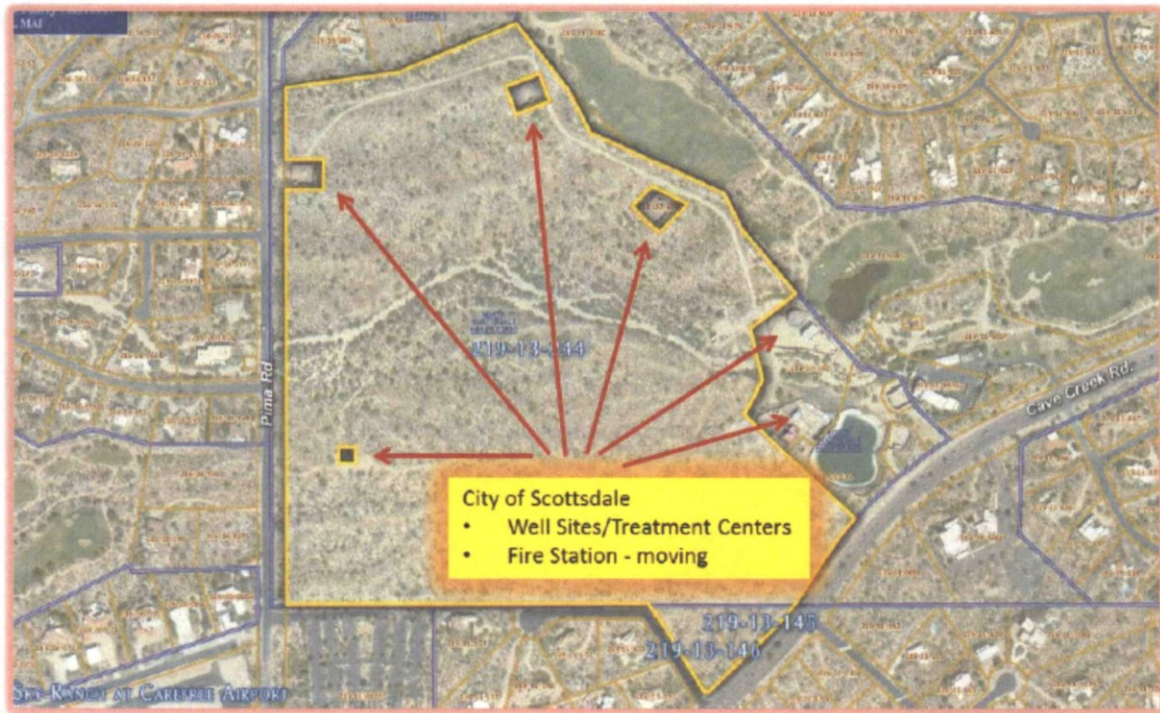
*Current zoning for Desert Mountain Parcel 19 was adopted pursuant to case 85-ZN-1986#4 Ordinance No. 3902 on July 6, 2010 by the City Council.

M3 Companies (“M3”) will be developing Parcel 19. Shared values, unique perspectives, and a love of designing great communities are M3’s core values. For over two decades M3, an Arizona based company, has built its solid name in real estate development throughout the Western U.S. with upscale master plan communities such as Wickenburg Ranch in Wickenburg, AZ, Sandstone American Ranch in Larkspur, CO, Spring Valley in Eagle, ID, Prescott American Ranch and Prescott Lakes in Prescott, AZ.

M3 is proposing to create an exclusive single family residential community consisting of 190 dwelling units, with amended development standards, compatible with the established character and context of the Desert Mountain master plan community as well as the surrounding mix of residential densities and uses in the surrounding area (overall density of 2.04 du/ac). Additionally they plan to construct an 18-hole short game golf course (par-3) with a clubhouse and accessory facilities on 36.2+/- of the 91.7+/- acres (to be owned and operated by Desert Mountain).

This request also includes the four existing City of Scottsdale (“City”) recharge well sites located within Parcel 19, which will be consolidated and relocated working together with the City to provide a more efficient solution for water recharge.

Well Sites



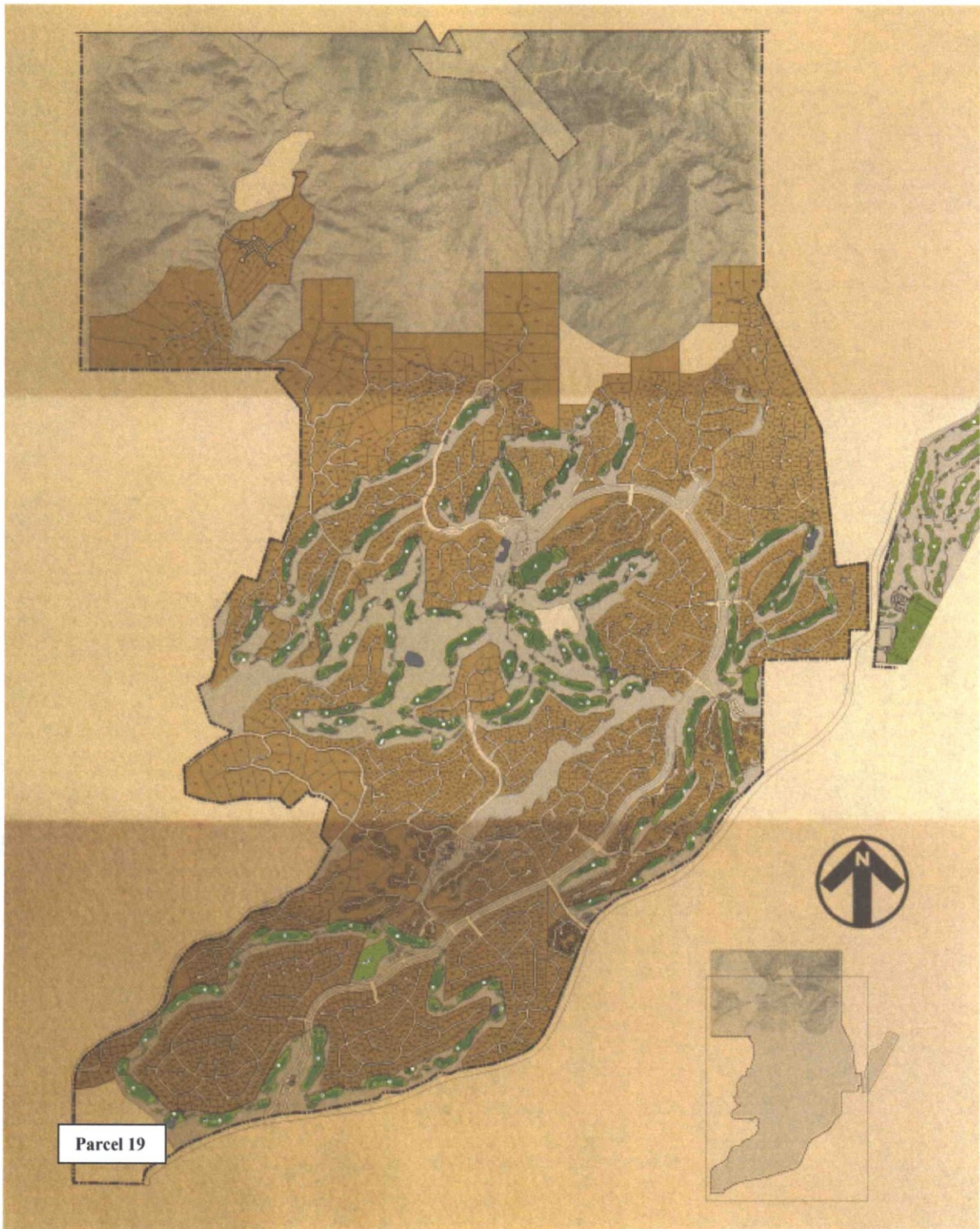
II. History/Surrounding Context

The Property is surrounded by R1-7 ESL single family residential to the north, O-S ESL, Desert Mountain golf course and Scottsdale Fire Station to the east (soon to be relocated), Our Lady of Joy Catholic Church and Rural-43 single family residential to the south, and the Carefree Sky Ranch Airport and R1-35 single family residential to the west in the Town of Carefree.

Desert Mountain is an 8000+/- acre master planned community with a range of residential densities including R-4R, R1-7, R1-10, R1-18 and R1-35 zoning totally approximately 2,436 homes. The Desert Mountain HOA recently voted to support (87% in favor) the request for R-4 ESL and O-S ESL zoning to allow residential and golf course development on the Property.

For the past 28 years, Desert Mountain has earned numerous awards of excellence in the areas of golf, clubhouse and residential design and conservation of its pristine natural desert setting. M3 intends to build upon the exemplary reputation of Desert Mountain with the development of Parcel 19 as an upscale high desert residential and golf community.

Existing Desert Mountain Master Plan



Source: desertmountain.com

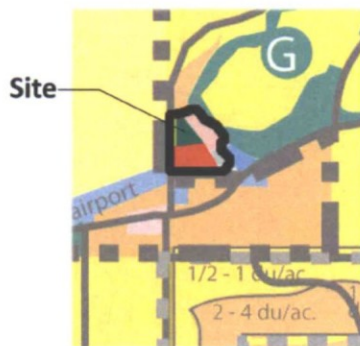
III. General Plan Amendment Overview

This request is for a major GPA from Employment, Commercial, Office, Developed Open Space and Rural Neighborhoods to Suburban Neighborhoods and Developed Open Space/Golf on 91.7+/- gross acres. The requested GPA is deemed “major” because the land use category change from the existing collection of land use categories to Suburban Neighborhoods and Developed Open Space/Golf does change the land use group classification to “Group B” as designated in the General Plan. Additionally, the request, 91.7+/- acres, is above the 15 acre threshold associated with major GPAs. This request is however, a decrease in land use intensity on the Property by removing the Employment, Commercial and Office land use designations and replacing them with a much lower intensity residential and golf land uses.

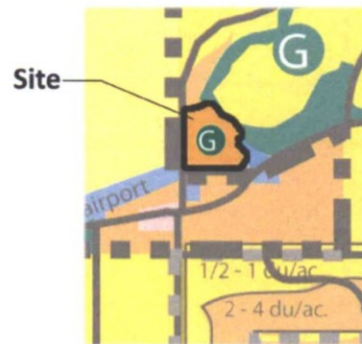
The Suburban Neighborhoods land use category supports a range of residential density from more than one (1) dwelling unit/acre up to eight (8) dwelling units/acre. The proposed development plan at approximately 2 dwelling units/acre overall and 3.4 du/ac on the R-4 property will conform to the lower end of the density range identified in the Suburban Neighborhoods category.

The Developed Open Space land use includes both public or private recreation areas, such as golf courses and city parks. Some developed open space may also be used as drainage facilities for flood control. Developed open spaces provide amenities for both residents and visitors and their design should integrate with adjacent neighborhoods.

General Plan Exiting & Proposed



Existing General Plan Land Use



**Proposed General Plan Land Use
Suburban Neighborhood
with Golf Course**

Conceptual Land Use Map



Conceptual Land Use Map



The Guiding Principles of the General Plan

A collection of “goals and approaches” intended to integrate the “Guiding Principles” into the planning process, determine if the City’s Guiding Principles are being achieved in the context of general land use planning. These six principles, goals and approaches are however not static or inflexible and the General Plan clearly recognizes that, “The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and direction change.” It is with this inherent flexibility in mind that the proposed GPA meets and exceeds the goals and vision established in the General Plan by conforming to the guiding principles, goals and approaches as described in this Application.

Scottsdale’s character based general planning includes three distinct, interrelated levels. Level 1 includes Citywide planning; Level 2 is character area planning and Level 3 is neighborhood planning. Five (5) “Planning Zones” are identified in the City’s Level 1-Citywide Planning. The Property is located in the City’s Planning Zone “E”, which is the northernmost zone and includes a variety of master planned communities such as Terravita, Whisper Rock, the Boulders, DC Ranch and Desert Mountain and also includes several thousand acres of State Trust Lands.

Level 2 general planning is character area planning. Character Plans are developed by the City over a period of time and speak specifically to the goals and special attributes of an identifiable and functional area such as land use, infrastructure, architecture and transitions. The Property is not part of an adopted Character Area Plan.

Level 3 general planning includes neighborhood planning intended to identify and implement efforts to improve specific neighborhoods within the City. There is no neighborhood plan for this Property.

This request is for a major GPA to the land use category and map contained in the Land Use element of the General Plan. As previously stated, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

1. Value Scottsdale’s Unique Lifestyle & Character
2. Support Economic Vitality
3. Enhance Neighborhoods
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation

Further, there are twelve "Elements" or sections of the General Plan containing the city's policies on the following sub-categories: 1) character and design, 2) land use, 3) economic vitality, 4) community involvement, 5) housing, 6) neighborhoods, 7) open space and recreation, 8) preservation and environmental planning, 9) cost of development, 10) growth areas, 11) public services and facilities and 12) community mobility. These Elements further breakdown the goals and approaches established in each chapter. Following this section is a description of how this Application and corresponding development of the Property satisfies and is emblematic of the Guiding Principles found within the City's General Plan.



Source: desertmountain.com

A. Guiding Principle: Character & Lifestyle

The Character and Lifestyle Guiding Principle contains two elements, the Character and Design Element and the Land Use Element.

i. Character and Design Element

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites and structures and the surrounding neighborhood context.

“Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

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

Response: The proposed lot layout is respectful of the natural wash corridors and mature vegetation. Building design will consider the distinctive qualities and character of the surrounding Desert Mountain and Carefree context and incorporate those qualities in its design.

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

Response: There is one significant wash corridor (approximately 1150 cfs) that traverses the Property, and as such, the goal will be to maintain and improve the majority this vista corridor, which will be integrated into the golf course design and subdivision layout. Preservation of this vista corridor will comply with ESLO guidelines.

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

Response: The Property, at the southern tip of the Desert Mountain master plan, has relatively gentle terrain, with one primary wash corridor that traverse the site east-west. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land.

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

Response: The developer proposes to maintain Natural Area Open Space in conformance with ESLO requirements as well as dedicating a 100' wide average Scenic Corridor along Cave Creek Road. M3 intends to utilize the existing Desert Mountain master NAOS bank to satisfy the overall NAOS requirement for Parcel 19.

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

Response: Streetscapes will provide continuity through use of cohesive desert landscaping.

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

Response: Desert Mountain has a 15-mile trail system that weaves throughout the lush high desert setting. This area allows for alternate mobility options for pedestrians, equestrians, and bicycles within the existing trail network.

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

Response: The developer intends to provide quality common open space areas within the development and clubhouse area for the enjoyment of the future residents and golfers. The golf course will provide cart path access to the existing Desert Mountain community.

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

Response: Homes will be limited to a maximum 30' in height per Desert Mountain restrictions (R-4 zoning allows up to 30') as opposed to the current entitlements which allow up to 52' in height in the Industrial (I-1) district.

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

Response: Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

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

Response: Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, will be utilized where feasible.

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

Response: The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement in conformance with the Desert Mountain plant palette and the City's ESLO standards.

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

Response: The community will consist of predominately low-water use desert appropriate plant material and preservation of native plant materials. Additionally, the

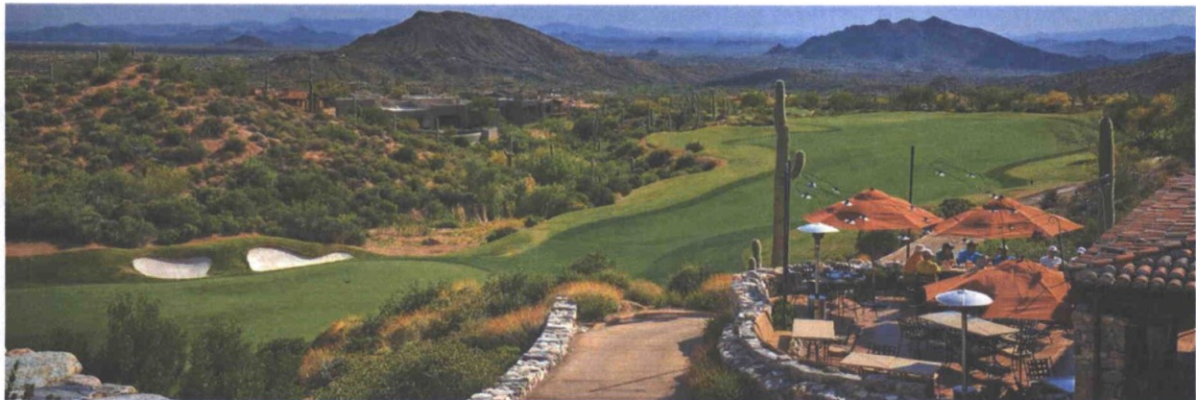
proposed development will result in an approximately 70% (+/-) reduction in potable water consumption compared to currently approved zoning for the 91.7+/- acre site.

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

Response: Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy not to mention the significant reduction in proposed lighting as compared to what the existing land use entitlements would generate. The selected lighting standards will be low-scale in terms of height similar to the lighting standards found in Desert Mountain.

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

Response: Community signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.



Source: desertmountain.com

In addition to the character and design factors discussed above, this major General Plan Amendment request is consistent with the following goals and approaches contained within the Character and Design Element:

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Goal 1: Determine the appropriateness of all development in terms of community goals surrounding area character and the specific context of the surrounding neighborhood.

Bullet 1: Respond to regional and citywide contexts with new and revitalized development in terms of:

-Scottsdale as a southwestern desert community

-Relationships to surrounding land forms, land uses, and transportation corridors.

-Consistently high community quality expectations.

-Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.

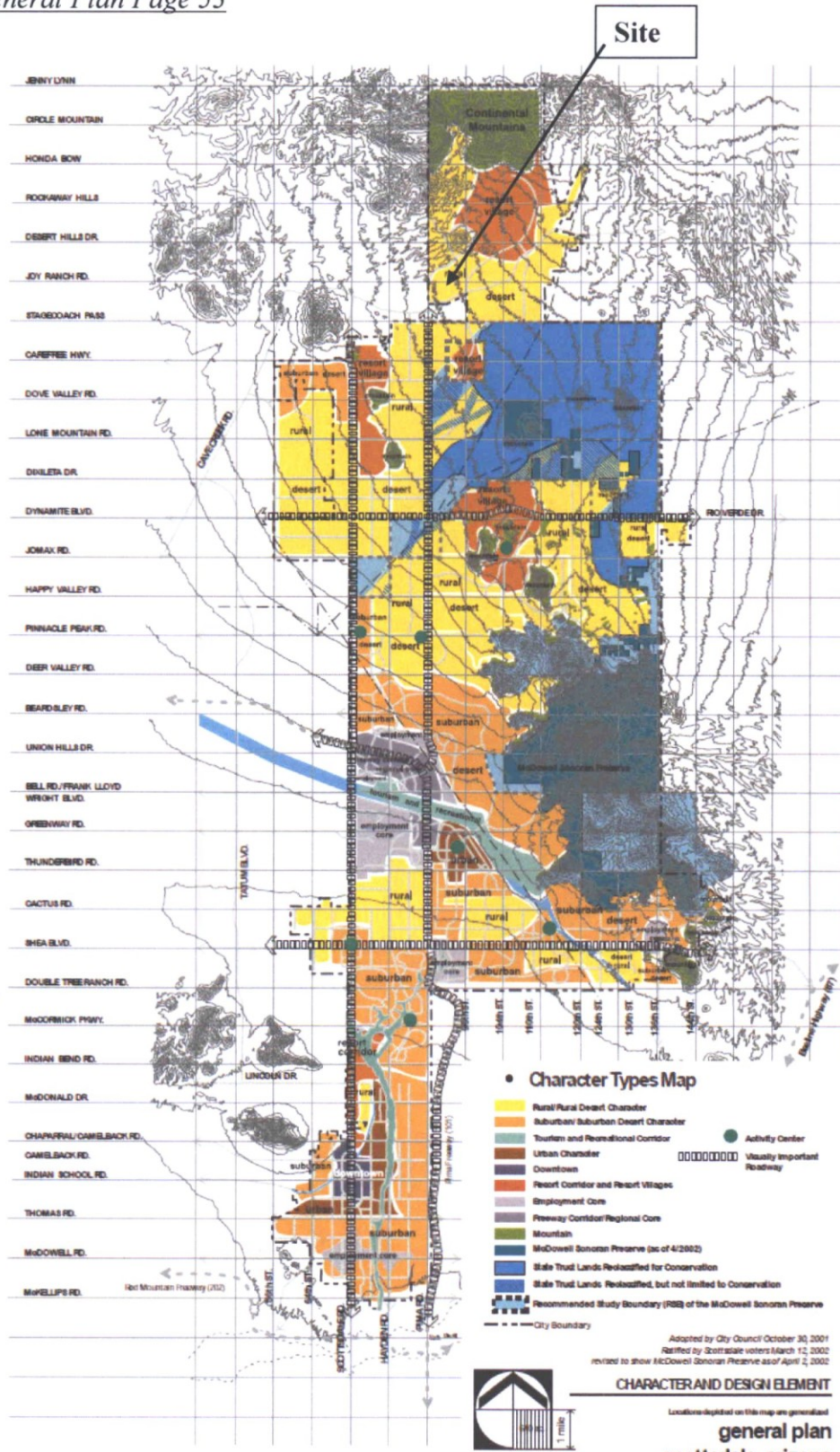
Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

Bullet 3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

Bullet 4: Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location (ie: Rural Desert Character Type)

Response: The Character Types Map of the General Plan designates the Property as a "Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed residential community is a lower density residential neighborhood (2.04 dwelling units/acre) as compared to the current land use designations of Employment/Industrial, Commercial and Office. The proposed golf course has been designed with a context appropriate development pattern and together with the natural open space will constitute approximately 50% of the site.

Character Areas are sets of neighborhoods that share the same overall character type and often have other unifying elements that distinguish the area. The subject Property is not part of an adopted Character Plan.



Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique Southwestern desert community.

Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The design envisioned for the Property will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. It will help sustain our community and quality of life and represent the desert character and design quality typically associated with north Scottsdale significantly more than the currently entitled Employment/Industrial, Commercial and Office land uses.

The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding Desert Mountain master planned community. See responses to Scottsdale's Sensitive Design Principles above.

Goal 4: Encourage "streetscapes" for major roadways that promote the City's visual quality and character and blend into the character of the surrounding area.

Bullet 5: Ensure compatibility with natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.

Bullet 9: Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for larger landscaped areas that can minimize the impact of highly traveled roads and adjacent neighborhoods.

Response: The General Plan Streetscapes Map designates "Natural Streetscapes" adjacent to the Property. A Scenic Corridor is designated on both Cave Creek Road and Pima Road per the 2001 General Plan. A 100' average Scenic Corridor will be provided along Cave Creek Road with the development of this Property. However, there is no Scenic Corridor proposed along Pima Road with this application because it does not connect to the north or south (non-continuous) and Pima Road is not a visually significant road north of Cave Creek Road. Alternatively, the development will provide additional open space well beyond the base requirements, with approximately 50% of the site

designated as natural and recreational open space including open space expanses along Pima Road.

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.

Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.

Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.

Bullet 6: Encourage the retention of mature landscape plan materials.

Response: The development proposal promotes a rich desert landscape palette (and preservation of mature native vegetation) as part of the overall site plan design to enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architecture as well as distinctive landscaping. The vision for the Property is a contemporary Southwestern residential community nestled in a desert setting that celebrates the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed.

Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.

Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

Bullet 3: Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

Response: Lighting will be compatible with the existing surrounding residential development and will be designed in manner to minimize glare and lighting intrusion into adjacent residential properties and promote “dark skies” in keeping with the City’s policies. Unique lighting standards will be selected to coincide with the high quality design of the overall project and will be low-scale in terms of height similar to the adjacent Desert Mountain community as compared to the type/amount of lighting that would be proposed for the existing land use categories (Employment/Industrial, Commercial and Office).

ii. Land Use Element

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other visually, aesthetically, socially, and economically, and to avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community.

Per the General Plan, “Neighborhoods” focus on a range of mostly residential classifications and land uses designated to accommodate a mix of densities for a variety of neighborhoods and other uses that support residential land uses. Suburban Neighborhoods “include medium to small-lot single family neighborhoods or subdivisions.” This land use category supports densities between 1-8 dwelling units/acre and the site is surrounded by Suburban Neighborhoods with comparable densities. Thus, the proposal to modify the land use designation to Suburban Neighborhoods and Developed Open Space to accommodate a residential subdivision at 2.04 dwelling units/acre and golf course is inherently supported by the existing, surrounding development

This General Plan Amendment is consistent with the following goals and approaches contained within the Land Use Element:

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Goal 3: Encourage the transition of land uses for more intense, regional and Citywide activity areas to less intense activity areas within local neighborhoods.

Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

Response: The location of the Property and the neighborhood sensitive development goals proposed for this community contribute towards an appropriate transition with respect to development pattern, intensity and character. In fact, the proposed use is a considerably better transition than the existing land use designations (Employment/Industrial, Commercial and Office), which are not as compatible with the character of the low density residential area.

The surrounding mix of existing land uses in the immediate area include the Desert Mountain master plan (north and northwest) with a range of residential densities including R-4R, R1-7, R1-10, R1-18 and R1-35. Desert Mountain is an 8,000 acre master community with approximately 2,436 planned homes and six Jack Nicklaus signature golf courses with varying skill levels. It was originally planned and approved for 4,500 residential and hotel/resort units. The Property is immediately surrounded by R1-7 ESL single family residential to the north, O-S ESL, Desert Mountain golf course and Scottsdale Fire Station to the east (soon to be relocated), Our Lady of Joy Catholic

Church and R-43 single family residential to the south, and the Carefree Sky ranch Airport and R1-35 single family residential to the west in the Town of Carefree.

Goal 4: Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Response: The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a Citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood. The proposed residential and golf community will provide a wider array of housing options for the residents of north Scottsdale in a unique desert setting and the new golf course will provide an 18-hole short game course that can be enjoyed by all skill levels while providing abundant open space and preserving view corridors.

Goal 5: Developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

Bullet 7: Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways.

Response: A rich mix of lifestyles that enhance the values that make each place unique is a core Scottsdale value. As such, the proposed development plan provides an environmentally sensitive residential and golf opportunity for residents of Scottsdale who chose to purchase a home in this Desert Mountain community.

Goal 7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.

Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

Response: As with all of M3's developments, the site plan for Parcel 19 has been designed with careful consideration to the natural terrain/washes, native vegetation and vista corridors as well as the existing built environment of single family residential and nearby Sky Ranch Airport. The home sites have been masterfully integrated with the proposed golf amenity and refinement of the design will continue to develop through the zoning and subsequent Development Review Board process with the City.

Goal 8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforced an area's character.

Response: The existing 8000+/- acre Desert Mountain master plan, which was approved in 1987, consists of approximately 2,436 planned homes and six golf courses with clubhouses and associated amenities (restaurants, tennis, fitness, spa) The property is surrounded by R1-7 ESL single family residential to the north, O-S ESL, Desert Mountain golf course and Scottsdale Fire Station to the east (soon to be relocated), Our Lady of Joy Catholic Church and R-43 single family residential to the south, and the Carefree Sky ranch Airport and R1-35 single family residential to the west in the Town of Carefree.

The Desert Mountain HOA recently voted to support (87% in favor) this request for a GPA and rezoning to R-4 ESL and O-S ESL to allow residential and golf course development on the Property finding it to be compatible and in character with the existing surrounding development and high desert lifestyle.

B. Guiding Principle: Economic Vitality

i. Economic Vitality Element

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in other elements of the General Plan (Housing and Neighborhoods), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall of sustainability of Scottsdale's community is summarized in the following section.

A market analysis is being prepared by Elliott Pollack, demonstrating that the proposed additional homes and golf course use is a positive change vs. the current General Plan categories of Employment/Industrial, Commercial and Office. Development of these parcels under the current land use entitlements cannot be supported by lower density residential build-out of area (approximately 2,436 units) as compared to what was initially planned in the 1980's with the original Desert Mountain master plan (approximately 4,500 units). A copy of this market analysis will be provided to City Staff upon completion.

C. Guiding Principle: Neighborhoods

i. Community Involvement Element

Public participation is a key component to the successful planning of new development within a community. Citizens and business owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development whether it be a GPA, Rezoning, or Conditional Use Permit. The development team began early outreach efforts in late 2015 with Desert Mountain and in early 2016 with the surrounding property owners, the Town of Carefree and other stakeholders. These outreach efforts and dialogue with the community will continue throughout the public process.

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Goal 1: Seek early and ongoing involvement in project/policy-making discussions.

Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.

Response: As mentioned above, outreach began early and has been ongoing (and will continue to be ongoing) throughout this entitlement process with the City. In addition to several meetings with the Desert Mountain HOA Board and Velvet Shadows/Carefree Shadows HOA Board, a neighborhood meeting was held on May 4th at Christ the Lord Lutheran Church on Cave Creek Road. The site was posted and a mailing was sent to all property owners within 750' of the Property as well as interested parties. A complete Citizen Outreach Report is provided with the application.

ii. Housing Element

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states "Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

This General Plan Amendment is consistent with the following goals and approaches contained within the Housing Element:

Goal 2: *Seek a variety of housing options that blend with the character of the surrounding community.*

Bullet 1: Maintain Scottsdale's quality-driven development review standards for new housing development.

Response: The R-4 housing proposed for Desert Mountain Parcel 19 will be single family for-sale homes with an estimated selling price of \$900,000-\$2.5 million. This development will uphold Desert Mountain's quality standards and complement the existing upscale lifestyle and character established throughout the Desert Mountain master plan while providing a more maintenance free lifestyle. Architectural themes and design elements are in the early conceptual stage, but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees. The development team is also formulating a set of design guidelines to further uphold the established Desert Mountain character.

iii. Neighborhood Element

The Neighborhood section of the General Plan focuses on Scottsdale's vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City.

The term "neighborhood" is best characterized as a diverse mix of use typically consisting of retail, office and residential development. Given the specific physical location of the Property, the proposed Suburban Neighborhoods land use designation is appropriate in the context of the General Plan's Guiding Principle for sustainable neighborhoods.

The Neighborhood's Guiding Principle of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic base.

This General Plan Amendment is consistent with the following goals and approaches contained within the Neighborhood Element:

Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.

Bullet 1: Provide neighborhood recreation facilities and parks.

Response: The proposed residential and golf community will provide a wider array of housing options for the residents of north Scottsdale in a unique desert setting and the new golf course will provide an 18-hole short game course that can be enjoyed by all skill levels while providing abundant open space, preserving view corridors and promoting high desert living.

D. Guiding Principle: Open Space

i. Open Space and Recreation Element

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes.

The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the Scenic Corridors, natural and urban open spaces and recreational opportunities. A well managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors, such as the Scenic Corridor adjacent to the Property (Cave Creek Road) and vista/open space corridors through the site, provides continuous visual linkages within and between local neighborhoods reinforcing the regional open space network.

This General Plan Amendment is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

Goal 1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.

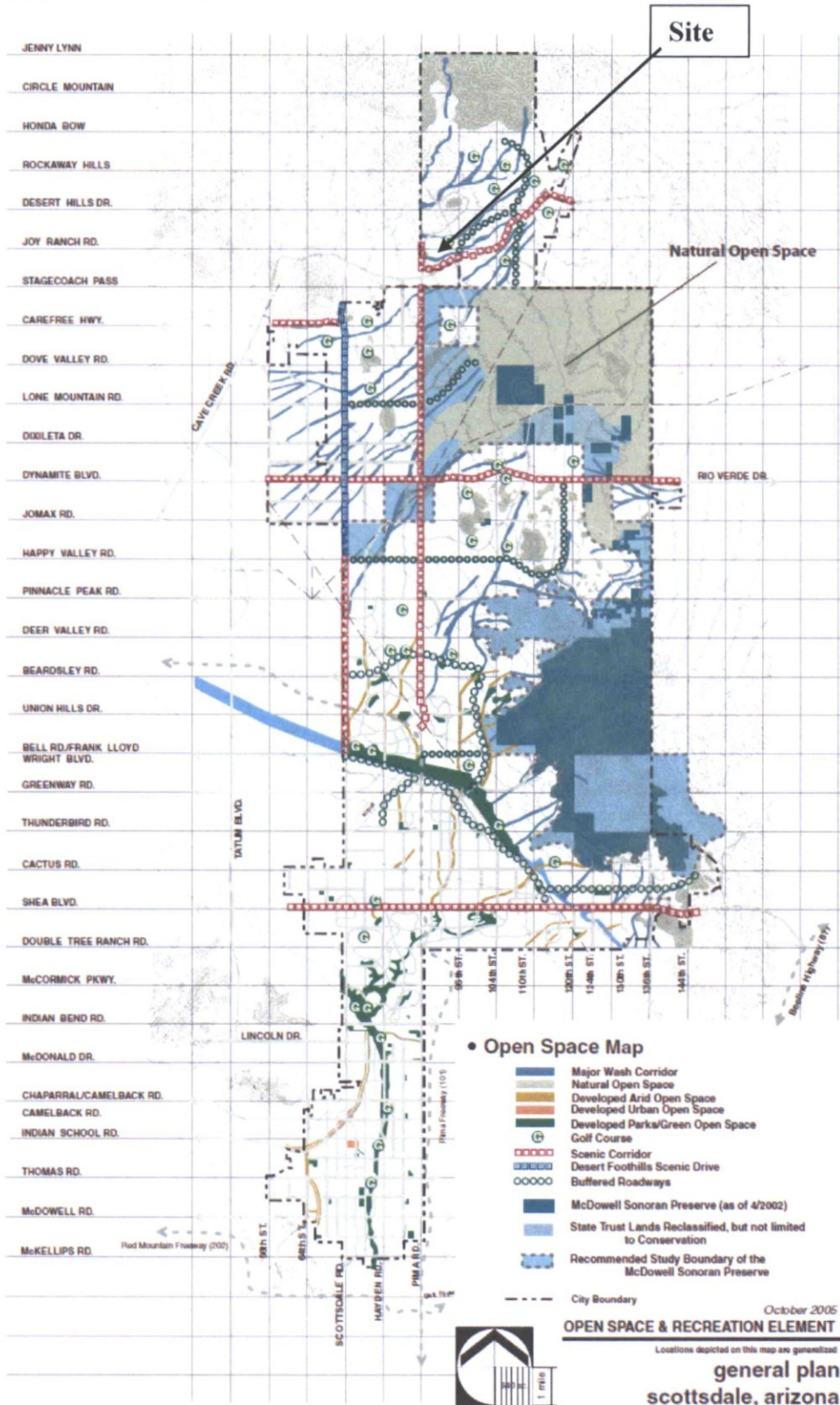
Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.

Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.

Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.

Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited, and respond to local conditions in landscape designs.

Response: The proposed development provides opportunities for passive and active outdoor recreational activities through both the preservation of NAOS and a new golf course amenity. The golf course and clubhouse area will be approximately 36.2+/- acres and overall there will be approximately 50% of open space provided on the Property and integrated into the residential community. This large amount of open space will have the additional benefit of preserving scenic views and mountain vistas that are well known to the Desert Mountain community. Additionally, as with the developed portions of Desert Mountain, local conditions (terrain and vegetation) will be respected and have been factored into the overall site design.



ii. Preservation and Environmental Planning Element

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, reducing vehicle trips to minimize congestion and pollution, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The overlying theme is to bring a close and supportive relationship between natural resources, environmental quality and the economy of the area. This proposed residential community is a significant reduction in average daily trips as compared to the existing zoning from 9,371 daily trips to 620 daily trips, a 93% decrease.

This General Plan Amendment is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

General Plan Page 132

Goal 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

Bullet 4: Encourage developments to retain and integrate the desert ecosystem where appropriate.

Bullet 6: Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Bullet 8: Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

Response: The Property, at the southern tip of the Desert Mountain master plan in the high desert of north Scottsdale, has relatively gentle terrain, with a primary wash corridor that traverse the site east-west. The site design and home placement will respond to the terrain of the site. The proposed home sites are respectful of the natural wash corridors, mature vegetation and preservation of wildlife corridors. Building design will consider the distinctive qualities and character of the surrounding Desert Mountain context and incorporate those qualities in its design.

Goal 4: Reduce energy consumption and promote energy conservation.

Response: The proposed development will result in an approximately 70% (+/-) reduction in potable water consumption compared to the currently approved zoning for the 91.7+/- acre site. Additionally, daily vehicular trips will be reduced by 93% as compared to the currently approved zoning which includes office, commercial and industrial designations.

M3 intends to promote sustainable building techniques and materials, provide both natural and man-made shading, promote solar energy opportunities and implement energy efficient lighting.

Goal 5: Conserve water and encourage the reuse of wastewater.

Bullet 1: Continue and expand the current water conservation program and investigate feasibility of using reclaimed wastewater for irrigation and water features throughout the city.

Response: The golf course will be irrigated with part of the current IWDS (Irrigation Water Distribution System) water allotment for Desert Mountain supplying non-potable water for golf course turf irrigation.

Goal 7: Promote local and regional efforts to improve air quality.

Response: The low density development will provide approximately 50% in open space including both natural and recreational open space amenities, thereby creating a vast improvement to air quality as compared to the current collection of more intense zoning designations. Additionally, as noted above the proposed development will result in a 93% reduction in daily vehicular trip generation.

Goal 10: Encourage environmentally sound “green building” alternatives that support sustainable desert living.

Bullet 3: Protect and enhance the natural elements of all development sites.

Bullet 5: Use low impact building materials.

Response: The development proposal promotes a rich desert landscape palette and preservation of mature native vegetation as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. M3 is committed to creating a specially designed environment that has superior architecture as well as distinctive landscaping. The vision for the Property is a Southwestern residential community in a desert golf setting that celebrates the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed.

Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and desert contemporary architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

Design strategies and building techniques, which reduce energy consumption and endure over time, will be utilized where feasible. These elements will be addressed in the design guidelines established for Parcel 19.

E. Guiding Principle: Sustainability

The issue of sustainability is addressed within three chapters of the General Plan that include 1) cost of development; 2) growth areas; and 3) public services and facilities. These chapter and the discussion of “sustainability” (for the purposes of the General Plan discussion) relates more to effective management of Scottsdale’s finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs.

The City has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the zoning process and development review process the City can evaluate appropriate dedications, development fees and infrastructure provisions.

F. Guiding Principle: Transportation

i. Community Mobility Element

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community’s quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritizing regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale’s aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This General Plan Amendment is consistent with the following goals and approaches contained within the Community Mobility Element:

Goal 2: Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

Response: This development will result in a 93% reduction of traffic compared to currently approve zoning entitlements (9,371 total trips compared to 620 total trips).

IV. Conditional Use Permit Criteria

Zoning Ordinance Sec. 1.401. - Issuance.

Conditional use permits, which may be revocable, conditional or valid for a specified time period, may be granted only when expressly permitted by this ordinance and, except in the case of conditional use permits for adult uses under Section 1.403(A), only after the Planning Commission has made a recommendation and the City Council has found as follows:

A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

Response: The proposed golf course and golf club use will not produce damage or nuisance from noise, smoke, odor, dust, vibration or illumination. In fact, the golf course, which is primarily open space and generally a quiet use, is and will be an extremely sensitive neighbor to the surrounding homes and will be an amenity to adjacent residential development (existing and proposed). The clubhouse will be nestled within the 91.7+/- acre development buffered by the surrounding golf course holes and Natural Area Open Space (NAOS). The proposed grading for the course takes into account the existing terrain of the area and is compatible with its surrounding environment.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

Response: The golf course use has a much lower impact on the volume and character of traffic as compared to the current Industrial, Commercial and Office entitlements (see traffic study). . Daily vehicular trips will be reduced by 93% as compared to the currently approved zoning. Primary access to the site will provided via Cave Creek Road with secondary access via Pima Road.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Response: The character of the existing golf course and clubhouse are extremely compatible with the surrounding low-density residential land use and established Desert Mountain community. NAOS will be provided in conformance the City's requirements. NAOS together with the golf course will total approximately 50% open space on the Property.

C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

The burden of proof for satisfying the aforementioned requirements shall rest with the property owner.

V. City of Scottsdale - Golf Course Policy

The Scottsdale Golf Course Policy was developed in 1997 and identifies 5 Primary issues that are significant in the development of Golf Courses. These 5 issues are-

1. Environmental
2. Land Use
3. Economic
4. Open Space
5. Water Supply

Within each of these issues, goals have been established to direct golf course development in general. The goals which pertain to the proposed project are itemized below along with responses specific to this project.

GOAL 3 – Encourage environmental sensitivity and resource protection in every phase of course development and management

Response: The golf course design has been diligently thought through and respects, preserves and showcases all existing environmentally sensitive areas. This includes natural drainage characteristics, established flood planes, 404 jurisdictional washes, significant boulder outcroppings and native vegetation. The proposed grading for the course takes into account the existing terrain of the area and is compatible with its surrounding environment. The natural drainage patterns will remain intact and fully functioning, creating no impact to downstream properties. In addition, wildlife corridors will not be disrupted following golf course development.

GOAL 5 - Anticipate potential future golf course locations and integrate them with other open space linkages.

Response: The CUP application for this proposed golf course is accompanied by a General Plan Amendment request which will identify it on the Land Use Map as a “G” symbol. The subject course is being designed to integrate into the existing Desert Mountain master plan. This course is an extension of the existing Desert Mountain Golf Club and as such will be operated and maintained by the Desert Mountain Golf Club.

GOAL 6 – Golf courses should be effectively integrated into surrounding land uses and managed so as to provide the highest benefit to the community.

Response: Landscape buffers and transition areas will utilize a plant palette that will consist only of native species in densities that are commensurate with the surrounding Sonoran Desert and the Desert Mountain Community. The design and layout of the course will compliment and reinforce the existing golf character of Desert Mountain. The routing of the course will provide special enclaves within the project without jeopardizing the overall sense of community.

GOAL 10 – Encourage that golf courses be a part of and contribute value and diversity to a system of meaningful open space providing aesthetic, recreational and environmental benefit to the community.

Response: This proposed golf course is an extension of the existing golf courses within Desert Mountain and as such will continue to provide a scenic and environmentally sensitive relationship with the award winning Desert Mountain master plan. NAOS requirements will be strictly adhered to, ensuring that the uniqueness and natural beauty of the desert landscape which characterizes Desert Mountain will be maintained. There is no NAOS reduction being requested in the development of this golf course. Wildlife habitat and movement will be enhanced by the development of this golf course by providing additional vegetation to a property that is currently sparse in vegetation.

GOAL 11 – Golf courses should develop a separate and distinct water supply and delivery system so as not to negatively impact service to the overall community or divert potable water available for citizen consumption.

Response: Since this golf course is part of the Desert Mountain master plan, the irrigation water supply already exists in capacity, quantity and proximity. Desert Mountain is a member of both the RWDS and IWDS. Irrigation will be extended from the existing system within Desert Mountain.

GOAL 12 – Continuous efforts to reduce water usage in, both existing and future golf courses, is encouraged.

Response: Desert Mountain and thus this new course have always been and will continue to be committed for both environmental and economic reasons to utilize the latest irrigation technology to minimize water usage in their irrigation practices.

VI. Design Standards & Policies Manual

Scottsdale has established a set of guidelines for the design of public and private projects within the city. These guidelines are contained within the Design Standards and Policy Manual, commonly known as the DS&PM. The DS&PM is made up of 12 chapters all dealing with various areas of public and private development issues and is intended to provide direction during final design and preparation of the construction documents for development within the City of Scottsdale.

Detailed design for the Desert Mountain Parcel 19 is in its initial stages as it moves forward through the City's entitlement process for a GPA, rezoning and CUP. Therefore, specific design is not complete at this time. However, the standards and policies conveyed by the DS&PM will be pursuant to following:

- Natural site features such as washes, boulder outcrops and native vegetation will be left in their natural state as much as possible. Improvements that are required to natural washes will complement their natural function and appearance.
- Concrete for exposed drainage structures, sidewalks, curbs, gutters and driveways will be integrally colored to match the surrounding environment.
- Roadway cross-sections will comply with ESL (Environmentally Sensitive Lands) standards as illustrated in the DS&PM.
- Only local native rock will be used for erosion protection.
- Roadway and driveway alignments will be selected to minimize disruption to the natural drainage patterns of the site. Where crossings are necessary, detailed analysis will be done to ensure that there are no adverse impacts downstream to flow patterns, flow rates, erosion and sediment transport.
- Cut & fill slopes will be graded to blend back into the natural terrain. Where retaining walls are required heights will be kept to a minimum and terracing will be incorporated to avoid "tall" wall impacts.
- Emergency access will meet or exceed Scottsdale Fire Department requirements.
- Gated entrances will comply with the standards of figure 2.1-3 of the DS&PM.
- Storm water storage basins and drainage channels will comply with DS&PM standards. In addition, they will be shaped to be "free-form" so as to blend into the natural desert surroundings. Landscape material will generally be native

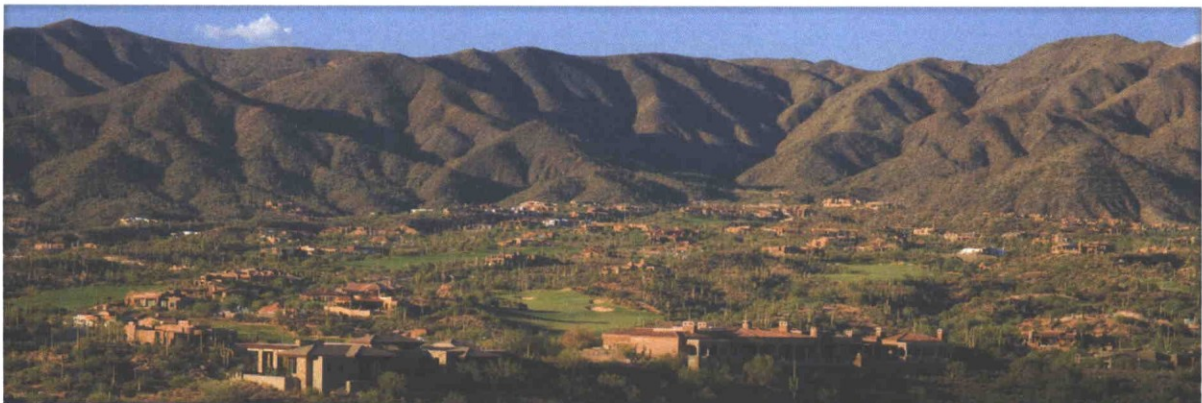
plants capable of surviving periodic inundation such as the species identified in section 2-1.903 of the DS&PM.

- To minimize impact, utility lines will be located in road and driveway corridors as much as possible. In cases where Utility lines cannot follow a road or driveway corridor, they will be located in easements or separate tracts and where desert materials are damaged due to the installation, re-vegetation will be provided.

VII. Conclusion

This GPA, rezoning and CUP request will result in numerous benefits to the communities, which are summarized below:

- Change in land use and downzoning from industrial, commercial and office zoning to residential and golf.
- Upholds Desert Mountain's quality standards and complements the existing product/homes with a maintenance-free single family residential lifestyle product.
- Results in a 70% (+/-) reduction in potable water consumption as compared to currently approved zoning.
- Results in a 93% reduction of traffic compared to currently approved zoning uses.
- Preserves NAOS integrated throughout the site in keeping with the City of Scottsdale and Desert Mountain quality standards and approximately 50% open space provided (including natural and recreational open space.)
- Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials, desert contemporary architecture and native vegetation.
- Desert Mountain HOA voted to support (87% in favor) for the creation of this new residential and golf community.



Source: desertmountain.com



Conditional Use Permit

Development Application Checklist

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 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.

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 8 of this application.

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

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Conditional Use Permit Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>2,440</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input 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. <p>Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)

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Conditional Use Permit Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing (sample agreement information provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. 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"/>	8. Appeal of Required Dedications or Exactions (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. 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"/>	10. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies <i>see title</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Request for Site Visits and/or Inspections Form (form provided)
		12. Addressing Requirements and Addressing Request Application (forms provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13. 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.
		14. Request for Neighborhood Group Contact information (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> • Affidavit of Posting for Project Under Consideration • Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing) • Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper – (form provided) <ul style="list-style-type: none"> • Provide 1 color original set and 1 - 8-1/2" x 11"
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Certificate of No Effect / Approval Application Form (provided) <input checked="" type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. Historic Property <ul style="list-style-type: none"> <input type="checkbox"/> Historic Property Certificate of No Effect Application (form provided) <input type="checkbox"/> Historic Property Certificate of Appropriateness Application (form provided)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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)</p> <p><input type="checkbox"/> Airport Data Page</p> <p><input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form</p>
PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA		
Req'd	Rec'd	<p>Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>20. Plan & Report Requirements For Development Applications Checklist (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>21. Results of ALTA Survey (24" x 36") FOLDED</p> <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 type="checkbox"/>	<p>22. Application Narrative</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 4 copies a. The application narrative shall include: <ul style="list-style-type: none"> • A one paragraph explanation of the request. This shall be no greater than a half page. • Each of the Conditional Use Permit criteria specify in Section 1.401 of the Zoning ordinance. After each criterion, provide narrative response. • Each of the Additional Conditional Use Permit criteria specify in Section 1.403 of the Zoning ordinance. After each additional criterion, provide narrative response. <ul style="list-style-type: none"> <input type="checkbox"/> Bar <input type="checkbox"/> Live Entertainment <input checked="" type="checkbox"/> Other GOLF COURSE b. 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 type="checkbox"/>	<p>23. Security, Maintenance & Operations Plan (For Bars and Live Entertainment) (form provided)</p> <ul style="list-style-type: none"> • The Security, Maintenance & Operations Plan shall accepted and signed by the Scottsdale Police Department prior to the submittal of the Conditional Use Permit application. See the provided form for instructions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>24. Operations Plan (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>25. Context Aerial with the proposed site improvements superimposed</p> <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>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>

Conditional Use Permit Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>26. Site Plan</p> <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 copies (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 type="checkbox"/>	<p>27. Open Space Plan (Site Plan Worksheet) (sample provided)</p> <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 type="checkbox"/>	<p>28. Natural Area Open Space Plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>29. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>30. Landscape Plan</p> <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 accepted.) • 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 DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>31. Hardscape Plan</p> <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 accepted.) • 11" x 17" – 1 copy, folded (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>32. Parking Plan</p> <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 color copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>33. Parking Master Plan</p> <p>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.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies

site plan

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>34. Pedestrian and Vehicular Circulation</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 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 DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>35. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (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 type="checkbox"/>	<p>36. Floor Plans</p> <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 type="checkbox"/>	<p>37. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (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 type="checkbox"/>	<p>38. Exterior Lighting Site Plan (policy provided)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>39. Exterior Lighting Photometric Analysis</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>40. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded ((Text and drawing shall be black and white, and in the DWF format)

conceptual OK

Conditional Use Permit Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>41. Drainage Report (information provided)</p> <p>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.</p> <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 type="checkbox"/>	<p>42. Master Drainage Plan</p> <p>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.</p> <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 type="checkbox"/>	<p>43. Basis of Design Report for Water and Wastewater</p> <p>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 (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>44. Basis of Design Report for Wastewater</p> <p>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 (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Wastewater including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>45. Transportation Impact & Mitigation Analysis (TIMA) (information provided)</p> <p>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.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 1 Study – Bar & Live Entertainment <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis

Planning, Neighborhood & Transportation Division

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Conditional Use Permit Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>46. Native Plant Submittal</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded. <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> • See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>47. Other Plans and Report Requirements</p> <ul style="list-style-type: none"> • Please submit all plans, reports, and graphics stipulated in an associated Development application (such as a rezoning, Conditional Use Permit, abandonment, preliminary plat, etc) • 24" x 36" 1 – copy, folded. (Plans and graphics) • 8-1/2" x 11" - 3 copies of any report
<input type="checkbox"/>	<input type="checkbox"/>	<p>48. Other:</p> <hr/> <hr/> <hr/> <hr/>

PART III – 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"/>	<p>49. 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>279</u> -PA- <u>2016</u>.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>50. Submit all items indicated on this checklist pursuant to the submittal requirements.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>51. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be required 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.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>52. Other:</p> <hr/> <hr/> <hr/>

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Conditional Use Permit Application Checklist



53. If you have any question regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print): JESÚC MURILLO Phone Number: 480.312.7849

Coordinator email: [Redacted] Date: 4/21/16

Coordinator Signature: [Signature]

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 needs 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, Neighborhood & Transportation Division

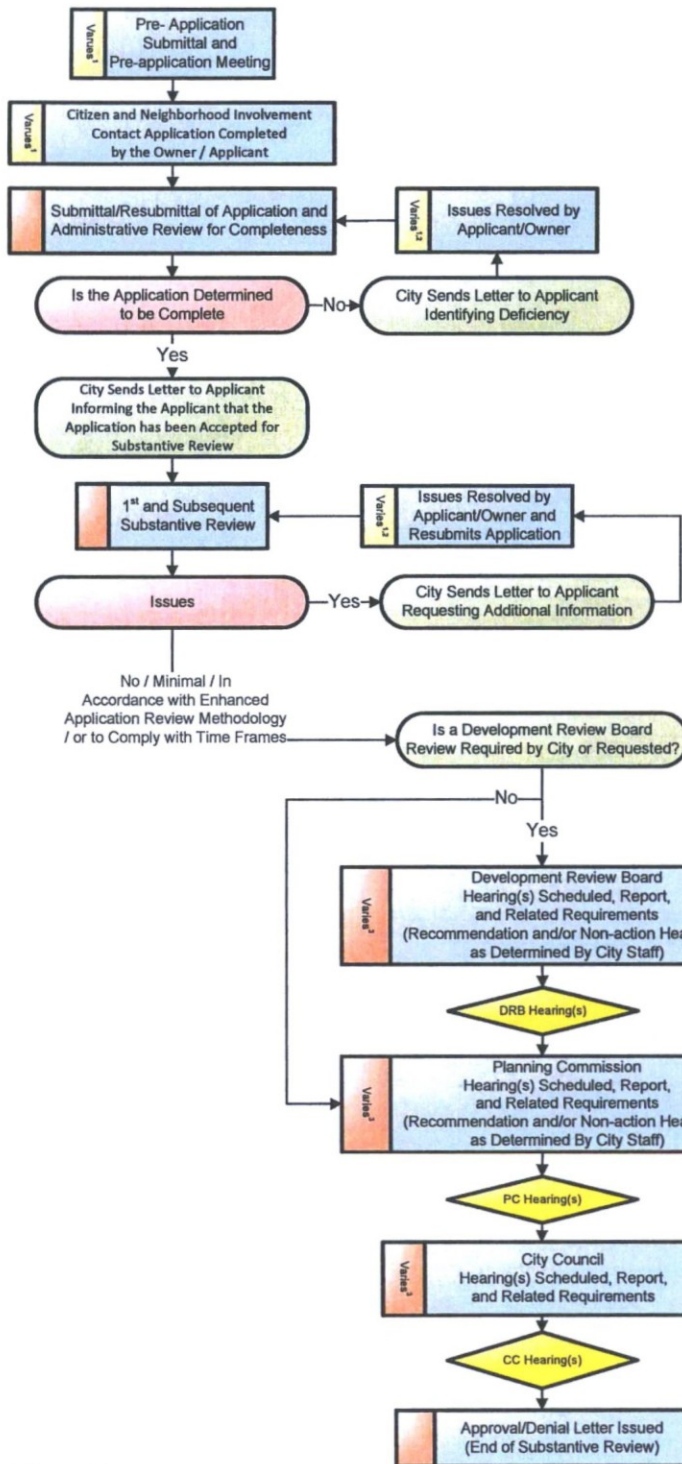
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Development Applications Process

Enhanced Application Review

Conditional Use Permit (UP)



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 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 publish Staff Review Time frames.

Note:

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

Time Line

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

Planning, Neighborhood & Transportation Division

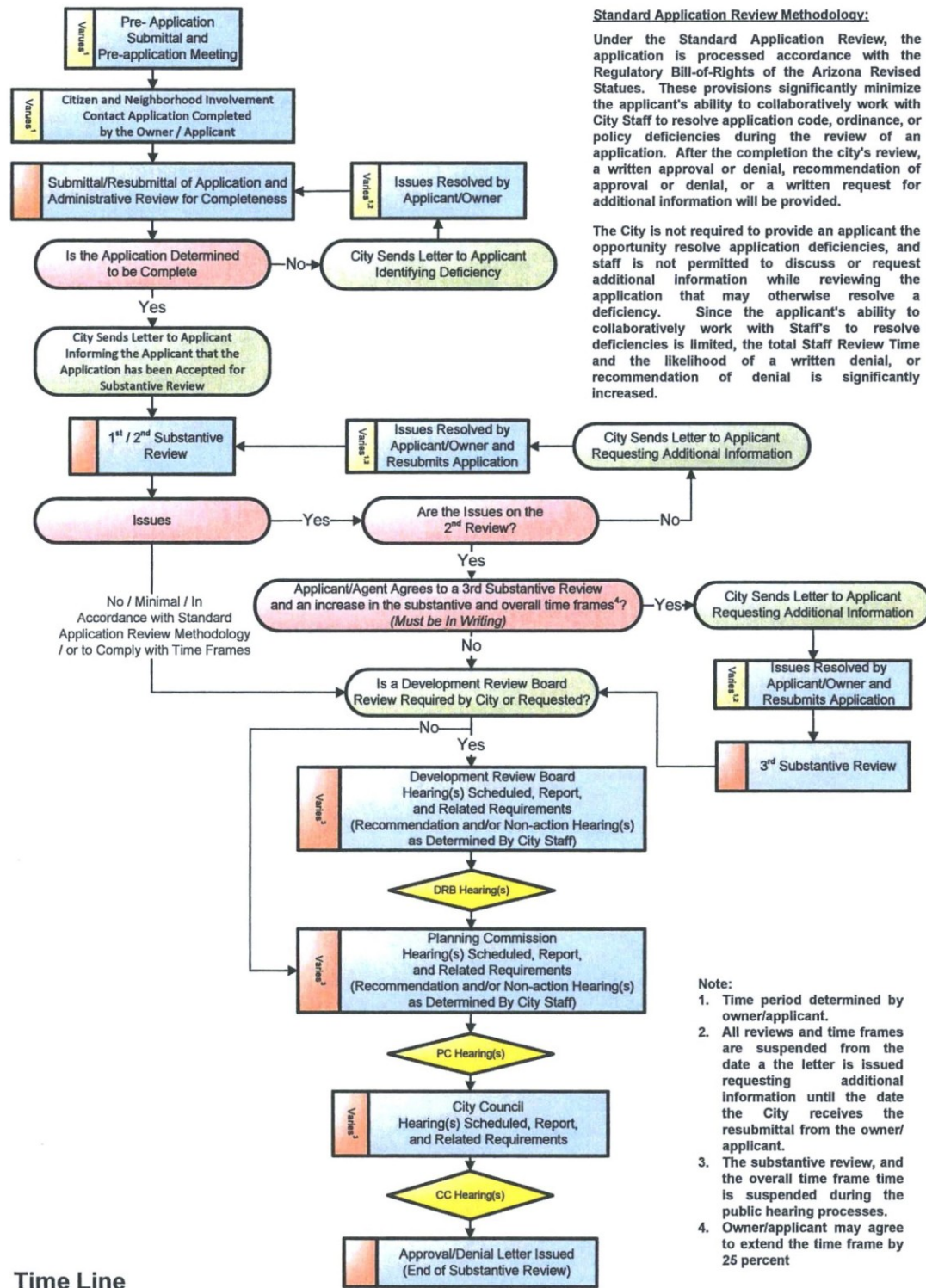
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Development Applications Process

Standard Application Review

Conditional Use Permit (UP)



Standard Application Review Methodology:

Under the Standard Application Review, the application is processed 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 resolve application deficiencies, and staff is not permitted to discuss or request additional information while reviewing the application that may otherwise resolve a deficiency. 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.

Time Line

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



Submittal Fee

Project Name: Desert Mtn #19 Pre-App#: 279 PA 2016
Fee Type: UP Fee Amount: \$ 2,440.
Staff Name: _____ Signature: Lavaine Phone: x Date: _____

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-2500 ♦ Fax: 480-312-7088



City of Scottsdale Cash Transmittal

106853

106853
 2 00913272
 6/17/2016 PLN-1ST OF
 CRIV HPTC600512
 6/17/2016 10:49 AM
 \$2,440.00

Received From :

M3 Acquisitions, LLC
 4222 E CAMELBACK RD STE H100
 PHOENIX, AZ 85018

Bill To :

Reference #	279-PA-2016	Issued Date	6/17/2016
Address	37080 N CAVE CREEK RD	Paid Date	
Subdivision	M.O.D. NORTH SCOTTSDALE AQUIFER STORAGE & RECOVERY	Payment Type	CHECK
Marketing Name		Cost Center	
MCR	754-30	County	No
APN	219-13-244	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
Robert Jones - Desert Mountain Real Estate Holding		Net Lot Area	
10550 E. Desert Hills Drive		Number of Units	1
Scottsdale, AZ 85262		Density	
480-595-4030		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	62-49

Code	Description	Additional	Qty	Amount	Account Number
3175	USE PERMIT APPLICATION		1	\$2,440.00	100-21300-44221

SIGNED BY ASHLEY PORTER ON 6/17/2016

Total Amount

\$2,440.00

(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 TRANSM

6-UP-2016
6/17/16



Development Application

Development Application Type:

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

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input checked="" 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 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: Desert Mountain Parcel 19

Property's Address: North of the Northeast Corner of Cave Creek Road and Pima Road

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: Bob Jones	Agent/Applicant: John Berry/ Michele Hammond
Company: DM 19, LLC	Company: Berry Riddell
Address: 10550 E. Desert Hills Drive, Sct, 85262	Address: 6750 E. Camelback Rd, Suite 100, Sct, 85251
Phone: 480-595-4030 Fax: 480-437-2706	Phone: 480-385-2753 Fax: 480-385-2757
E-mail: bjon@desertmt.com	E-mail: mh@berryriddell.com
Designer: Wendell Pickett	Engineer: Dan Cronin
Company: Greey Pickett	Company: Wood Patel
Address: 7144 E. Stetson Drive, Suite 205, Sct, 85251	Address: 1550 E. Missouri, Suite 203, Phx, 85014
Phone: 480-609-0009 Fax:	Phone: 602-3358550 Fax:
E-mail: wpickett@greepickett.com	E-mail: dcronin@woodpatel.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.

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

see letter of authorization Michele Hammond
 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



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 checked="" type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: DM Real Estate Holdings, LLC

Company: _____

Address: 10550 E Desert Hills Drive, Scottsdale, AZ 85262

Phone: 480-595-4030 Fax: 480-437-2706

E-mail: bjon@desertmt.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications 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): JOE MASLUK Title: PRESIDENT


Signature

Date: 4/25/16

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

Planning, Neighborhood & Transportation Division
 7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088
 City of Scottsdale's Website: www.scottsdaleaz.gov
 Page 1 of 1 Revision Date: 01/25/2013



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

This request concerns all property identified in the development application.

Pre-application No: 279 - PA - 2016

Project Name: Desert Mountain - Parcel 19

Project Address: 37080 N Cave Creek Rd, Scottsdale, AZ 85262

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: DM Real Estate Holdings, LLC

Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

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Rev. 9/2012

6-UP-2016
6/17/16