

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Development Standards**



**Planning & Development Services Department  
Planning and Neighborhood**

7447 East Indian School Road  
Scottsdale, Arizona 85251

July 10, 2017

12-DR-2017  
Brett Anderson  
Brett Anderson  
50 N McClintock Dr Ste 1  
Chandler, AZ 85226

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 12-DR-2017 Visconti

The Development Review Board approved the above referenced case on July 6, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
  - Site Plan with Fire Dept. Requirements Notations
  - Construction Document Submittal Requirements/Instructions
  - 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.
    - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Ben Moriarity, 480-312-2836.
  - Table: "About Fees"
    - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>
- Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

**Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.**

Sincerely,

Ben Moriarity  
Planner  
bmoriarity@ScottsdaleAZ.gov



## Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 986 - PA - 2016

Project Name: Visconti Apartments

Project Address: 7979 E. Camelback Rd., Scottsdale, AZ 85251

### 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 development application.

### 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 development application 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 owners agent: Mathew Moiseve  
Print Name

Mathew Moiseve  
Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

### Planning, Neighborhood & Transportation Division

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

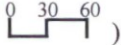




## Plan & Report Requirements

### For Development Applications

The following information may be utilized as a guide, but shall not be considered a complete list of required information. Since each development/project is different, the City of Scottsdale reserves the right to request additional information to ensure a project is in compliance with all City requirements, codes, ordinances, policies and approvals. The information contained within is not the requirements for final plan approval. Contact the Planning and Development Services Department for the Quality Submittal information.

- Additional information may be required depending on zoning district, development, Zoning Case (ZN), Use Permit (UP), Master Environmental Design Concept Plan (MEDCP), Master Design Concept Plan (MDCP), Building and Fire codes, previous Development Review Board (DRB) stipulations, and/or the Design Standards & Policies Manual (DS&PM).
- All plans shall be label and dated.
- All fonts shall be 12 point unless otherwise indicated.
- All plans shall contain a written and bar scale on each plan sheet. (Example 1" = 30'-0" and )
- All plans shall contain the project name, design professional(s), and Owner.
- The plans shall contain the following information indicated with an "☒". The information that is not marked may be required by the district and shall be provided if the district has the development standard. The owner/agent shall provide any item that is not marked if it is included in the development proposal.
- All plans must be folded

#### Context Aerial with the proposed Site Plan superimposed

- a. Show the proposed site plan in relation to surrounding development including the following:
- b. Building footprints and other site improvements such as drives, parking areas, site walls (indicate height of buildings and site walls);
- c. Label surrounding zoning and land uses;
- d. Streets including sidewalks, and any surrounding driveways or intersections;
- e. Show bike paths and trails; and

Development plans approved by the Development Review Board during the past year that have not been constructed. (Approved plans are available at the Scottsdale Records Division at 7447 East Indian School Road, Suite 105).

#### SITE PLAN

- The site plan shall address all Zoning Ordinance requirements, ZN, and UP stipulations. The site plan shall match the civil plans, landscape plans, open space plan, Natural Area Open Space (NAOS) plan, and electrical site plan.
- The site plan shall contain the following information indicated with an "☒" under the project data. The information that is not marked may be required by the district and shall be provided if the district has the development standard.

# Project Narrative



This document will be uploaded to a Case Fact Sheet on the City's web site.

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

Project Number: \_\_\_\_\_ -PA- \_\_\_\_\_

Coordinator: \_\_\_\_\_

Case Number: \_\_\_\_\_

Project Name: \_\_\_\_\_

**Project Location:** \_\_\_\_\_ 7979 E. Camelback Rd., Scottsdale, AZ 85251

**Property Details:** ☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: \_\_\_\_\_ R5

Proposed Zoning: \_\_\_\_\_ No change

Number of Buildings: \_\_\_\_\_ NA

Parcel Size: \_\_\_\_\_ 705,500 sf, 16.20 ac

Gross Floor Area/Total Units: \_\_\_\_\_ NA

Floor Area Ration/Density: \_\_\_\_\_ NA

Parking Required: \_\_\_\_\_ NA

Parking Provided: \_\_\_\_\_ 3 existing (1 handicap), adding 2

Setbacks: N- \_\_\_\_\_ NA

E- \_\_\_\_\_ NA

S- \_\_\_\_\_ NA

W- \_\_\_\_\_ NA

## Description or Request:

Please see attached.

## Planning & Development Services

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





# Development Application

## Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Visconti Apartments

Property's Address: 7979 E. Camelback Rd., Scottsdale, AZ 85251

Property's Current Zoning District Designation: R5


The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Mathew Moiseve	Agent/Applicant: Brett Anderson
Company: CH Visconti at Camelback Communities LLC	Company: Anderson Baron
Address: 444 W.Beech St., Ste.300, San Diego,CA 92101	Address: 50 N. McClintock Dr. Ste.1, Chandler,AZ 85226
Phone: 858.225.9006 Fax:	Phone: 480.699.7956 Fax:
E-mail: matm@colrich.com	E-mail: brett.anderson@andersonbaron.com
Designer:	Engineer: Ted Luther
Company:	Company: Cole Design Group
Address:	Address: 2701 E. Camelback Rd. Ste. 175
Phone: Fax:	Phone: 602.795.4111 Fax:
E-mail:	E-mail: tluther@colestl.com

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

<input type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input checked="" type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

 Owner Signature	 Agent/Applicant Signature
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Official Use Only	Submittal Date:	Development Application No.:
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## Planning, Neighborhood & Transportation

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





# Development Application

## Review Methodologies

### Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

#### **1. Enhanced Application Review Methodology**

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

#### **2. Standard Application Review Methodology:**

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

#### **Note:**

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

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# Development Application

## Arizona Revised Statutes Notice

### §9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.





# 109901

KWHEELER HPDC600552  
3/8/2017 9:07 AM  
\$460.00

## Received From :

Andersonbaron  
50 N MCCLINTOCK DR STE 1  
CHANDLER, AZ 85226

## Bill To :

Brett Anderson  
50 N. McClintock Drive, Suite  
Chandler, AZ 85226  
(480) 699-7956Reference # 986-pa-2016  
Address 7979 E CAMELBACK RD OFC  
Subdivision

Issued Date 3/8/2017

Paid Date 3/8/2017

Payment Type CHECK

## Marketing Name

## Lot Number

## Cost Center

## MCR

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 173-53-006A

Gross Lot Area 0

Water Zone

## Owner Information

NAOS Lot Area 0

Water Type

ColRich

Net Lot Area 0

Sewer Type

444 W. Beech St., Suite 300

Number of Units 1

Meter Size

San Diego, AZ 92101

Density

QS 17-46

(858) 255-9006

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION	Revision	1	\$460.00	100-21300-44221

SIGNED BY TROY HANSON ON 3/8/2017

Total Amount

\$460.00

(When a credit card is used as payment I agree to pay the above total amount according to the C