

**Correspondence Between
Staff and Applicant
Approval Letter**

Barton, Wayland

From: Curtis.Brown@kimley-horn.com
Sent: Monday, March 20, 2017 11:25 AM
To: Baronas, Nerijus
Cc: tkirk@CAMELOTHOMES.com
Subject: FW: New Development adjacent to Mcdowell Mountain Ranch Golf Club

From: Muiser, Maria [<mailto:MMuiser@scottsdaleaz.gov>]
Sent: Thursday, March 9, 2017 7:32 AM
To: 'tkirk@CAMELOTHOMES.com' <tkirk@CAMELOTHOMES.com>; Brown, Curtis <Curtis.Brown@kimley-horn.com>
Cc: Baronas, Nerijus <NBaronas@Scottsdaleaz.gov>; McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: FW: New Development adjacent to Mcdowell Mountain Ranch Golf Club

All,
BOR needs additional details as noted below.
Maria

Maria L. Muiser
City of Scottsdale
Asset Management Coordinator
Capital Projects Management OCC201
7447 E. Indian School Rd., Ste 205
Scottsdale, AZ 85251
W 480-312-7853 F 480-312-9153

From: Johnson, David [<mailto:djohnson@usbr.gov>]
Sent: Wednesday, March 08, 2017 10:52 AM
To: Walsh, Chris <CWalsh@Scottsdaleaz.gov>
Cc: Terri Wilson <twilson@usbr.gov>; Peter Castaneda <pcastaneda@usbr.gov>
Subject: Re: New Development adjacent to Mcdowell Mountain Ranch Golf Club

Hi Chris,

We would like to see additional information regarding the entrance head to the pipe that would enter the R11 Dike #4 basin. This would allow a more accurate review to determine the velocity of the water leaving the pipe where the proposed open flare/riprap structure would be located. The velocity must be 3 feet-per-second or less. The slope appears to be very steep. Our rough estimates for the velocity leaving the pipe assuming full or half full pipe indicate that the 24-inch pipe could have a velocity of more than 6 feet-per-second and the 36-inch pipe, more than 3-feet-per-second. This would require an energy dissipator to be included with the design, or increasing the size of the pipe to slow the velocity down.

Also, we would like to see additional information regarding the cut and cover (trench dimensions) of the pipe and type of pipe (reinforced concrete, corrugated metal, HDP, etc.) under the golf cart path within the basin. We hope that the developer assumes that there could be a possibility that heavy equipment (not just golf carts) could be traveling over the buried pipe, such as dump trucks, loaders, etc. to perform major maintenance

or upgrades to the golf course in the future. This would require designing for such events by selecting the appropriate pipe type, or providing for an appropriate cover over the pipe.

David M. Johnson, P. E.
General Engineer,
Dam Safety Coordinator and Program Manager
Phoenix Area Office
Bureau of Reclamation
6150 W. Thunderbird Road
Glendale, AZ 85306-401

Office: 623-773-6245
email: djohnson@usbr.gov

On Thu, Mar 2, 2017 at 8:36 AM, Walsh, Chris <CWalsh@scottsdaleaz.gov> wrote:

Good Morning,

As you may already know, the State has recently sold a parcel of land adjacent to McDowell Mountain Ranch Golf Club to Camelot Homes development. Attached is the information regarding the proposed development site. One item I wanted to bring to your attention is the proposed drainage plan from this development.

There are existing low points of the undeveloped property where current watershed is occurring on the west side of each Lot 10, Lot 11, and Lot 13. Camelot's initial proposal is to capture storm water run-off with a 24"-36" pipe that would run from the property, under the cart path then behind #15 green to be distributed to the basin area. Camelot did state that the system would include a vortex interceptor on the HOA property that would collect any trash, litter, or silt from the neighborhood prior to the run-off. They would be responsible for that maintenance of the filtration system. The end of pipe would then have an open flare with some sort of rip rap.

With run-off already occurring from this undeveloped site, the staff at MMRGC conduct regular cleanup of desert debris and soil on this section of the carts paths to ensure safety. One item that would need to be addressed would be the maintenance needed at the outlet due to vegetation growth and would be MMRGC responsibility. I have been told that the storm drain would become the City's responsibility from property line.

I can provide the drainage reports as well should you need for review.

Please take a minute to review and let me know if you have any concerns or questions regarding the initial development drainage plan. I'd be happy to meet onsite to take a look if you wish. Camelot and the City of Scottsdale's planning department will wait for approval from you all before moving further.

Thanks,

Chris Walsh

City of Scottsdale

Parks & Recreation Manager

☎480.312.2551 | ✉cwalsh@scottsdaleaz.gov



McClay, Doris

From: Tom Kirk <tkirk@CAMELOTHOMES.com>
Sent: Tuesday, January 03, 2017 4:01 PM
To: McClay, Doris; Niederer, Keith
Subject: FW: Westworld Parcel 4 - State Land Sale/Ownership confirmation

Doris/Keith

Please see the email below from the State Land Department confirming our ownership of the property. This was a request made of us at the time we submitted our Preliminary Plat application

Tom

Thomas Kirk | Chief Operating Officer | Camelot Homes, Inc.

6607 N. Scottsdale Rd., Suite H-100 | Scottsdale, AZ 85250

Tel 480-367-4316 | Fax 480-367-4350 | Cell 602-228-7997 | www.camelothomes.com | ROC# B-067408



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From: Dayna Brown [<mailto:dbrown@azland.gov>]
Sent: Tuesday, January 03, 2017 3:49 PM
To: Tom Kirk <tkirk@CAMELOTHOMES.com>
Subject: RE: Westworld Parcel 4

Tom,

Absolutely. I apologize for not responding to you sooner, I was gone for the holidays and today is my first day back.

The City of Scottsdale should find the following information sufficient for Westworld 15, LLC to proceed:

On 11/16/2016, Westworld 15, LLC purchased 7.55 acres of land, located south of McDowell Mountain Ranch Road, west of 102nd Street, in Scottsdale, Maricopa County, Arizona (Township 3 North, Range 5 East, Section 8).

The ASLD Commissioner signed the Patent and forwarded it to the Governor's Office, for the Governor's and Secretary of State's signature.

Westworld 15, LLC has fulfilled its payment obligations to ASLD, and Westworld 15, LLC is considered the owner of the property.

Thank you,

Dayna R. Brown



Dayna R. Brown, Land Disposition Project Leader II
Sales & Commercial Leasing Section
1616 West Adams Street
Phoenix, Arizona 85007
(602) 542-2651
dbrown@azland.gov
www.azland.gov

From: Tom Kirk [<mailto:tkirk@CAMELOTHOMES.com>]
Sent: Wednesday, December 28, 2016 11:38 AM
To: Dayna Brown <dbrown@azland.gov>
Subject: Westworld Parcel 4

Dana

Last week we submitted our preliminary plat application to the City of Scottsdale. Since there are no public records that show Westworld 15, LLC as the owner of the site yet the City has requested some kind of email confirmation of the auction transaction from ASLD. Can you generate something that I can forward to them. Thanks

Tom

Thomas Kirk | Chief Operating Officer | Camelot Homes, Inc.
6607 N. Scottsdale Rd., Suite H-100 | Scottsdale, AZ 85250
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McClay, Doris

From: Adam Sharp <asharp@cap-az.com>
Sent: Tuesday, February 07, 2017 1:32 PM
To: 'tomk@camelothomes.com'
Cc: McClay, Doris; Paul Zellmer; Sami Korpelainen; Thomas Fitzgerald
Subject: Camelot Homes Preliminary Plat Application, COS Project #851-PA-2016, Westworld 15, State Land Sale #53-119004

Tom Kirk,

The Central Arizona Project (CAP) is in receipt of your notice that a preliminary plat application was filed with the City of Scottsdale.

CAP Engineers have reviewed the preliminary plat, dated 12/15/16, that was provided and have the following comments:

- The proposed storm drain that empties onto Bureau of Reclamation land is unacceptable. All runoff must be contained within the development plat. Please submit a revised plat plan showing the containment of all runoff on the subject land.

Please provide the revised plat plan, and we will review it and provide our comments.

Thank you,

Adam

Adam W. Sharp
CENTRAL ARIZONA PROJECT
Right of Way Specialist I, Lands & Records
23636 N. 7th Street
Phoenix, AZ 85024
• Phone: (623) 869-2265
• Email: asharp@cap-az.com



Central Arizona Project Disclaimer:

This e-mail message from **Adam Sharp** and any files transmitted with it may contain confidential or privileged information intended solely for the individual(s) addressed in the message. Any review, use, distribution, or disclosure of this information by others is strictly prohibited. If you are not the intended recipient, or authorized to receive this transmission for the intended recipient, please contact the sender by reply e-mail and delete all copies of this message and any files transmitted with it from your system.

McClay, Doris

From: Tom Kirk <tkirk@CAMELOTHOMES.com>
Sent: Friday, March 03, 2017 11:45 AM
To: annmartin1018@msn.com
Cc: McClay, Doris
Subject: Westworld 15 6-PP-2016

Dear Mr. & Mrs. Kaufman

Your letter to Doris McClay, dated 2/1/17, was forwarded to me and I wanted to take the opportunity to address your comments and concerns.

The site in question was the property of the Arizona State Land Dept. They put it up for auction in November 2016 and we acquired the site at a public auction. This same site went through a similar process in the 2006/2007 time frame however the entity who originally bought the site at auction from the State was unable to complete the full purchase transaction and it reverted back to the State until our acquisition in November. As part of the 2006/2007 auction process the site was rezoned to its current R-10 residential designation and a preliminary plat was approved by the City of Scottsdale to allow 15 home sites. While the development of the site did not proceed because of the economic and real estate downturn, the zoning remained in place to permit this development.

At this time Camelot Homes is refreshing the previously approved preliminary plat with minor adjustments but otherwise will be subject to the development stipulations that were part of the 2007 approval.

As you note, the site is land locked with only one point of access off 102nd Street. There are no other viable access routes to the site due to the development of the surrounding properties. Access for future development was obviously contemplated by the road stub-in that was constructed at the end of 102nd St. Construction traffic will admittedly be an inconvenience for the neighboring community because of this singular access point.

There is existing capacity in the sewer and water facilities that are already in the ground which we will tie into. Gas, telephone and cable exist as well that will be extended into the new development.

The school system does have existing capacity to handle these 15 new homes.

While this site is used now by existing wildlife, wildlife corridors will continue to exist to the west, east and south of the site. The golf course and drainage basins adjacent to the gold course provide ample habitat for existing wildlife. The Old Verde Canal alignment will also remain as open space, except for a street crossing to access the site.

In closing we know that development adjacent to an existing built-out neighborhood will be an inconvenience to the existing residents. It is clearly the downside of new development but we'll do what we can to minimize the inconvenience and be good neighbors.

Kind Regards

Tom

Thomas Kirk | Chief Operating Officer | Camelot Homes, Inc.

6607 N. Scottsdale Rd., Suite H-100 | Scottsdale, AZ 85250

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McClay, Doris

From: Sawyer, Brian <BSawyer@GAIG.COM>
Sent: Wednesday, May 03, 2017 4:02 PM
To: McClay, Doris
Cc: tkirk@camelothomes.com; annmartin1018@msn.com; Venker, Steve; Grant, Randy; bob@americorig.com; Joshua Roubal <joshroubal@dwellingssaz.com> (joshroubal@dwellingssaz.com)
Subject: Case 6-PP-2016

Dear Ms. McClay:

I live in the neighborhood adjacent to where the Camelot Homes' new subdivision is being proposed. There are some common concerns among the homeowners in the Discovery Canyon Community regarding this pending hearing and project:

Notice:

Many neighbors that live along Karen Drive and 102nd street were unaware of the pending hearing because of the lack of visibility of the notice (it is hidden back at the end of the development rather than being posted where the residents that will be impacted can see that it is coming), the notice should have been placed in the entry way of the only entrance into the neighborhood (again, rather than at the rear of the neighborhood, visible to no one, around the corner of 102nd street, at the very end of the dead end street known as 101st way, on the ground.) Residents living along Karen Drive or 102nd have not been able to observe this notice nor should they be expected to see it based on its placement. Camelot's letters and City postcards generated after purchase led the homeowners to expect that they would be kept aware. They are unhappy about this acceleration of the process with limited notice and no discussion or follow up. I'm not suggesting any furtive motive, but it's clearly backtracking from what appeared to be a "proactive" approach to involve neighbors.

New Development Entrance/Construction Traffic:

All construction traffic would be entering off McDowell Mountain Ranch Blvd, (right turn) onto 104th street, the only entrance into the Discovery Canyon neighborhood. This is a long-established neighborhood with very narrow streets and many children that play in these streets and walk down these streets to get to and from school. We believe a better option would be to allow for another entrance into the Camelot Development off "N. School Road/N 102nd Way. This route bypasses the existing community that has already needed modifications due to traffic issues. A stacking system was built in to the median on McDowell Mountain Ranch because the parent drop-off and pickup for the school is located off of 104th Street (the same road being used for all traffic). There are already traffic issues during school drop-off and pick up. Adding 15 homes of the sizes proposed (the neighbors never supported the homes being the size proposed due to the smaller front and rear yards contemplated by the builder) is certainly going to impact traffic in the area, and its narrow roads.

Previous Developer Promises:

The previous developer made promises at neighborhood meetings to get support for modifying the minimum required lot size. It appears that Camelot Homes is attempting to bypass the neighbors. The neighbors are not

pleased with the lack of community meetings and any cooperative attempt to merge with the existing neighborhood HOA.

Please advise.

Thanks,

Brian

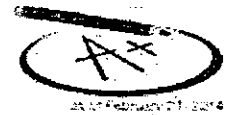
Brian R. Sawyer, Bond Manager | 14301 North 87th Street, Suite 214, Scottsdale, AZ 85260

480-659-4093 | Cell: 480-206-5192 | fax: 480-367-6805 | bsawyer@gaig.com



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March 23, 2017

Tom Kirk
Camelot Asset One LLC
6607 N Scottsdale Rd H 100
Scottsdale, AZ 85250

RE: Development Review Board Packet requirements for the Development Review Board hearing.

Dear Mr. Kirk:

Your case 6-PP-2016, Westworld 15 (Lanes End), is scheduled for the May 4, 2017 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on April 13th in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)
-

- 11 copies on 11"x17" paper, collated and stapled into packets; and
- 1 copy on 8 ½"x11" paper, not stapled, of the following:

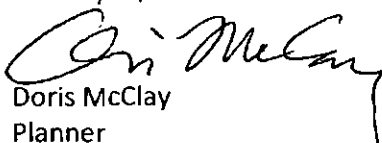
- Combined context aerial and Preliminary Plat (color)
 - Preliminary Plat (black and white)
 - Natural Area Open Space (NAOS) Plan
 - Wall, Landscape and entry feature Plans
-

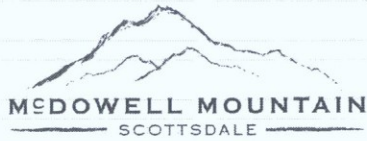
- 11 sets of the color context photos and the associated context photo key plan.

Please contact me at 480-312-4214 or at dmcclay@ScottsdaleAZ.gov to make a submittal meeting.

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday, May 1st. Please limit your presentation to a maximum of 10 minutes.

Thank you,


Doris McClay
Planner



February 22, 2017

City of Scottsdale Planning Department

We have met with the applicant and reviewed the Preliminary Plat for Westworld 15 and hereby approve of the location for the storm drain as shown on the plat, provided they do not disturb our main irrigation line that transmits water through this area. As operators of the McDowell Mountain Golf Course we control the improvements affecting the golf course pursuant to our Concession Agreement with the City of Scottsdale.

If you have any questions please contact me at rgnelson7@gmail.com or 208-691-3600.

Best Regards,

A handwritten signature in black ink, appearing to read "Roger A. Nelson". The signature is written in a cursive style and is positioned above the printed name and title.

Roger A. Nelson
President

6-PP-2016
2/28/17



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2017-AWP-193-OE

Issued Date: 01/30/2017

Tom Kirk
 Westworld 15
 6607 N. Scottsdale Rd.
 Suite H-100
 Scottsdale, AZ 85250

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building NW Corner of Westworld 15
 Location: Scottsdale, AZ
 Latitude: 33-37-20.70N NAD 83
 Longitude: 111-51-47.50W
 Heights: 1536 feet site elevation (SE)
 24 feet above ground level (AGL)
 1560 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 07/30/2018 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (425) 227-2625. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-193-OE.

Signature Control No: 314331999-320514418

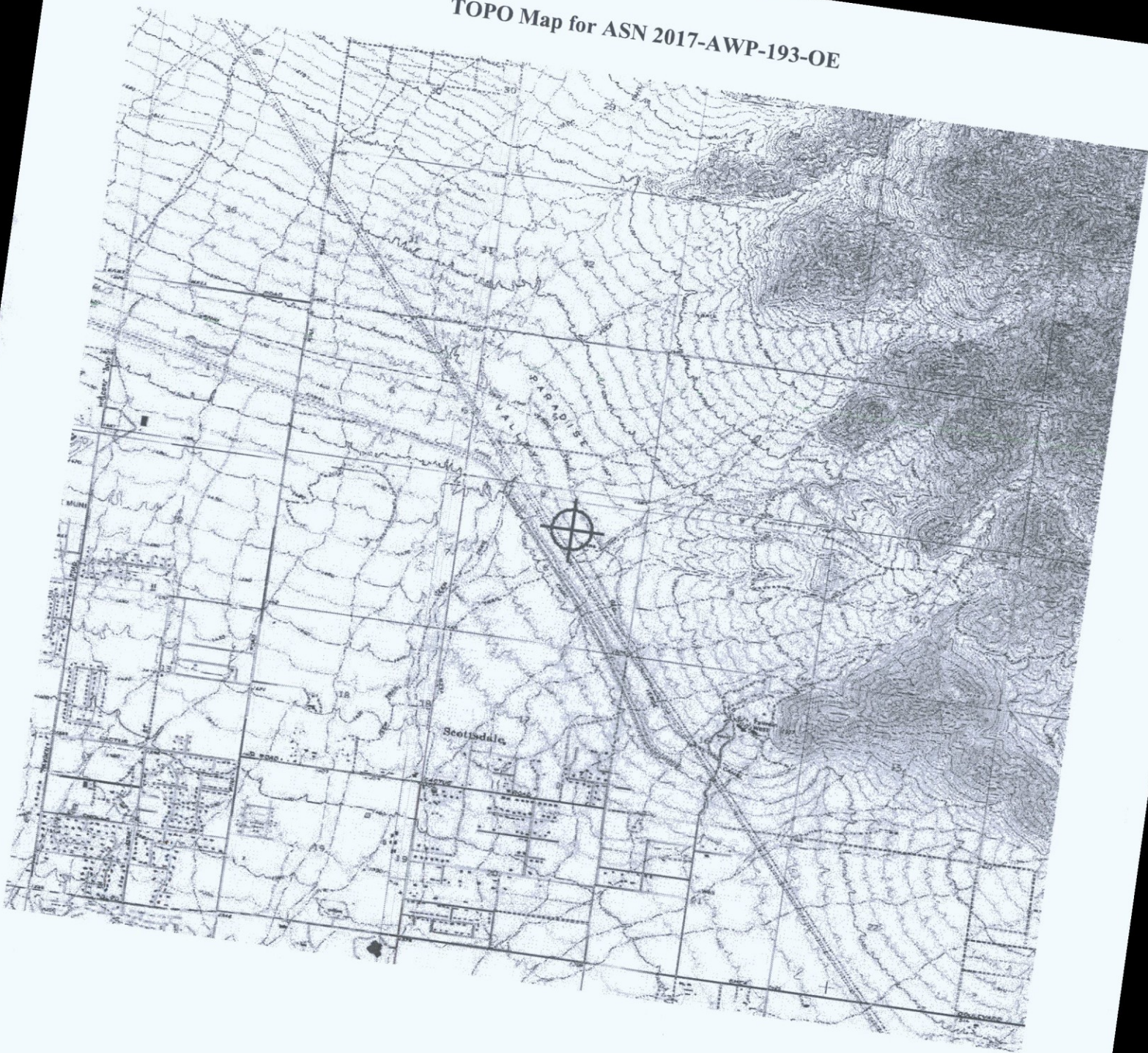
(DNE)

Paul Holmquist
Specialist

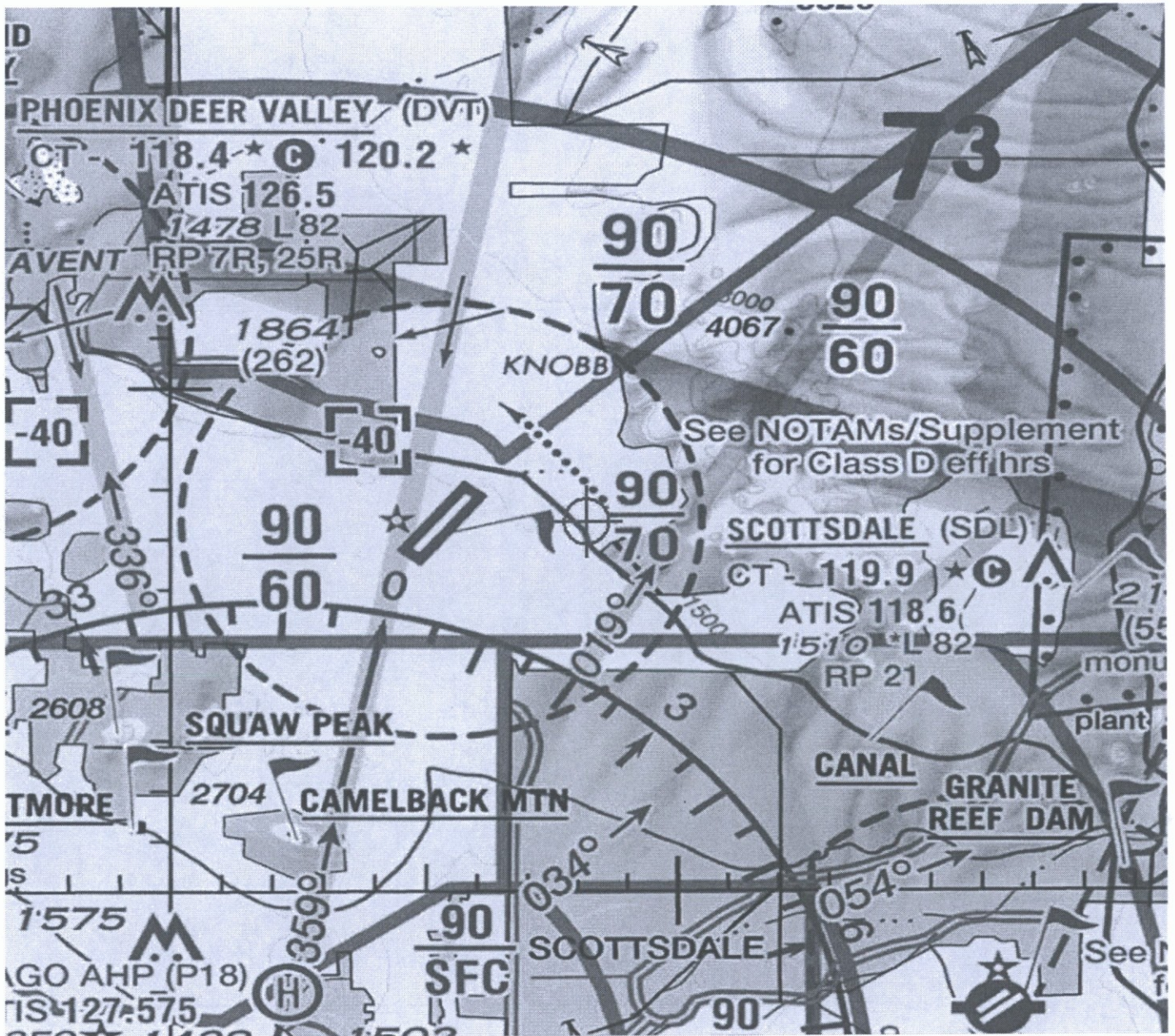
Attachment(s)

Map(s)

TOPO Map for ASN 2017-AWP-193-OE



Sectional Map for ASN 2017-AWP-193-OE





Camelot's response to each City comment is shown in **Red** below

January 26, 2017

Tom Kirk
Camelot Asset One LLC
6607 N Scottsdale Rd H 100
Scottsdale, AZ 85250

RE: 6-PP-2016
Westworld 15

Dear Mr. Kirk:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12/22/16. The following **1st Review Comments** represent the review performed 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. No building shall exceed 24 feet in height as measured from natural grade or as established on the elevated pad exhibit dated 2/28/07 stipulated in case 3-ZN-2007. The narrative and amended development standards indicate a waiver for Lots 5 through 7 to 30 feet in height from natural grade. Please revise these documents to comply with this height stipulation.

The narrative and amended development standards have been revised to indicate a 24' height limit from the grade established on the elevated pad exhibit dated 2/28/07. A revised project narrative and a revised amended development standards document are attached.

2. The minimum width requirement of Natural Area Open Space (NAOS) dedicated adjacent to right-of-way is 20 feet wide (Sec. 6.1060.F.1b). The NAOS shown in Tract B does not meet this requirement. Please include the 8-foot-wide Public Utility easement shown on Tract B in the NAOS area. The public utility easement may not be needed over Tract B.

The PUE at the end of the cul de sac in Tract B has been removed so the plan now complies with the NAOS width requirement.

3. The preliminary plat shows a setback exhibit for a typical lot with a rear yard setback 18.75 feet as requested in the 3-ZN-2007 case, but the amended development standards submitted

**6-PP-2016
2/28/17**

indicates an amended rear yard setback of 20 feet. Please revise the plan and amended development standards to be consistent.

The amended development standards and the project narrative have been revised to provide for a rear yard setback of 18.75 feet.

4. Walls shall not enclose Natural Area Open Space (Sec. 6.1071.A.2a). Please revise or remove the walls in Tract B and the site fence on the west side of Tract D. Please comply with Section 6.1071.A.3. The guard rail fencing used at the entry would be acceptable for these areas.

The wall has been removed and replaced with guard rail fencing near the property line in Tract B and D.

Circulation:

5. The internal local residential streets shall be designed to 28 feet back of curb to back of curb, with a 6-foot-wide sidewalk along at least one side of each street as stipulated in case 3-ZN-2007. Please revise the preliminary plat plan to show a 6-foot-wide sidewalk. Sidewalk is shown on the wall/landscape plan but it is shown as a 5-foot-wide sidewalk. Please revise this plan.

The 5-foot walk has been replaced with a 6-foot walk.

6. Please provide a 6-foot-wide sidewalk along the south side of the subdivision entry street to connect to the existing sidewalk on the adjacent subdivision as stipulated in case 3-ZN-2007.

A 6-foot walk has been added

7. A 25-foot-wide non-motorized public access easement over the Verde Canal corridor shall be dedicated and a non-paved trail within this easement shall be constructed as stipulated in case 3-ZN-2007. The alignment of non-paved trail to be determined by City of Scottsdale Transportation Department prior to certificate of occupancy. Please show this easement and trail on the plans.

A blanket non-motorized public access easement has been granted over the tracts contain the Verde Canal corridor. The blanket easement allows the City to field locate a non-paved trail anywhere within those tracts

Fire:

8. "Key switch/pre-emption sensor" is required for commercial/Multi-family/Gated communities (Fire Ord. 4045, 503.6.1). Please indicate this sensor will be provided.

A note will be added to the plans to provide this sensor.

Drainage:

9. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the resubmittal material identified in Attachment A.

See copies attached

10. Please see attached Drainage comments.

Confirmed.

Airport:

11. This project falls within the AC-1 area and per Chapter 5, Scottsdale Revised Code, Aviation requires that the owner shall conduct a height analysis. Additionally, an aviation easement needs to be recorded for property as well as submittal of a noise disclosure notice. Please submit the FAA response to FAA Form 7460-1 with final plan submittal.

A note has been added to the coversheet of the plan to provide the aviation easement. A height analysis has been completed; the FAA response letters have been received and are attached.

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:

Fire:

12. Please demonstrate the fire lane surface will support 83,000 lb GVW to include any bridge/culvert crossing (DSPM, 2-1.802(3)).

A note has been added to the plan to comply with the weight requirement noted above.

Landscape Design:

13. Please revise the landscape plan so that cacti will be located in the medians at the entry gate area, and the mature form of the proposed salvaged trees will not conflict with the vertical clearance requirements of emergency service vehicles.

A larger island has been provided at the entry to accommodate the landscaping provided.

14. If any cacti, agave, yucca, or other thorny, spiny plants are proposed to be planted adjacent to any walkways or other pedestrian areas, then due to the thorns or spines on these plants, revise the landscape plan so that there will be a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant. Please refer to DSPM Sec. 2-1.1001.13.

The landscape plan will be adjusted to move the plants away from the walkway where applicable.

Design:

15. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material. Stucco and paint the surface of concrete block walls unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

Per email correspondence between Jim Smith and Doris McClay the current design meets the criteria per the DSMP.

Circulation:

16. Entrances to private street subdivisions must be gated. Please provide more detail for the gated entrance. DSPM 2-1.1104

Gates have been added to the landscape plan, additional dimensions have been added to the preliminary plat to show conformance with the City Standards.

17. Gated entrances need to conform to DSPM Fig. 2.1-3. The pavement width provided must be a minimum width of 50 feet DSPM Sec. 2-1.806. Please revise the plan to comply with this requirement.

The turnaround has been widened to 53'. Additional dimensions have been added to the preliminary plat to show conformance with the City standards.

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:

18. Please coordinate with the City's Real Estate department on the connection to the sewer line on the City's property to the north.

A meeting with Maria Muiser of the City's Real Estate department occurred on 2/13/17. Agreement was reached on the type of easement the City is willing to provide to allow the sewer connection

19. Please change the note on wrought iron detail on the wall/entry feature plan to ornamental steel.

The note on the plans has been changed to comply.

20. Please be advised that the developer will be required to execute an agreement with the City to construct the public improvements, and provide the City a cash deposit, letter of credit, or bond for constructing the public improvements as required by SRC Sec. 47-23. An assurance shall be in place prior to the recordation of the/each subdivision plat.

We understand with this requirement and will comply at the final plat stage.

21. The owner shall construct, at its expense, the public improvements required by the City for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in SRC section 48-4.

We understand with this requirement and will comply.

22. Please conduct a boundary retracement that independently establishes the senior rights of: USA Bureau of Reclamation, section lines, and adjoiners (Chapter 3 DSPM).

The ALTA survey submitted with the preliminary plat shows BOR monumentation that were located in the field. When these monuments were compared with our deed and joiner deeds in conjunction with existing maps and located Sectional and subdivision monuments, we feel that the location of the parcel is correct.

23. The entry street is N. 101st Way. Please add the street name to the preliminary plat.

The street name on the plan has been changed to N. 101st Way.

24. Please dedicate a motorized public access easement over the turnaround area that is in front of the gated access.

A note has been added to the plan to acknowledge this requirement.

25. Please contact Arizona Public Service (APS) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please refer to the attached APS Construction Energy Answers and contact Mr. Harry O'Neill, APS Customer Project Manager (602-493-4470).

ASP was contacted (Austin Prusak) and requested information was provided to them to preplan for the electric service to this site.

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 RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 23 Staff Review Days since the application was determined to be administratively complete.

These **1st 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 480-312-4214 or at dmccloy@ScottsdaleAZ.gov.

Sincerely,

Doris McClay
Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **6-PP-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (DWG or DWF format only)
- One copy: Narrative
- One copy: Amended Development Standards

Preliminary Plat:

8 24" x 36" 1 11" x 17" 1 8 ½" x 11"

NAOS Plan:

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Wall/entry feature plan:

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Wall and Landscape plan:

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Other Supplemental Materials:

Technical Reports:

- 2 copies of Revised Drainage 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.



January 26, 2017

Tom Kirk
Camelot Asset One LLC
6607 N Scottsdale Rd H 100
Scottsdale, AZ 85250

RE: 6-PP-2016
Westworld 15

Dear Mr. Kirk:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12/22/16. The following **1st Review Comments** represent the review performed 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. No building shall exceed 24 feet in height as measured from natural grade or as established on the elevated pad exhibit dated 2/28/07 stipulated in case 3-ZN-2007. The narrative and amended development standards indicate a waiver for Lots 5 through 7 to 30 feet in height from natural grade. Please revise these documents to comply with this height stipulation.
2. The minimum width requirement of Natural Area Open Space (NAOS) dedicated adjacent to right-of-way is 20 feet wide (Sec. 6.1060.F.1b). The NAOS shown in Tract B does not meet this requirement. Please include the 8-foot-wide Public Utility easement shown on Tract B in the NAOS area. The public utility easement may not be needed over Tract B.
3. The preliminary plat shows a setback exhibit for a typical lot with a rear yard setback 18.75 feet as requested in the 3-ZN-2007 case, but the amended development standards submitted indicates an amended rear yard setback of 20 feet. Please revise the plan and amended development standards to be consistent.
4. Walls shall not enclose Natural Area Open Space (Sec. 6.1071.A.2a). Please revise or remove the walls in Tract B and the site fence on the west side of Tract D. Please comply with Section 6.1071.A.3. The guard rail fencing used at the entry would be acceptable for these areas.

Circulation:

5. The internal local residential streets shall be designed to 28 feet back of curb to back of curb, with a 6-foot-wide sidewalk along at least one side of each street as stipulated in case 3-ZN-2007. Please revise the preliminary plat plan to show a 6-foot-wide sidewalk. Sidewalk is shown on the wall/landscape plan but it is shown as a 5-foot-wide sidewalk. Please revise this plan.
6. Please provide a 6-foot-wide sidewalk along the south side of the subdivision entry street to connect to the existing sidewalk on the adjacent subdivision as stipulated in case 3-ZN-2007.
7. A 25-foot-wide non-motorized public access easement over the Verde Canal corridor shall be dedicated and a non-paved trail within this easement shall be constructed as stipulated in case 3-ZN-2007. The alignment of non-paved trail to be determined by City of Scottsdale Transportation Department prior to certificate of occupancy. Please show this easement and trail on the plans.

Fire:

8. "Key switch/pre-emption sensor" is required for commercial/Multi-family/Gated communities (Fire Ord. 4045, 503.6.1). Please indicate this sensor will be provided.

Drainage:

9. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the resubmittal material identified in Attachment A.
10. Please see attached Drainage comments.

Airport:

11. This project falls within the AC-1 area and per Chapter 5, Scottsdale Revised Code, Aviation requires that the owner shall conduct a height analysis. Additionally, an aviation easement needs to be recorded for property as well as submittal of a noise disclosure notice. Please submit the FAA response to FAA Form 7460-1 with final plan submittal.

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:

Fire:

12. Please demonstrate the fire lane surface will support 83,000 lb GVW to include any bridge/culvert crossing (DSPM, 2-1.802(3)).

Landscape Design:

13. Please revise the landscape plan so that cacti will be located in the medians at the entry gate area, and the mature form of the proposed salvaged trees will not conflict with the vertical clearance requirements of emergency service vehicles.
14. If any cacti, agave, yucca, or other thorny, spiny plants are proposed to be planted adjacent to any walkways or other pedestrian areas, then due to the thorns or spines on these plants, revise the landscape plan so that there will be a distance of at least four feet between the edge

of the walkway and pedestrian areas to the edge of the mature plant. Please refer to DSPM Sec. 2-1.1001.13.

Design:

15. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material. Stucco and paint the surface of concrete block walls unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

Circulation:

16. Entrances to private street subdivisions must be gated. Please provide more detail for the gated entrance. DSPM 2-1.1104
17. Gated entrances need to conform to DSPM Fig. 2.1-3. The pavement width provided must be a minimum width of 50 feet DSPM Sec. 2-1.806. Please revise the plan to comply with this requirement.

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25. Please contact Arizona Public Service (APS) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please refer to the attached APS Construction Energy Answers and contact Mr. Harry O'Neill, APS Customer Project Manager (602-493-4470).

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.

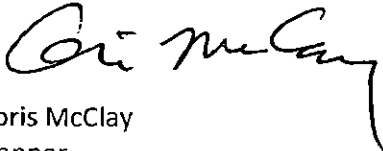
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The Planning & Development Services Division has had this application in review for 23 Staff Review Days since the application was determined to be administratively complete.

These **1st 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 480-312-4214 or at dmccloy@ScottsdaleAZ.gov.

Sincerely,



Doris McClay
Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **6-PP-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

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Wall and Landscape plan:

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Other Supplemental Materials:

Technical Reports:

- 2 copies of Revised Drainage 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.

Attn:

2-1-17

Louis Mc Clay:

As per our phone conversation here our concerns about Parcel 217-16-908, Case Westworld 15, Case Number 6-18-2016

This site is land locked so the only access is off 102nd Street in Discovery Canyon. Discovery Canyon is a planned community built by Woodside & Shea in 1999-2000, they did not plan for another development off 102nd St.

Now Camelot Homes wants to build 15 homes with no access except 102nd narrow street with about 45 new cars coming and going.

1. Does the existing sewer system have the capacity for 15 extra homes added to this system also the electric, water pressure, gas have the proper capacity for these 15 large homes??
2. A new street should be made for this dead end development for the extra traffic - they can purchase land from Mc Dowell Mt Ranch
3. The property is a sanctuary for the wild life of Arizona. Will they relocate the bobcats, coyotes, javelinas, rattlesnakes, scorpions etc or will they roam into Discovery Canyon.
4. The heavy equipment will not be able to maneuver thru the narrow streets of Discovery Canyon besides making noise and dirt and tearing up the roads. After 20 years a developer wants to build disrupting this quiet community (one way in and one way out) not acceptable

5. What about the local school system
with the increase of children?

Please keep us updated on this project

Thank You

Martin and Ann Kaufman
10207 E. Hillery Ave
Scottsdale, AZ 85255
Annmartin1018@msn.com



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 12-22-16
Contact Name: Tom Kirk
Firm name: Camelot Homes
Address: 6607 N. Scottsdale Rd.
City, State Zip: Scottsdale, AZ 85250


RE: Application Accepted for Review.
851 - PA-2016

Dear Mr. Kirk:

It has been determined that your Development Application for Muntalino Ertater 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,

 for Doris McClay

Name: Keith Niederer
Title: Sr. Planner
Phone number: 480-312-2953
Email address: kniederer@scottsdaleaz.gov



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 12-22-16
Contact Name: Camelot Homes, Inc.
Firm name: Tom Kirk
Address: 6607 N. Scottsdale Rd.
City, State Zip: Scottsdale, AZ 85250

RE: Minimal Submittal Comments
851 - PA - 2016

Dear Mr. Kirk:

It has been determined that your Development Application for Westworld 15 does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

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 RETURNED TO THE APPLICANT.

These **Minimal Submittal 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).

Sincerely,

Name: Keith Niederer
Title: Senior Planner
Phone number: 480-312-2953
Email address: KNiederer@scottsdaleAZ.gov

Perone, Steve

From: jason.alexander.az@gmail.com
Sent: Tuesday, January 03, 2017 12:07 PM
To: Perone, Steve
Subject: Quartz trail access, 6-PP-2016 WESTWORLD 15



Hello, This project appears to directly abut the City Quartz trail on the south and west. Additionally, it will be built over two existing social trails that connect the Quartz Trail to the McDowell Mountain Ranch soccer fields (at the east and west sides of the development area). What plans are there to maintain the existing official Quartz trail, and provide an easement, multiuse path or similar connecting Quartz to the park? Thank you -- sent by Jason Alexander (case# 6-PP-2016)



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