



# Development Review (Minor) Staff Approval

424-SA-2016

Aire on McDowell Model  
Complex

APPLICATION INFORMATION	
LOCATION: 6850 E McDowell Rd	APPLICANT: Mark Graminske
PARCEL: 129-08-052C	COMPANY: K Hovnanian Companies LLC
Q.S.: 13-44	ADDRESS: 20830 N Tatum Blvd Ste 250 Phoenix, AZ 85050
CODE VIOLATION #:	PHONE: 480-824-4145
<b>Request:</b> Approval of model complex, including temporary parking, landscape and hardscape improvements for a new attached single-family subdivision	

### STIPULATIONS

1. The location and configuration of all site improvements shall be consistent with the site plan provided by Hoskin/Ryan Consultants, with a city staff approval date of 1/3/17.
2. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by Gothic Landscape, with a city staff approval date of 1/3/17.
3. A fully accessible path with a minimum width of six feet shall be maintained between the temporary ADA parking space and the doorway of the furthest model unit.
4. There shall be an active fire hydrant within 700 feet of the furthest model unit prior to issuance of permits for the models.
5. The internal street shall be fully improved to the southeast corner of the temporary parking area for emergency vehicle access prior to issuance of any Certificate of Occupancy.
6. The entrance to the temporary parking area shall be widened to 24 feet, or a temporary hammerhead shall be provided at the east end of the improved street to provide a turnaround space for emergency vehicles, to the satisfaction of the Fire Department. This is only required if the entire internal loop street is not improved as part of this project.
7. No changes to the building design are included as part of this approval.
8. Signage is not included as part of this approval. Separate review and approval required.
9. Landscaping is approved as submitted. No additional plan review required.

### CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

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

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

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

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

ARCHITECTURAL:  2 sets of architectural plans to convert garage to a sales office

IMPROVEMENTS:  4 sets of civil improvement plans, including Grading & Drainage Plan for temporary parking area

#### Planning and Development Services

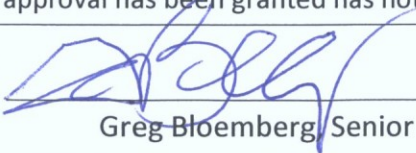
7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

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

**Expiration of Development Review (Minor) Approval**

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

Staff Signature:



Greg Bloemberg Senior Planner

DATE:

January 3, 2017

**Planning and Development Services**

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

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



## Development Review (Minor)

### (Administrative Staff Approval)

### Development Application Checklist

Official Use: \_\_\_\_\_  
 City Staff Contact: Blumberg Staff Signature: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Project Name: Five on McDowell Market Complex

Property's Address: 6850 E. McDowell Rd. A.P.N.: \_\_\_\_\_

Property's Zoning District Designation: R-5

Application Request: \_\_\_\_\_

Owner: \_\_\_\_\_ Applicant: Mark Graminske

Company: K. Hovnanian Homes Company: K. Hovnanian Homes

Address: 20830 N. Tatum Blvd #250 Address: 20830 N. Tatum Blvd. #250

Phone: 480-824-4145 Fax: 480-824-4200 Phone: 480-824-4145 Fax: 480-824-4200

E-mail: mgraminske@khov.com E-mail: mgraminske@khov.com

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee - \$ <u>81.92</u> (fee subject to change every July)  | <input checked="" type="checkbox"/> Landscape Plan ( <u>1</u> copy(ies) - indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations. |
| <input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, <u>or signature below</u>  | <input type="checkbox"/> Cross Sections - for all cuts and fills applications  |
| <input type="checkbox"/> Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Dedications  | <input checked="" type="checkbox"/> Conceptual Grading & Drainage Plan - show existing, proposed drainage flows, channels, retention, etc.   |
| <input type="checkbox"/> Request for Site Visits and/or Inspections form  | <input type="checkbox"/> Copy of Liquor License Application (for all bars or restaurants patio applications)   |
| <input checked="" type="checkbox"/> Narrative - describing nature of request  | <input type="checkbox"/> Airport Vicinity Development Checklist  |
| <input type="checkbox"/> Homeowners or Property Owners Association Approval   | <input checked="" type="checkbox"/> Floor Plan(s) - show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.  |
| <input checked="" type="checkbox"/> Color photographs of site - include area of request   | <input type="checkbox"/> Exterior Lighting - provide cut sheets, details and photometrics for any proposed lighting.   |
| <input checked="" type="checkbox"/> Site plan ( <u>1</u> copy(ies) indicate the extent and location of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks. | <input type="checkbox"/> Other: <u>if temporary parking lot is proposed</u>  |
| <input type="checkbox"/> Material Samples - color chips, awning fabric, glazing, etc.   |  |
| <input type="checkbox"/> Elevation Drawings or Color Photo simulations ( <u>    </u> copy(ies) - of additions, buildings, or other changes with materials and colors noted and keyed  |  |

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

- Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature: \_\_\_\_\_ Agent/Applicant Signature: [Signature]

**Review Methodologies** OK to Submit



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

December 13, 2016

Project: Aire on McDowell – Model Complex

Dear Mr. Bloemberg,

We will be utilizing Lots 76, 77 and 78 (6850 E. McDowell Rd., Units 76,77 and 78, Scottsdale AZ) for a Sales Parking lot that is to be converted back to its original state upon completion of our sales effort at Aire on McDowell. We will be utilizing Lots 73, 74 and 75 (6850 E. McDowell Rd., Units 73,74 and 75, Scottsdale AZ) as our Model Homes within the Aire on McDowell subdivision. We will be occupying this Model Home Complex from May 20, 2017 until May 20, 2020. Please contact me if you have any questions at 480-824-4145, or [mgraminske@khov.com](mailto:mgraminske@khov.com).

Sincerely,

Mark Graminske  
Architectural Project Manager  
K. Hovnanian Homes



**Planning and Development Services Division**

7447 East Indian School Road  
Scottsdale, Arizona 85251

12/16/2016

Mark Graminske  
K Hovnanian Companies LLC  
20830 N Tatum Blvd Ste 250  
Phoenix, AZ 85050

RE: Administrative Completeness Determination.

Dear Mr. Graminske,

It has been determined that your Development Application 424-SA-2016, Aire on McDowell is administratively complete, and City Staff has begun their substantive review of the application material. Your Development Application is being reviewed under the City's Enhanced Application Review Methodology as requested on your Development Application form.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information; or, 2) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me at 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,

Greg Bloemberg  
Senior Planner

C: Case File