

**Correspondence Between  
Staff and Applicant**



February 29, 2016

Steve Gabbay  
Scottsdale National  
26601 N 122Nd St  
Scottsdale, AZ 85255

Re: 3-PP-2015  
Scottsdale National Golf Club

Dear Steve Gabbay,

This is to advise you that the case referenced above was approved at the February 23, 2016 City Council meeting. If you have any questions, please contact me at 480-312-7849.



Sincerely,

Jesus Murillo  
Senior Planner



Current Planning Services  
7447 E. Indian School Rd.  
Scottsdale, AZ 85251

## Development Review Board Memorandum

**Item No.** 9  
**Topic:** Scottsdale Nation Golf Club Course Cuts and Fills  
**Action Requested:** This is a non-action item.  
**Meeting Date:** August 6, 2015  
**From:** Jesus Murillo, Senior Planner   
**Through:** Steve Venker, Development Review Board Coordinator 

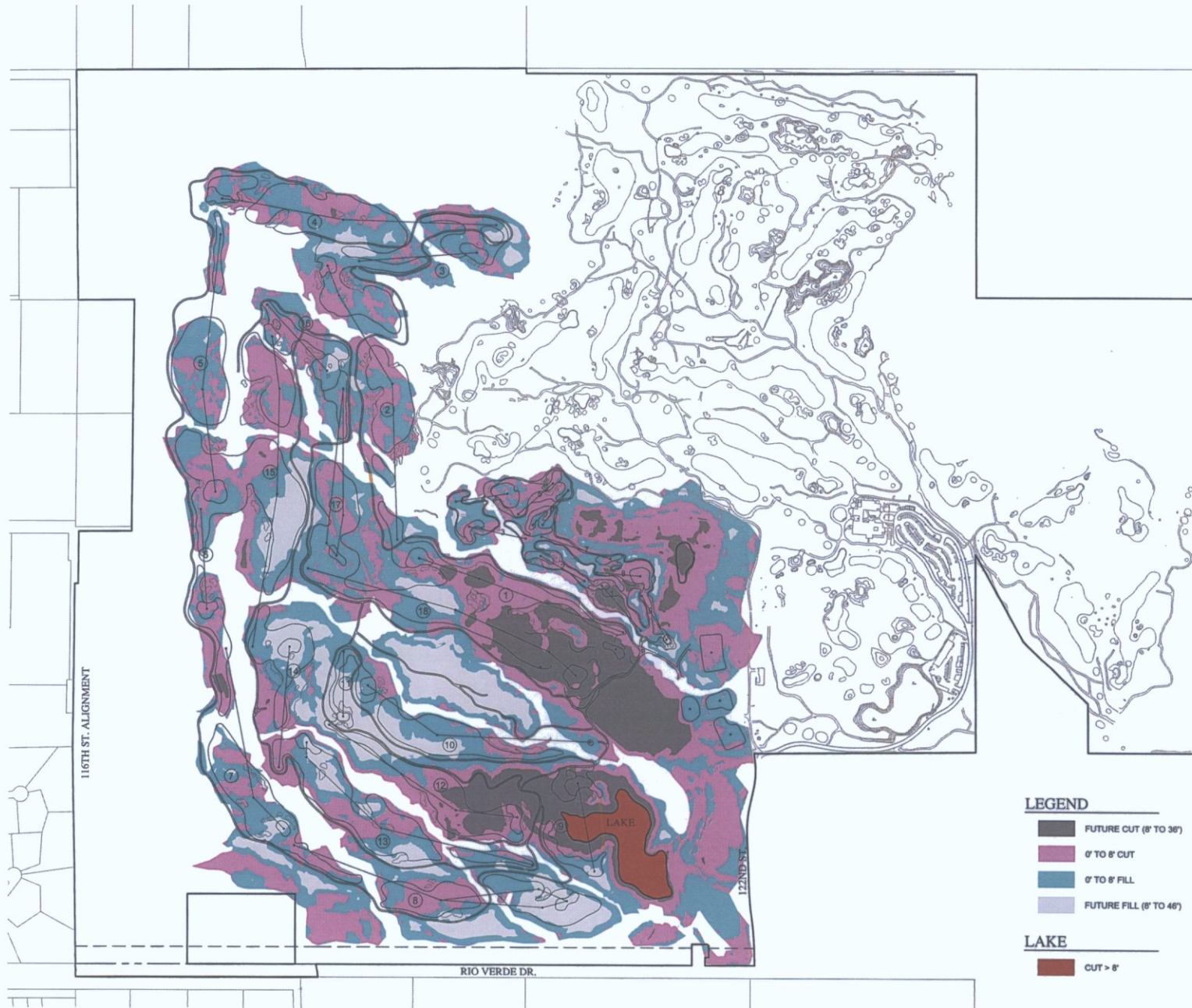
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The applicant will be initiating improvements on the site of a future golf course that will involve cuts and fills, less than eight (8) feet, which can be approved administratively within the Environmentally Sensitive Lands Overlay area. Scottsdale National Golf Club is located within the Dynamite Foothills Character Area, and the City Council approved a Conditional Use Permit (11-UP-2014) for a Golf Course Use in July of 2015. The Development Review Board will review the proposed cuts and fills, greater than eight (8) feet, with the presentation of the associated preliminary plat case (3-PP-2015).

Staff will make a brief presentation about the preliminary improvements and the future preliminary plat case.

### Attachment:

1. Golf Course Cuts and Fills Exhibit



#### LEGEND

- FUTURE CUT (8' TO 36')
- 0' TO 8' CUT
- 0' TO 8' FILL
- FUTURE FILL (8' TO 46')

#### LAKE

- CUT > 8'

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SCOTTSDALE NATIONAL GOL

CUT AND FILL EXHIBI

|                    |                     |  |
|--------------------|---------------------|--|
| DATE:<br>8/03/2015 | SCALE:<br>1" = 300' |  |
| JOB NO.:<br>144147 | DESIGN: DC          |  |
|                    | DRAWN: SU           |  |

ATTACHMENT #1



May 5, 2015

Steve Gabbay  
Scottsdale National  
26601 N 122Nd St  
Scottsdale, AZ 85255

RE: 3-PP-2015  
Scottsdale National Golf Club

Dear Mr. Gabbay:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 4-3-2015. The following **1<sup>st</sup> Review Comments** represent the review performed on by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Zoning:**

1. Staff has received and has reviewed (or is in the process of reviewing) associated applications for Conditional Use Permits (CUP), Development Review Board, and the abandonment process (11-UP-2014, 4-UP-2015, 11-DR-2015, and 1-AB-2015). The proposed preliminary plat application will not be scheduled for a Development Review Board hearing without the associated cases being scheduled to a Planning Commission hearing.
2. Ordinance allows for thirty (30%) percent of NAOS to be revegetated. The provided NAOS plan areas of "Undisturbed" NAOS over existing golf course turf areas; these areas shall be calculated as "Disturbed" NAOS, or removed from the NAOS calculation (Ord. Section 6.1060.D02).

**Circulation:**

3. The owner/applicant must submit an updated Local Area Infrastructure Plan (LAIPs) to modify the local street plan for the subject site and adjacent properties. Proposed LAIPs plan shall include a quarter (1/4 mi) mile area surrounding the proposed abandonment locations. Access must be provided for the properties located along the west side of the N. 116<sup>th</sup> Street alignment between E. Via Dona Road and E. Dale Lane, and the exception properties on the east side of the 116<sup>th</sup> Street alignment between E Morning Vista Drive and E. Via Dona Road (2008 Transportation Master Plan, Street Policy Sec. 13.0). The updated LAIPs plan shall address the following circulation elements:
  - a. Update trail locations as per proposed LAIPs plans.
  - b. Update right-of-way dedications requirements as per proposed LAIPs plans.
  - c. Update utility locations as per proposed LAIPs plans.

4. The owner will be stipulated to provide an in-lieu payment for one lane of improvement with curb and gutter on Rio Verde along the site frontage (Scottsdale Revised Code Sec. 47-36). The conditional use permit application will be contingent on the in-lieu payment.

Legal:

5. The Development agreement, approved with in conjunction with case 7-UP-2012, will be required to be amended before this subject application will be scheduled to a Development Review Board hearing.
6. Provide letters of authorization from all owners participating in the proposed abandonment request (APS) with the resubmittal.
7. Owner will be required to release and rededicate any existing easements (Natural Area Open Space Easement, Drainage Easement, Public Utility easement, etc.), that conflict with the proposed, above mentioned, cases.

Drainage:

8. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
9. Please submit one (1) copy of the revised Storm Water Waiver with the original red-lined copy of the waiver to me with the rest of the resubmittal material identified in Attachment A.
10. Case drainage reports submitted in support of a preliminary plat, and/or Development Review Board applications, must provide a ninety (90%) percent level of design and analysis to allow an accurate review analysis of the viability of the proposed project. The (90%) percent level of design and analysis allow an in-depth evaluation of the function and design of the stormwater management system by City staff. Resubmit case drainage reports at a minimum (90%) percent level of design and analysis.
11. The preliminary plat submittal checklist for this project requires the preparation and submission of a preliminary grading and drainage plan with this application as part of the case or preliminary drainage report. The intent of the plan is to show and document the grading and drainage design for the development and illustrate the function and design of the stormwater management system. The preliminary grading and drainage plan is reviewed in conjunction with the preliminary drainage report. The required preliminary grading and drainage was not submitted with the preliminary plat application. As such, the application could not be fully reviewed. Staff has been limited to providing somewhat limited comments based on our review of the preliminary drainage report without the benefit of the preliminary grading and drainage plan as follows. The preliminary grading and drainage plan must be submitted on second submittal of the preliminary plat application for the project. I can be contacted to discuss and coordinate the content requirements of the preliminary grading and drainage plan.
12. Update Plate 5 and 6 must include topography for watersheds 005 and 020 that supports the delineation of these watersheds.
13. Update Plate 7 to show and identify the APS substation, golf maintenance facility, cottages and clubhouse with associated roadways.

Water and Waste Water:

14. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.

**Archeology:**

15. Please submit an application for an Archaeological Resources Certificate of No Effect. Please refer to the following web link:  
<http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/formalsubmtlforms/CofNArcheological+Resources.pdf>
16. Please provide a Class I Archaeological Records Review for the entire 650 acres of the proposed Scottsdale National Golf Club plat boundary.

**Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

**Site Design:**

17. Provide project area entry design to show queuing distances being consistent with the Design Standards and Policies Manual Section 2-1, Figure 2.1-3.
18. Provided N. 118<sup>th</sup> Street design plans to show driveway standards and sight distance easement in accordance with Design Standards and Policies Manual Section 5-3, Figure 5.3-27 and 5.3-26.
19. The project "Cuts and Fills" plan exhibit proposes cuts and fills ranging from zero (0) to forty (40) feet in height. Cuts and fills over eight (8) feet require separate Development Review Board review and approval (DS&PM Section 2-2.303.A.11 and 2-2.405.2).
20. Owner will be required to dedicate the required Drainage Easements with the final plat
21. Owner will be required to dedicate Emergency and Service Vehicle Access easements over all drive aisles with the final plat.
22. Owner will be required to dedicate a 100-ft Non-Motorized Access Easement with the final plat. 100-ft Non-Motorized Access Easement shall be located over Scenic Corridor Easement.
23. Owner will be required to dedicate the ordinance requirement of Natural Area Open Space with the final plat.

**Water and Waste Water:**

24. The wastewater system (lift station and force main), which will be servicing the repurposed clubhouse, will be privately owned, operated and maintained.
25. The proposed Scottsdale National Golf Club lift station, located at N. 122<sup>nd</sup> Street, will require an accepted Basis of Design Report prior to scheduling for a Development Review Board hearing (DS&PM Sec. 7-1.302).
26. Owner must provide a 20-foot Water Line Easement (WLE) over any and all existing and/or proposed waterlines within the entire preliminary plat boundary (DS&PM Sec. 6-1.419). Specifically over the 16-inch water line, from E. Morning Vista to N. 118<sup>th</sup> Street' or the E. Dynamite Road right-of-way.
27. Owner must provide an 8-inch water line stub, off the existing 16-inch line, to the E Via Dona Road alignment (DS&PM Sec. 6-1.400).

#### Circulation:

28. The owner will be required to dedicate 75 feet of "fee title" right-of-way along the subject property's E. Rio Verde Drive frontage; currently appears to be in easement form (Scottsdale Revised Code Sec. 47-36; DSPM Sec. 5-3.100).
29. The owner will be required to dedicate a 100-foot non-motorized public access easement along the subject property's southern boundary (all portions adjacent to E. Rio Verde Drive), as per the 2001 General Plan, Mobility Land Use Element.
30. Staff will not support the abandonment of the right-of-way adjacent to parcels 216-74-008D and 216-74-008C. Staff will stipulate the dedication of fee simple, half-street rights-of-way, and half cul-de-sacs, where the stipulated rights-of-way will terminate at the eastern portions of the above mentioned parcels. Updated preliminary plat accordingly.
31. Staff will require a half-street, fee simple, right-of-way dedication along N. 116<sup>th</sup> Street, between E. Via Dona Road and the E. Dale Lane alignment, to maintain right-of-way access for parcels 216-74-012J and 216-74-012D. Staff will support the abandonment of excess right-of-way not required for this section of N. 116<sup>th</sup> Street. Updated preliminary plat accordingly.
32. Owner will be required to construct a trail along the N. 116<sup>th</sup> Street alignment, from E. Morning Vista Drive, north, to E. Dixileta Drive. Currently, there is dedicated right-of-way along the N. 116<sup>th</sup> Street alignment to accommodate a future trail to the McDowell Sonoran Preserve. Updated preliminary plat accordingly.
33. The owner will be stipulated to provide an eastbound left-turn lane, and a westbound right-turn lane, at the site entrance along E. Rio Verde Drive. The conditional use permit application will be contingent on the left-turn lane provision. Updated preliminary plat accordingly.
34. The owner will be stipulated to align the site entrance location on N. Rio Verde Drive with respect to the planned street system in the area. The entrance should align with the existing. 122<sup>nd</sup> Street, to the south. This will be required with the proposed preliminary plat. Updated preliminary plat accordingly.

#### Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

#### Site:

35. The required Scenic Corridor Easement must extend across the entire E. Rio Verde Drive frontage of the property. Update the preliminary plat and "Scenic Corridor Exhibit" to show the scenic corridor extend east to the "Sierra Reserve" easternmost boundary.
36. Update preliminary plat to identify all easements as existing or proposed.
37. Update preliminary plat to identify all easements consistent with stated comments above.
38. Update preliminary plat to identify all access easements or access tracts.



Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 30 Staff Review Days since the application was determined to be administratively complete.

These 1<sup>st</sup> Review Comments are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at [jmurillo@scottsdaleAZ.gov](mailto:jmurillo@scottsdaleAZ.gov).

Sincerely,



Jesus Murillo  
Senior Planner

cc: Steve Gabbay  
YAM MANAGEMENT  
15475 N. 84TH ST  
SCOTTSDALE, AZ  
480-398-2525  
[steve@yamholdings.com](mailto:steve@yamholdings.com)

Brad Larsen, P.E.  
Senior Siting Consultant  
APS Transmission and Facility Siting  
602-493-4338  
[brad.larsen@aps.com](mailto:brad.larsen@aps.com)

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **3-PP-2015**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (DWG or DWF format only)
- ☒ One original: Letter of Authorization-actual owner of record
- ☒ One copy: Revised Narrative for Project
- ☒ One copy: Commitment for Title Insurance

☒ Preliminary Plat:

|   |           |   |           |   |            |
|---|-----------|---|-----------|---|------------|
| 8 | 24" x 36" | 2 | 11" x 17" | 2 | 8 ½" x 11" |
|---|-----------|---|-----------|---|------------|

☒ NAOS Plan:

|   |           |   |           |   |            |
|---|-----------|---|-----------|---|------------|
| 2 | 24" x 36" | 2 | 11" x 17" | 2 | 8 ½" x 11" |
|---|-----------|---|-----------|---|------------|

☒ Revegetation Site Plan & Techniques

|   |           |   |           |   |            |
|---|-----------|---|-----------|---|------------|
| 2 | 24" x 36" | 2 | 11" x 17" | 2 | 8 ½" x 11" |
|---|-----------|---|-----------|---|------------|

☒ Scenic or Vista Corridor Plan

|   |           |   |           |   |            |
|---|-----------|---|-----------|---|------------|
| 2 | 24" x 36" | 2 | 11" x 17" | 2 | 8 ½" x 11" |
|---|-----------|---|-----------|---|------------|

Technical Reports:

- ☒ 2 copies of Revised Drainage Report:
- ☒ 1 copies of Revised Storm Water Waiver:
- ☒ 3 copies of Revised Water Design Report:
- ☒ 3 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.

**Adriane Gheen**

---

From: "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>  
Date: 11/12/2015 12:44 PM (GMT-07:00)  
To: "David Gulino (DGulino@LDServices.net)" <DGulino@LDServices.net>, "Steve Gabbay (steve@yamholdings.com)" <steve@yamholdings.com>  
Cc: Dan Cronin <dcronin@woodpatel.com>  
Subject: FW: 11 x 17s

Hello Gentlemen,

FYI.

Jesus

---

**From:** Perone, Steve  
**Sent:** Wednesday, November 11, 2015 1:27 PM  
**To:** Symer, Daniel; Barnes, Jeff; Murillo, Jesus; McClay, Doris  
**Subject:** 11 x 17s

If you haven't already done so, please advise your applicants to submit their 11 x 17s for the 11-19 DRB hearing.

- 1 copy of this letter (without this letter your packets will not be accepted)
- 11 - 11"x17" collated and staple copies into packets
- and 1 - 8 1/2"x11" copy of the following not stapled

Combined context aerial and Preliminary Plat (color)  
Preliminary Plat (black and white)  
Natural Area Open Space (NAOS) Plan (color) (black and white)  
Landscape Plans (black and white)

- 11 sets of the color context photos and the associated context photo key plan.

Thanks;

**Steve Perone**  
**Planning Assistant**  
480-312-2307  
[sperone@scottsdaleaz.gov](mailto:sperone@scottsdaleaz.gov)

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<1328 PRE PLAT 4-3-15.pdf>



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date:

4/3/15

Contact Name:

STEVE ABBAY  
~~DAVE GUNTER~~

Firm name:

SCOTTSDALE NATIONAL GOLF CLUB

Address:

15475 N. 84<sup>th</sup> STREET

City, State Zip:

Scottsdale, AZ 85260

RE: Application Accepted for Review.

659 - PA- 2014

Dear

MR. ABBAY  
~~GUNTER~~

:

It has been determined that your Development Application for

SCOTTSDALE NATIONAL

has been accepted for review.

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 corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) 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.

Sincerely,

Name:

JESÚS MURILLO

Title:

PLANNER

Phone number:

312-7849

Email address:

jmurillo@scottsdaleaz.gov