



# Development Review (Minor) Staff Approval

84-SA-2017

Scottsdale Princess Community  
Gate House Exterior  
Modifications

### APPLICATION INFORMATION

LOCATION: 7575 E Princess Dr	APPLICANT: Todd Neill
PARCEL: 215-08-695	COMPANY: Neill & Young Associates, LLC
Q.S.: 37-45	ADDRESS: 3295 N Drinkwater Blvd Ste 12 Scottsdale, AZ 85251
CODE VIOLATION #:	PHONE: 480-949-7127

Request: Request to modify the exterior design and lighting of the existing Scottsdale Princess Community Gate House, located at the median of E. Princess Drive west of N. Hayden Road.

### STIPULATIONS

1. Modifications to gatehouse shall be consistent with the plan submitted by Neill+Young dated 2-13-17, and approved by City Staff on 6-26-17.
2. New signage requires separate review and permits.

### 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/ScottsdaleAZ/Building/APP\\_Permit\\_Commercial.pdf](http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP_Permit_Commercial.pdf)

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

ARCHITECTURAL:  4 sets of architectural plans and 1 additional site plan and elevation. *(Building, Fire and Planning)*

OTHER:  Sign Permit Application

### 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:

Keith Niederer

DATE:

6-26-2017

### 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: Niederer Staff Signature: K. Niederer

Phone: 480-312-2953 Email: kniederer@scottsdaleaz.gov

Project Name: Princess Drive Gate House at Hayden Rd. entry

Property's Address: E. Princess Drive west of Hayden Rd. A.P.N.: 215-08-760

Property's Zoning District Designation: R-5 PCD & RI-5 PCD

Application Request: Add LED wall sconces & LED lighting to exterior & interior of gate house

Owner: Juliet Spears Applicant: Todd Neill

Company: Scottsdale Princess Community Assoc. Company: Neill+Young associates LLC

Address: 7575 E. Princess Dr. Address: 3295 N. Drinkwater Bl.

Phone: 480-585-4848 Fax: Phone: 480-949-7127 Fax:

E-mail: Juliet.Spears@brownmanagement.com E-mail: tneill@neillandyoung.com

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee - \$87.00 (fee subject to change every July)   | <input type="checkbox"/> Landscape Plan (___ 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, or signature below  | <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 type="checkbox"/> Conceptual Grading & Drainage Plan - show existing, proposed drainage flows, channels, retention, etc.  |
| <input checked="" 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 checked="" type="checkbox"/> Homeowners or Property Owners Association Approval   | <input 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 checked="" type="checkbox"/> Exterior Lighting - provide cut sheets, details and photometrics for any proposed lighting. w/ lumens  |
| <input checked="" type="checkbox"/> Site plan (2 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: _____  |
| <input type="checkbox"/> Material Samples - color chips, awning fabric, glazing, etc.  |  |
| <input type="checkbox"/> Elevation Drawings or Color Photo simulations (___ 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):

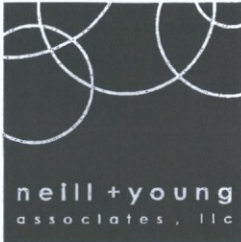
Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

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

Owner Signature: [Signature]

Agent/Applicant Signature: [Signature]

#### Review Methodologies



Landscape Architecture

Land Planning

Urban Design

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**Proposed Princess Drive Renovation  
Existing Hayden Road Intersection Gate House**  
Submitted to the City of Scottsdale  
**Project Narrative**  
June 14, 2017

The Scottsdale Princess Community Association voted and approved on March 9, 2016 to move forward with renovating the existing Hardscape and Landscape within the Private Street Areas of Princess Drive.

The Proposed New Improvement to the existing Gate House (located west of the Hayden Road and East Princess Drive Intersection) includes the following:

Add LED Wall Sconces to North and South Side of Gate House, low voltage LED lighting inside of the Gate House to create a subtle glow emanating out of the Gate House.

(1)

Scottsdale Princess Community Association  
c/o Brown Community Management  
7255 E. Hampton Ave., Ste. 101  
Mesa, AZ 85209

March 27, 2017

Keith Niederer  
Senior Planner/Design Review Coordinator  
City of Scottsdale Planning & Development Services  
7447 E. Indian School Rd., Ste. 105  
Scottsdale, AZ 85251

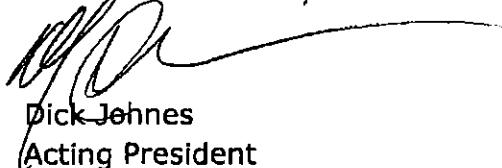
Dear Mr. Niederer,

The Scottsdale Princess Community Association hereby authorizes Todd Neill with Neill + Young Associates, LLC. to be the Owners Agent and authorizing the Improvements included in the DR Submittal Package as follows:

1. New minor signage wall directly on the Eastside of New Gate House (West of Hayden Road and East Princess Drive).
2. Amending the Princess Master Planned Communities Master Signage Program to include Directional Signs & Street Signs.

Thank you for your assistance with this project application.

Sincerely,



Dick Johnes  
Acting President  
Scottsdale Princess Community Association

# Request for Site Visits and/or Inspections

## Construction Document Application



This request concerns all property identified in the construction document (plan review) application.

Project Name: GATE HOUSE  
Project Address: 7979 E. PRINCESS DRIVE

### 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 construction document.

### 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 construction document 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 owner's agent: TODD NEU

Print Name

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_

Plan review number: \_\_\_\_\_

### Planning and Development Services

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



# City of Scottsdale Cash Transmittal

## # 110230

**Received From :**


NEILL & YOUNG ASSOCIATES, LLC  
 3295 N DRINKWATER BLVD STE 12  
 SCOTTSDALE, AZ 85251  
 480-949-7127

**Bill To :**

NEILL & YOUNG ASSOCIATES, LLC  
 3295 N DRINKWATER BLVD STE 12  
 SCOTTSDALE, AZ 85251  
 480-949-7127

<b>Reference #</b>	138-PA-2017	<b>Issued Date</b>	3/30/2017
<b>Address</b>	7575 E PRINCESS DR	<b>Paid Date</b>	3/30/2017
<b>Subdivision</b>	FAIRMONT SCOTTSDALE PRINCESS, RE-RECORD	<b>Payment Type</b>	CREDIT CARD
<b>Marketing Name</b>		<b>Cost Center</b>	
<b>MCR</b>	1104-03	<b>Jurisdiction</b>	SCOTTSDALE
<b>APN</b>	215-08-695	<b>Water Zone</b>	
<b>Owner Information</b>		<b>Water Type</b>	
SCOTTSDALE PRINCESS COMMUNITY ASSOCIATIC	<b>Lot Number</b>	3	
7575 E PRINCESS DR	<b>Metes/Bounds</b>	No	
SCOTTSDALE, AZ 85255	<b>Gross Lot Area</b>	0	
480-585-4848	<b>NAOS Lot Area</b>	0	
	<b>Net Lot Area</b>	0	
	<b>Number of Units</b>	1	
	<b>Density</b>	1	
	<b>Meter Size</b>	QS	37-45

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



SIGNED BY TODD NEAL ON 3/30/2017

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 # 110230**



**INDOOR GATEHOUSE OPTION A**

ARCHITECTURAL (ARCHITECTURAL.ASPX) LANDSCAPE (LANDSCAPE.ASPX) SEARCH  
 PRODUCTS (PRODUCTS.ASPX) TECHNICAL (TECHNICAL.ASPX) TRAINING (TRAINING.ASPX) DOWNLOADS (DOWNLOADS.ASPX)  
 REPRESENTATIVES (REPRESENTATIVES.ASPX) COMPANY (COMPANY.ASPX) NEWSLETTER (NEWSLETTERS.ASPX)

**12-VOLT ALUMINUM & COMPOSITE SERIES (PRODUCTSERIES.ASPX? CATID=1) | SPECIALTY LIGHTS (PRODUCTLIST.ASPX? CATID=1&TYPEID=4)**

**2221**  
 This compact low voltage, down light, wall-mount fixture is constructed of anodized, copper-free aluminum for strength and reliability. A non-toxic polymer powder-coated finish is applied and available in 13 standard colors. The 2221 is shipped with a standard 12W T5 lamp, unless otherwise specified. A wall-mount canopy is included for easy and attractive mounting.



Lamp Type: T5 Wedge  
 Max Voltage: 20V  
 Material: Aluminum



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OPTION A - 250 LUMENS  
 PROPOSED INDOOR GATEHOUSE LIGHTS

**INDOOR GATEHOUSE OPTION B**

ARCHITECTURAL (ARCHITECTURAL.ASPX) LANDSCAPE (LANDSCAPE.ASPX) SEARCH  
 PRODUCTS (PRODUCTS.ASPX) TECHNICAL (TECHNICAL.ASPX) TRAINING (TRAINING.ASPX) DOWNLOADS (DOWNLOADS.ASPX)  
 REPRESENTATIVES (REPRESENTATIVES.ASPX) COMPANY (COMPANY.ASPX) NEWSLETTER (NEWSLETTERS.ASPX)

**12-VOLT ALUMINUM & COMPOSITE SERIES (PRODUCTSERIES.ASPX? CATID=1) | SPECIALTY LIGHTS (PRODUCTLIST.ASPX? CATID=1&TYPEID=4)**

**DL-2237**  
 This compact and highly functional low voltage wall-mount fixture is constructed of anodized, copper-free aluminum for strength and reliability. The fully rotatable fixture is fitted with a silicone o-ring gasket to ensure a weather tight seal. A clear, tempered, shock and heat resistant, soda-lime glass lens safeguards the lamp and optics. A rugged, durable polymer powder-coated finish is applied and available in 13 standard colors. The DL-2237 is shipped with a standard 20W MR16 lamp, unless otherwise specified. An adjustable bracket, 3/16" and 1/8" hole sizes is included for easy and attractive mounting.



Lamp Type: MR16  
 Max Voltage: 120V  
 Material: Aluminum



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OPTION B - 255 LUMENS

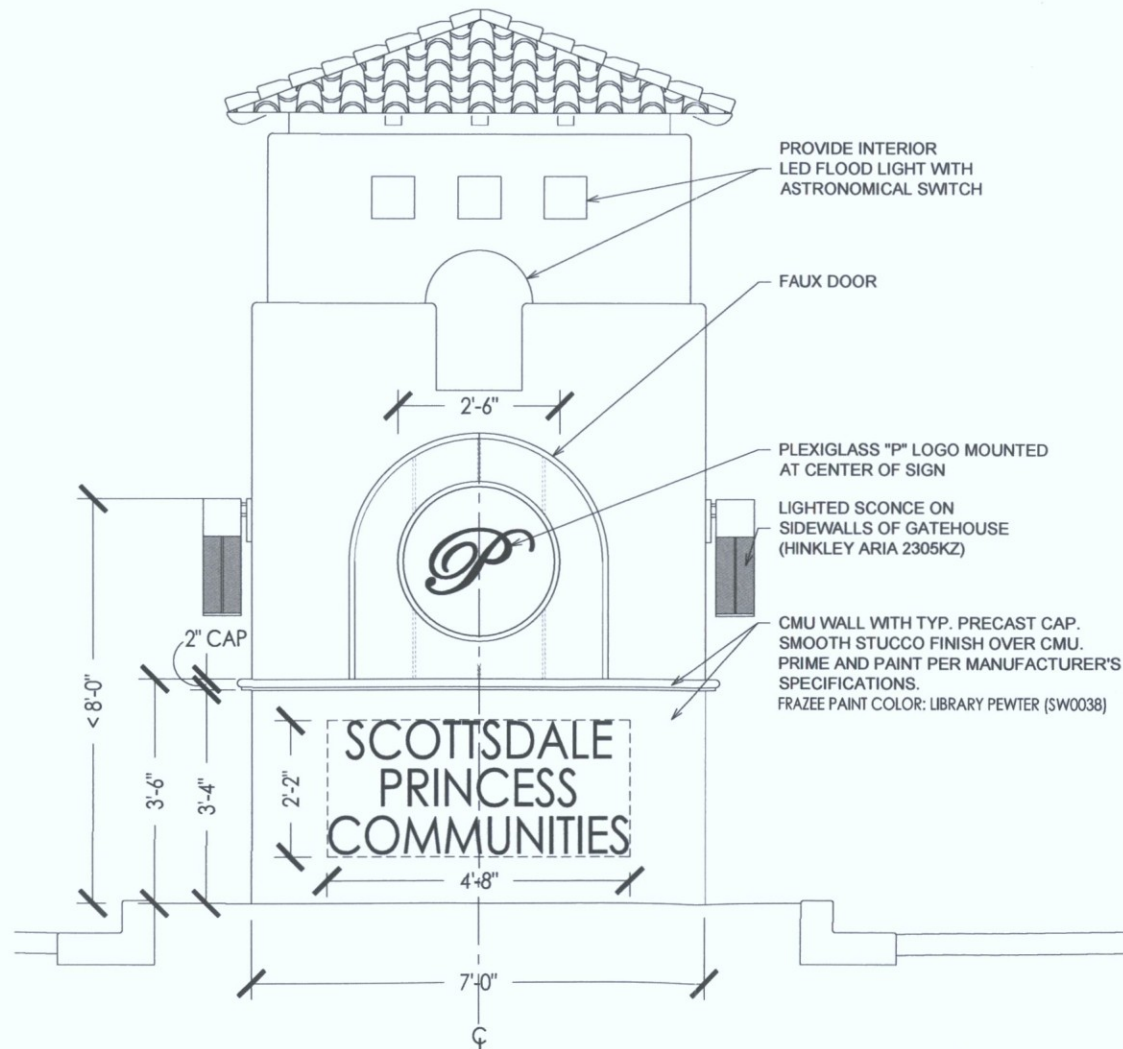
PROPOSED LIGHT FIXTURE - 1,600 LUMENS



HINKLEY ARIA  
 2305KZ LANTERN  
 W/ 18W LED BULB -  
 1,600 LUMENS

**STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED**

6-26-17 KN  
 DATE INITIALS



MASTER PLANNED  
 COMMUNITY GATEHOUSE  
 SCALE: 3/4" = 1'-0"



**East Princess Drive Remodel**  
**Scottsdale Princess Community Association**  
 Private Portion of East Princess Drive Between Princess Blvd and Hayden Rd  
 Scottsdale, Arizona

DATE:	2-13-17
JOB NO:	
DRAWN BY:	JGP
DESIGNED BY:	JIN
SCALE:	
REVISIONS:	DATE:
1	COMMENT 11-9-16
2	COMMENT 2-13-17
SUBMITTED FOR:	

SHEET NO.

**LCS2**

Landscaping Architecture  
 Land Planning  
 Urban Design  
 phone 480.949.7127  
 fax 480.949.2655  
 me@neillandyoung.com  
 3295 north drinkwater blvd  
 phoenix, az 85018  
 scottsdale, arizona 85251  
**neill + young**  
 ASSOCIATES, LLC



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# Westwood

Westwood Professional Services, Inc.  
 6909 East Greenway Parkway, Suite 250  
 Scottsdale, AZ 85254  
 Phone: (480) 747-5558  
 Fax: (480) 376-9025  
 westwoodps.com

Designed by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Record Drawing by/dwg: \_\_\_\_\_

Revisions:

NO.	DATE	DESCRIPTION

Prepared for:  
**Scottsdale Princess  
 Community Association  
 (SPCA)**

Landscape Architecture  
 Land Planning  
 Urban Design  
 Phone: 480.748.7127  
 Fax: 480.948.2635  
 mail@westwoodps.com  
 3293 North Olive Avenue Blvd  
 Suite 12  
 Scottsdale, Arizona 85251

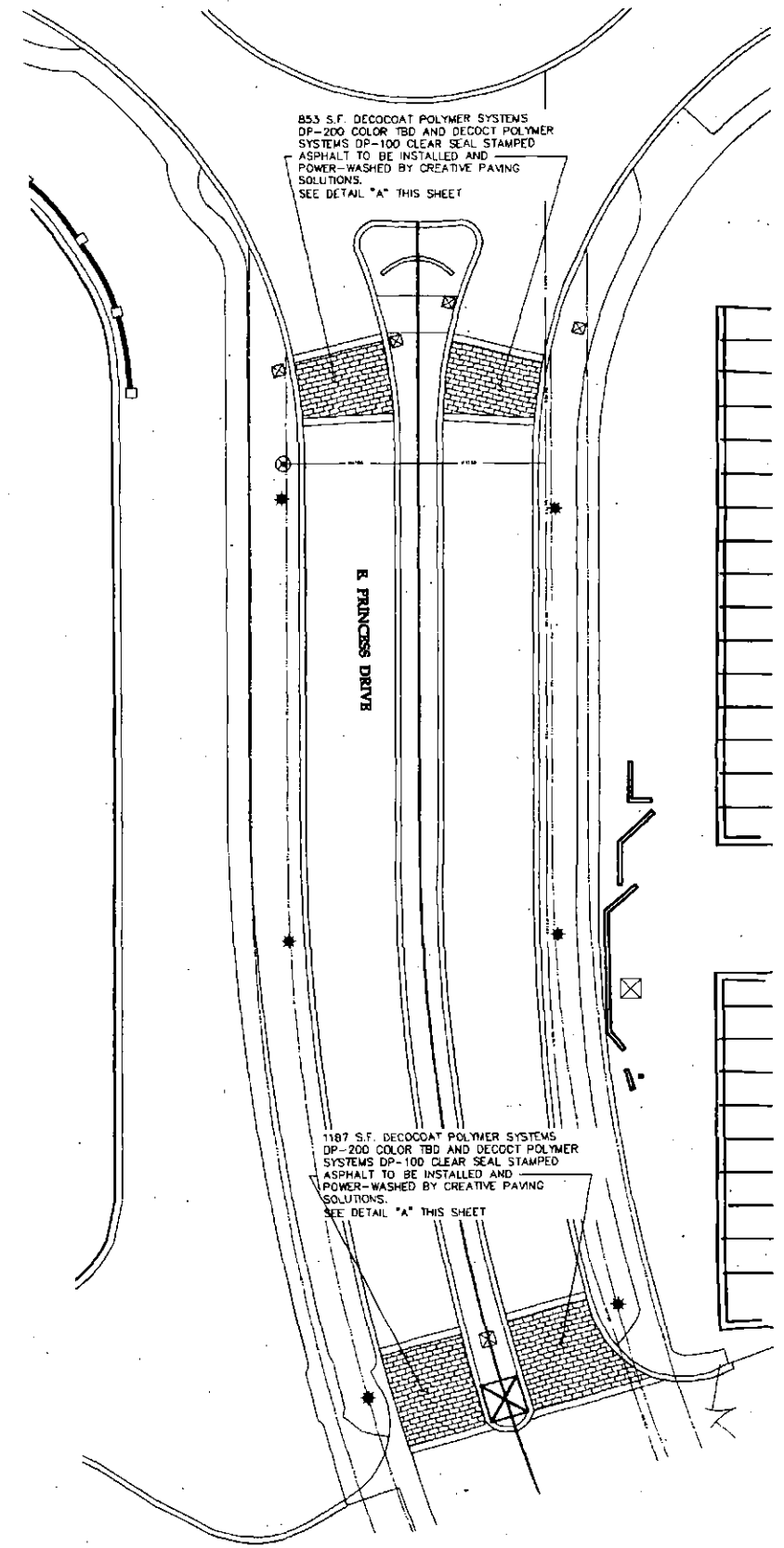


**Scottsdale Princess  
 Community  
 Association  
 (SPCA)**  
 Scottsdale, Arizona

3442-16-1

Civil Plan

Date: **06/09/2016**  
 Drawing No: **CB01 Paving**  
 0009308CPFD1.dwg



CIVIL APPROVAL			
REVIEW AND RECOMMENDED APPROVAL BY:			
PAVING	<i>[Signature]</i>	TRAFFIC	<i>[Signature]</i>
G & D	<i>[Signature]</i>	PLANNING	<i>[Signature]</i>
W & S	NA	FIRE	NA
RET. WALLS			

*[Signature]*  
 ENGINEERING COORDINATION MGR (OR DESIGNER)      DATE: **7/11/2016**

