

Case Research

THIS SIDE OF FORM TO BE COMPLETED BY CITY

Accepted by: DJM
 Complete/Approved: _____
 (Historic Preservation Officer/City Archaeologist)

Date: _____
 Date: _____

CERTIFICATE OF NO EFFECT

☒ Approved, in accordance with the following findings:

- _____ No archaeological resources are located on the property.
 _____ No significant archaeological resources are impacted.
☒ Significant archaeological resources are protected. SHOULD BE PROTECTED
 Type of permanent protection provided _____
 Documentation of permanent protection provided and approved _____

☐ Denied, Certificate of Approval Required

Signature: [Signature]
 (Historic Preservation Officer/City Archaeologist)

Date: 3/5/07

CERTIFICATE OF APPROVAL

Dates:

- _____ Submittal of Revised Archaeological Survey and Report
 _____ Approved Revised Archaeological Survey and Report
 _____ Submittal of Mitigation Plan
 _____ Approved Mitigation Plan by HPO/Archaeologist or
 _____ Satisfactory Implementation of Mitigation Plan

☐ Denied: _____

☐ Approved

Signature: _____
 (Historic Preservation Officer/City Archaeologist)

Date: _____

APPEALS

Certificate of No Effect	Certificate of Approval	Mitigation Plan
Appeal Date: _____	Appeal Date: _____	Appeal Date: _____
HPC Hearing: _____	HPC Hearing: _____	HPC Hearing: _____
HPC Decision: _____	HPC Decision: _____	HPC Decision: _____
CC Hearing: _____	CC Hearing: _____	CC Hearing: _____
CC Decision: _____	CC Decision: _____	CC Decision: _____

Scottsdale Historic Preservation Program

7506 E Indian School Rd, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

3-PP-2007
3-ZN-2007

913-PA-2005

2007-002

Report No. _____ Coordinator HADDEN/WILLIAMS



Certificate of No Effect or Certificate of Approval Application Form

RE: ARCHAEOLOGICAL RESOURCES ORDINANCE

Parcel Number: 217 - 16 - 908

Quarter Section: 34-52

Street Address: SOUTHWEST OF E PINE VALLEY RD AND N 102ND ST

Applicant Name: SHELLY McTEE, BUCHALTER AGENTS

Address: 4600 E SHEA BOULEVARD, SUITE 100
PHOENIX, AZ 85028

Telephone Number: (602) 296-1916 Fax Number: (602) 296-6571 E-Mail: smctee@buchalter.com

Owner Name: DAVE RICHTER, GEMCOR HOMES, INC.

Address: 4130 N GOLAWATER BOULEVARD, #224A
SCOTTSDALE, AZ 85251

Telephone Number: (480) 421-0203 Fax Number: (480) 421-0204 E-Mail: builder.david@cox.net

Notes: RICHTER ESTATES, 7.55 ACRES, N. 102ND PL

Development Project Application

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Use Permit | <input type="checkbox"/> General Plan |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Development Rev Board | <input type="checkbox"/> Lot Split | <input type="checkbox"/> Building Permit |
| <input type="checkbox"/> Grading Permit | <input type="checkbox"/> Infrastructure Imp. | <input type="checkbox"/> Native Plant |

Archaeological Survey & Report

- ☒ Archaeological Survey and Report Submitted Date: JANUARY 2007
Name of Report: ARCHAEOLOGICAL SURVEY OF THE McBOWEN MOUNTAIN RANCH PARK PARCEL 4
Prepared By: SNCA ENVIRONMENTAL CONSULTANTS

Applicants/Archaeologists Stop Here

Scottsdale Historic Preservation Program

7506 E Indian School Rd, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



City of Scottsdale Cash Transmittal

108391

*** DUPLICATE ***

108391
10 00942825
10/21/2016 PLN-1STOP
JOGAZ HP600G1077
10/21/2016 3:55 PM
\$87.00

Received From :

LD Team, LLC
1426 N 2ND ST STE 100
PHOENIX, AZ 85004
602-396-5700

Bill To :

*** DUPLICATE ***

LD Team, LLC
1426 N 2ND ST STE 100
PHOENIX, AZ 85004
602-396-5700

Reference # 851-PA-2016

Issued Date 10/21/2016

Address Section 8 T3n Rse

Paid Date

Subdivision

Payment Type CREDIT CARD

Marketing Name

Lot Number

Cost Center

MCR

County No

Metes/Bounds No

APN

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

ARIZONA STATE LAND DEPARTMENT

Net Lot Area

Sewer Type

SCOTTSDALE, AZ

Number of Units 1

Meter Size

Density

QS

Code	Description	Additional	Qty	Amount	Account Number
3180	PRE-APPLICATION / SA		1	\$87.00	100-21300-44221

SIGNED BY GURTI BROWN ON 10/21/2016

Total Amount **\$87.00**

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

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 108391

851-PA-2016



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application Request form and all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>MONTALCINO ESTATES</u>	
Property's Address: <u>SECTION 8 T3N. R5E</u>	APN: _____
Property's Zoning District Designation: <u>R1-10ESL</u>	
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>STATE LAND</u>	Applicant: <u>LD-TEAM CURTIS BROWN</u>
Company: <u>3420 E. STEA BLVD #15L</u>	Company: <u>LD-TEAM</u>
Address: _____	Address: <u>3420 E. STEA BLVD #15L</u>
Phone: _____ Fax: _____	Phone: <u>602-550-7457</u> Fax: _____
E-mail: _____	E-mail: <u>CBROWN@LD-TEAM.COM</u>
Owner Signature _____	Applicant Signature <u>[Signature]</u>
Official Use Only Submittal Date: _____ Application No. _____ -PA _____	
Project Coordinator: _____	

Planning and Development Services

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

Montalcino is an existing preliminary plat (3-PP-2007) that we are proposing to modify per the attached site plan. The revised site plan will supply the required 1.90acre of NAOS.

MONTALCINO ESTATES
Preliminary Plat Application
Project Narrative
February 26, 2007

COPY

Project Overview. The subject property consists of approximately seven and one-half (7 1/2) gross acres of land located southwest of the corner of 102nd Street and Pine Valley Road (the "Property") in the City of Scottsdale (the "City"). The purpose of this application is to request approval of a preliminary plat for a fifteen (15) lot subdivision and amended development standards on the Property. In conjunction with this request, Gemcor Homes, Inc. ("Gemcor") is seeking a rezoning of the Property from R1-35 ESL to R1-10 ESL. The northwest corner of the Property abuts an athletic field owned by the City. As a result, Gemcor and the City are exploring the option of entering into a mutually beneficial land-swap to reconfigure the boundary along the northern edge of the Property.

Location. The Property is located southwest of the corner of 102nd Street and Pine Valley Road, directly east of the Sanctuary Golf Course at Westworld. The Property will be accessed from 102nd Street.

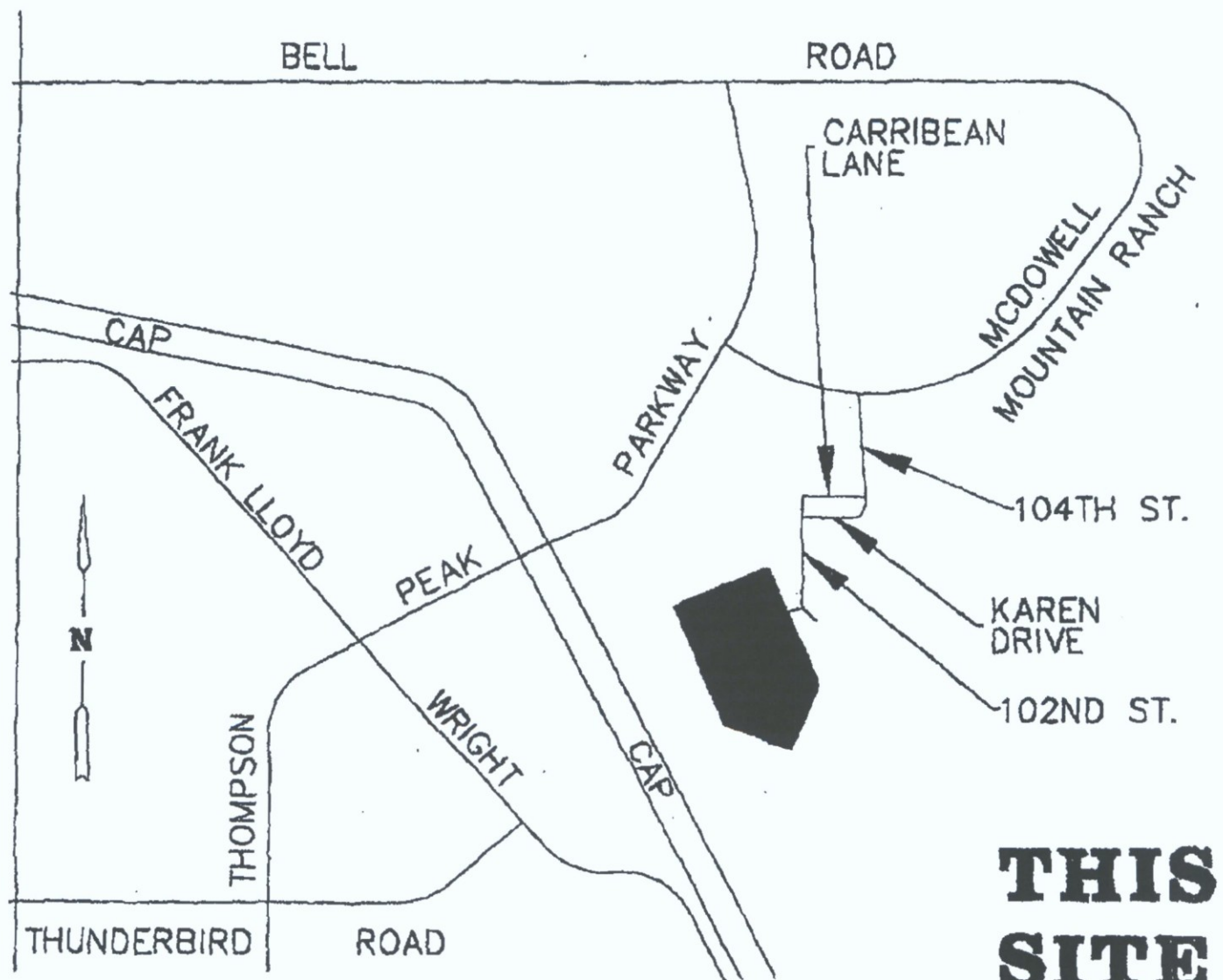
Property Characteristics. The Property is currently undeveloped and the Rio Verde Canal is located along the eastern boundary. The majority of the Property is characterized as flat terrain with sparse desert vegetation typical of the vegetation found in the region and is located in the Lower Desert Landform.

Natural Area Open Space. Based on the zoning of the Property (ESL) and the landform type (Lower Desert Landform) there is a requirement of approximately 1.9 acres of area be set aside for Natural Area Open Space ("NAOS"). Approximately four-tenths (.4) of an acre of the Rio Verde Canal runs through the Property and is known as a *historical site*; thereby allowing a reduction of NAOS at a two to one (2:1) ratio pursuant to Section 6.1060 of the Zoning Ordinance. Accordingly, approximately one (1) acre of NAOS has been designated on the preliminary plat.

Amended Development Standards. There is a need to allow flag lots and for modifications to the front and rear building setbacks as allowed in Section 6.1083 of the Zoning Ordinance. The need for amended development standards is based on the small size of the Property, design constraints, and the desire to preserve portions of the Rio Verde Canal.

G1077.0002 BN 1095353v1

3-PP-2007
3RD: 8/13/2007



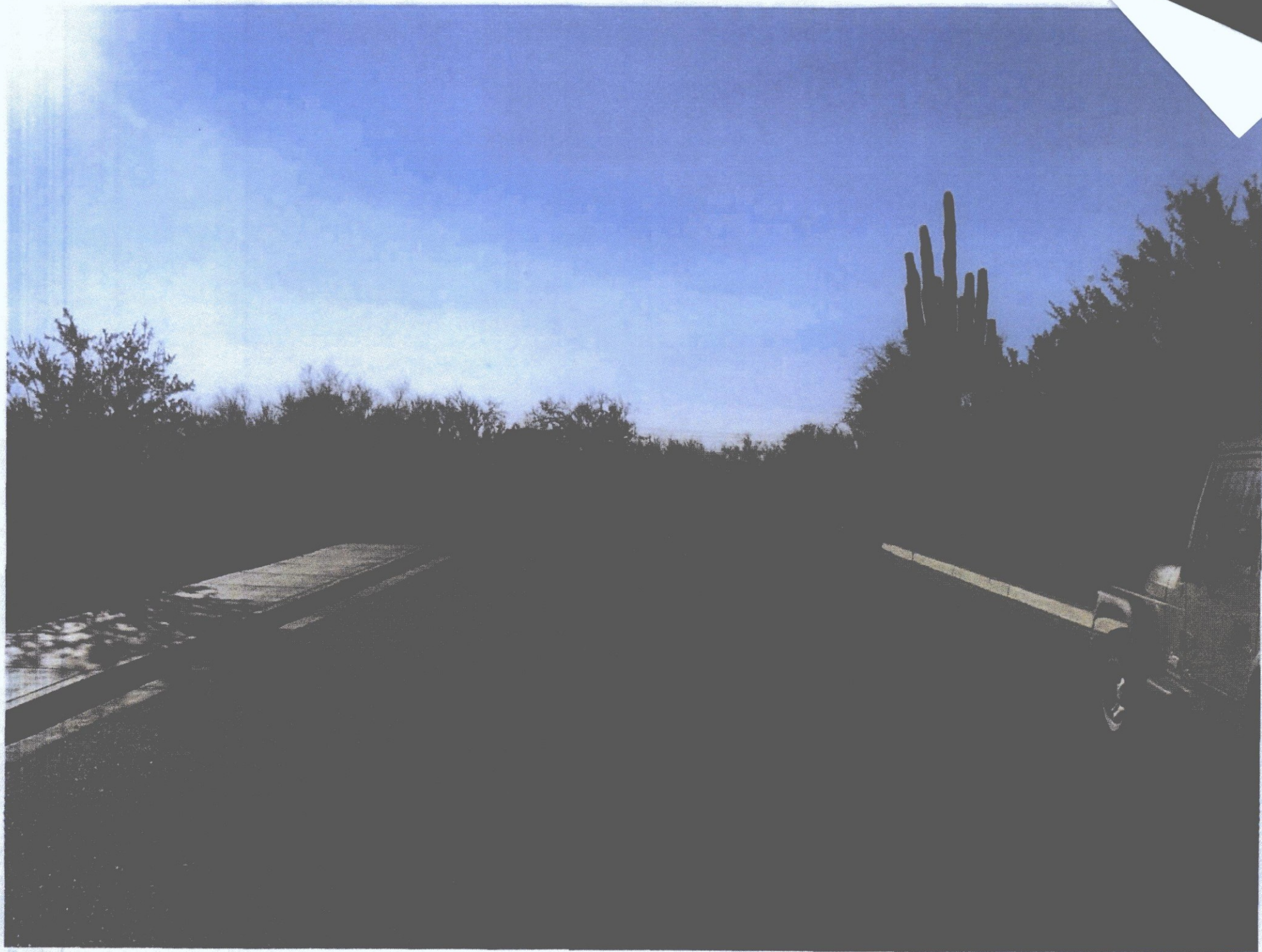
VICINITY MAP

N.T.S.

**THIS
SITE**

TOTAL P.03

3-PP-2007
2/26/2007

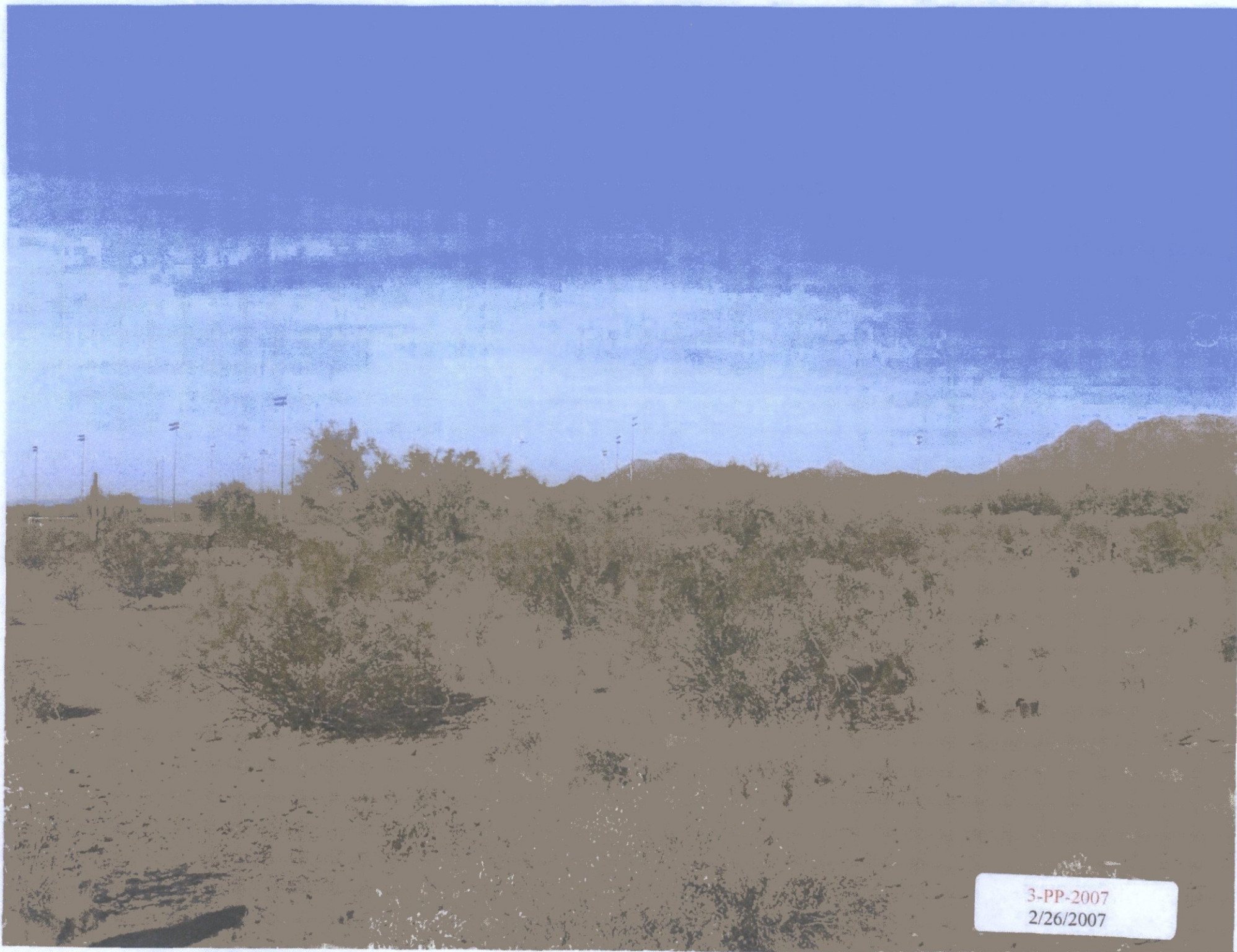




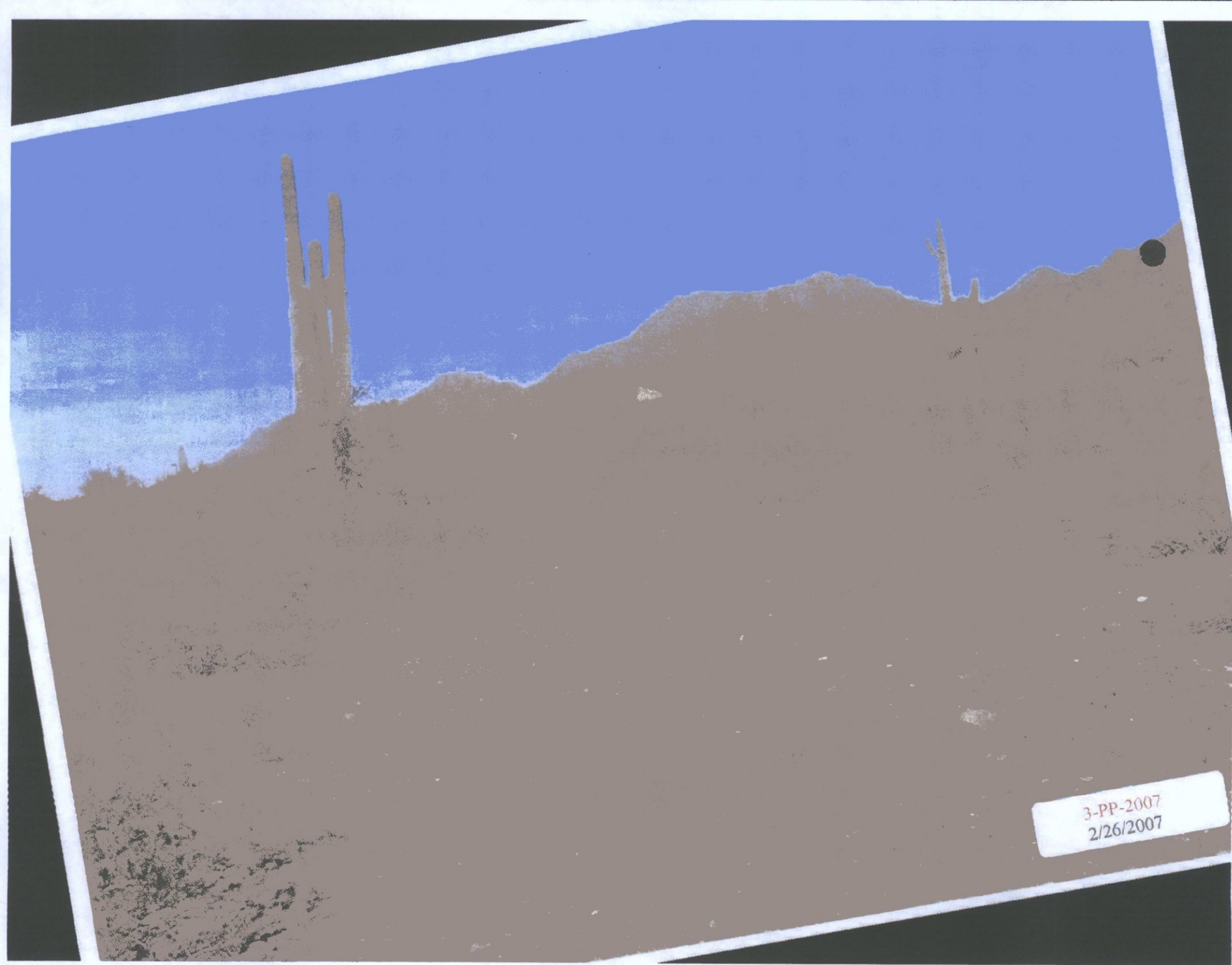




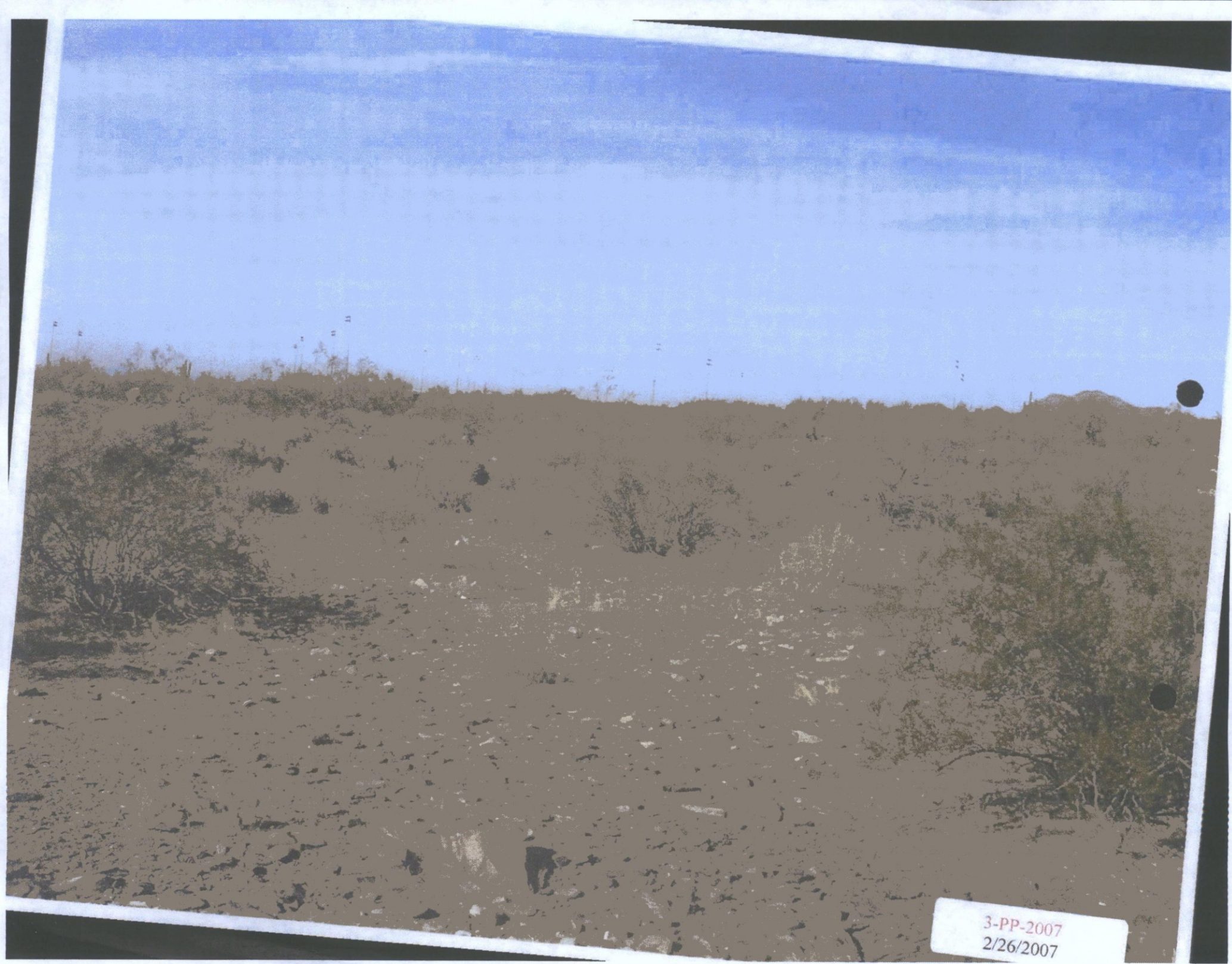
3-PP-2007
2/26/2007



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2/26/2007