

**Correspondence Between
Staff and Applicant
Approval Letter**



Planning & Development Services Department
Planning and Neighborhood

7447 East Indian School Road
Scottsdale, Arizona 85251

April 24, 2017

48-DR-2016
Reno Donati
Lnr Holdings LLC
Po Box 25144
Scottsdale, AZ 85255

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 48-DR-2016 70th & Earll Townhomes

The Development Review Board approved the above referenced case on April 20, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Case Drainage Report
- 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, Brad Carr, AICP, 480-312-7713.
- 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,

Brad Carr, AICP
Principal Planner
bcarr@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins

From: Development Review Board
Sent: Tuesday, April 18, 2017 12:42 PM
To: Perone, Steve
Subject: Development Review Board Public Comment (response #22)

Development Review Board Public Comment (response #22)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	http://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	4/18/2017 12:41:12 PM

Survey Response

COMMENT	
Comment:	Revised colors for the bldg. elevations for 48-DR-2016 are on your agenda for this Thursday. I will email the new colored elev. to those for whom I have an email address. In short, the metal elements have been revised to be rusted. the other colors remain the same. we believe that the colors on the original perspectives (dated March 16) printed poorly and made the buildings look Black and white and washed out. The newer elevations are a better representation of the actual warm tones proposed for the buildings. In addition, there will be a color board at the hearing for your review. Feel free to call me if you have any questions Thank you, David G. Gulino (602) 330-5252 Cell
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	David Gulino
AND ONE OR MORE OF THE FOLLOWING ITEMS:	

Email:	<u>DGulino@LDServices.net</u>
Phone:	(602) 330-5252
Address:	7525 E Camelback Rd, Suite 104 Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	



Brad Carr, Senior Planner
City of Scottsdale
7447 East Indian School Rd
Scottsdale, AZ 85251

2/9/2017

RE: 48-DR-2016
70th & Earll Townhomes

Dear Mr. Carr:

The following are applicant responses to the 1st review comments received from the Planning & Development Services Division on the above referenced development 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:

Site Design:

1. Please indicate the location and method of screening for all above ground mechanical and utility equipment. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 7.105.

No ground mounted equipment is anticipated on this project

2. Please relocate any and all electrical transformers, pool equipment, HVAC equipment, and other above ground utility and mechanical equipment so that they will not be located within the required building setback at the street frontages on Main Street and Parkway Avenue. Please refer to the Zoning Ordinance 7.200.B.

No ground mounted equipment is anticipated on this project

3. City of Scottsdale records indicate a property frontage distance of approximately 236 feet, which would require a total frontage open space of 4,720 square feet. Please revise the open space plan to accurately reflect the property frontage and required open space. (Zoning Ordinance, Sec. 5.703.A.)

There was some discrepancy about the length of Frontage. Owner clarified that what is shown on the original submittal is correct. The Alley to the north of the Site is abandoned and not considered in the development of this property.

4. Please identify the exact location of bike rack on site plan and provide bicycle parking calculations. (Zoning Ordinance, Sec. 1.303.)

Complete

Building Elevation Design:

5. On the building elevations, please provide a dashed-in representation of the location of the HVAC equipment locations on the roof of each unit. (Zoning Ordinance, Sec. 7.105.A.3.)

HVAC unit and screen have been identified on Roof Plan and elevations

6. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.

HVAC screen detail added

7. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

Roof plan added

Drainage:

8. Please submit two (2) copies of the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following comments:

- a. In general, case drainage reports submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff. The applicant will need to provide a preliminary drainage report meeting these requirements for this application. Additionally, a 90% level preliminary grading and drainage plan is typically required in support of preliminary plat and development review applications but will be waived on this development due to the smaller size and nature of the development provided information that addresses the comments below are contained within the preliminary drainage report and on an updated site plan.

See Drainage Report

- b. The development site has been previously developed with two single family residences. The City's current stormwater storage policy for previously developed sites is based on the increase in stormwater runoff associated with the proposed development. The preliminary drainage report will need to include calculations and an analysis for the required stormwater storage for the proposed development and the development will need to provide stormwater storage facilities to address the required storage as determined by the report. A weighted C value for the proposed and existing development should be included in the report and used as the basis for the required volume calculation. An exhibit showing the development site based on a current aerial photograph and showing the delineation of the various C value areas should be included in the report along with a weighted C calculation. A similar exhibit should be included for the proposed condition.

See Drainage report

- c. The site plan shows the use of one above ground stormwater storage basin for stormwater storage. Section 4-1.402 of the Design Standards and Policies Manual (DSPM) requires the use of detention basins with an outfall for the drainage of stormwater storage basins if possible. There is an existing 48-inch diameter storm drain located just east of the site within 70th Street that should be tied into and used to drain the proposed basins. The preliminary drainage report and site plan should be revised to address and illustrate the drainage of the basin to the existing storm drain.

See Drainage report

Landscape Design:

9. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.

Added to revised conceptual landscape plan

10. Please revise the landscape plan so that the landscape legend includes quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200.\

Quantities included in Plant List

11. Please revise the landscape plan so that decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any direction, per Zoning Ordinance Section 10.501.A.

See revised landscape plan

12. Based on the mature size of the proposed plants that are indicated near paved areas, please shift the location of these plants so that there will be no need to trim or shear the plants excessively at the edge of any adjacent pedestrian area, parking space, and other paved surfaces. Please refer to Zoning Ordinance Section 10.700.D.

See revised landscape plans

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:

13. Please relocate the required bicycle parking spaces so that they are nearer to the building in order that the bicycle parking spaces will be in locations that will be utilized by bicycle commuters and benefit from natural surveillance, rather than locating the rack at the street. Please refer to DSPM Sec. 2-1.808 B. Please refer to the Scottsdale Zoning Ordinance Section 9.106.C.2.

Bike rack has been relocated closer to the building

14. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.

Comments have been addressed and clouded in the drawing set. A project data sheet has been added which contains the requested information and calculations.

- a. Revise the project data to indicate bicycle parking - required, provided, show calculations.
 - b. Revise the project data to indicate open space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 5.704.A.1.
 - c. Revise the project data to indicate private open space per unit type - required, provided, show calculations - on the 'Floor Plans - Private Open Plan'. Please refer to Zoning Ordinance Section 5.704.A.2.
 - d. Revise the project data to indicate the number of dwelling units identified by the number of bedrooms on the site plan.
 - e. Revise the site plan to indicate the location and dimensions of all abutting rights-of-way, including alleys.
 - f. Revise the site plan to indicate the dimensions of the parcel.
 - g. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.
 - h. Revise the site plan to indicate the location of above ground utility equipment.
 - i. Revise the site plan to indicate the location of street lights, traffic control devices, Irrigation standpipes, and overhead utility lines and poles.
15. Please provide a site plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read. Please refer to Zoning Ordinance Section 1.204 and the Plan & Report Requirements for Development Applications.

Done

16. Notes and dimensions on the site plan and the open space plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Done

17. Please revise the open space plan so that it is a black line drawing, without any gray tones or colors so that all copies of the site plan will be readable. Please refer to Zoning Ordinance Section 1.303, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications.

Done

18. 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 to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings 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.

Masonry has been changed to a decorative stacked bond configuration and has been limited to the facade of each building that includes the garages. The stacked bond configuration is a design strategy which forces the view towards the second level of the building. The first level is meant to be viewed as a 'heavier' foundation on which the lighter colored stucco boxes and glass sit on top of. The site walls have been integrated into the street side facades (rear site wall overlaps with the street side facade) so the distinction between site wall and building is blurred. Refer to sheets DRB37 and 37.1.

19. All exterior mechanical, utility, and communications equipment shall be screened by a wall that matches the architectural characteristics, color, and finish of the building. Wall heights for ground-mounted units shall be a minimum of 1-foot taller than the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.

HVAC screen added

20. 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 Attachment B, APS Construction Energy Answers and contact Mr. Michael Worley, APS Customer Project Manager (602-493-4144, Michael.Worley@aps.com).

Done

Landscape Design:

21. Notes on the landscape plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Done

22. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

Done

23. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Please refer to DSPM Sec. 2-1.808 B.

Done

Building Elevation Design:

24. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.

The color selections have been chosen to relate to the natural desert landscape, ranging from a light to dark tan. The darker color encompasses the first level of the structure extending to a lighting shade on the upper floors harkening to the variations found in the layers of natural stone found in the desert. The design intent also calls for the first level stucco to be a smooth sand finish with the second level being a coarse stucco finish, providing subtle textural variations in the facade. Refer to sheets 37 and 37.1

25. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

Preliminary electric meter locations have been identified on the site plan & elevations

26. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

Detail added to show typical routing

27. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.

Detail added to Detail sheet

28. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.

Detail added to Detail Sheet

29. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Done

30. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and

thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.303.

Done

31. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Light fixtures shown on elevations

Lighting Design:

32. Lighting fixture LT-01 is proposed as an up and down shining fixture. Up lighting is not permitted and all light fixtures, except the fixture illuminating a ground-mounted sign, are required to be down lights and full cutoff. Please revise the lighting plans to provide only a down lighting fixture in locations of LT-01 and provide a revised photometric analysis. (Zoning Ordinance, Sec. 1.303.)

Please stipulate for final plan review

33. Notes on the lighting plans and cut-sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Done

34. Please provide a lighting plan that indicates the building footprint and does not indicate the interior spaces within each building, because this results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Included on site plan

35. Please revise the proposed light fixture LT-02, that are indicated to be located in the soffit area of the roof overhang of the dwelling units, so that light fixture will have a shield that will provide full cut-off for the illumination coming from the light fixture. Please refer to Zoning Ordinance Section 1.303.

Please stipulate for final plan review

Water and Waste Water:

36. Please note that a Water and Sewer Basis of Design Report, or a water/sewer service tap plan sheet, must be accepted by, the Water Resources Department prior to the submittal of improvement plans to the One-Stop-Shop per DSPM, Sec. 6-1.200 and 7-1.200.

Please stipulate

Floor Plans:

37. Please provide floor plans that are a black line drawing, without any gray tones, colors, or landscape symbols so that all copies of the site plan will be readable. Please refer to Zoning Ordinance Section 1.303, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications.

Done

38. Notes on the floor plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Done

39. On the floor plans, add dashed lines that indicate the extent of overhang portions of the roof, shade canopies, building areas, etc. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Done

40. Please provide a roof plan or `Level 2' floor plan, please indicate and illustrate the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Roof ladders not required

Historic Preservation:

41. Please provide a report regarding the documentation of the existing buildings and evaluation of the cultural resource eligibility of the existing buildings on Parcel 130-15-098A.

Done

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 Design:

42. Please revise the project plans to move the refuse area onto the site to have the refuse bin completely out of the alleyway. The current site plan appears to show the bin will be partially in the alleyway. (Zoning Ordinance, Sec. 1.303.)

Refuse enclosure has been moved 2' back

43. Please revise the project plans to modify the area marked "Open space sidewalk" so that it is a different material or visually different from the driveway area to establish it as a pedestrian area on the site. (Zoning Ordinance, Sec. 1.204.)

Sidewalk indicated with diagonal crosshatch, driveway with a sand hatch pattern.

44. Please provide design details of the hardscape and pavement design. (Zoning Ordinance, Sec. 1.303.)

Done

Water and Waste Water:

45. Please include an existing water meter inventory if a fee credit is desired to offset any new service requests per Scottsdale Revised Code (SRC), Chapter 49.

This is a final plan issue please stipulate for final plan review

46. Please note that is recommended that a separate fire line, domestic meter and sewer service line be provided to each building. Service lines shall not extend through retention areas per DSPM, Sec. 6-1.416.

Stipulate

47. Please note that all domestic and landscape meters shall have reduced pressure principle backflow preventers per SRC, Chapter 49.

Stipulate

Accompanying this letter are the revised application documents as identified in Attachment A, Resubmittal Checklist which is included with this response letter.

If you have any questions please contact me at (602) 330-5252 or DSGulino@LDServices.net

Thank you,

David Gulino

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **48-DR-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 (PDF format)

Site Plan:

 7 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Site Details:

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Open Space Plan:

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Elevations:

Color	<u> 1 </u>	24" x 36"	<u> 1 </u>	11" x 17"	<u> 1 </u>	8 ½" x 11"
B/W	<u> 1 </u>	24" x 36"	<u> 1 </u>	11" x 17"	<u> 1 </u>	8 ½" x 11"

Perspectives:

 Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Landscape Plan:

 B/W 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Lighting Site Plan(s):

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Photometric Analysis Plan(s):

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Floor Plan(s):

1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Technical Reports:

2 copies of Revised Drainage Report

Resubmit the revised Drainage Report to your Project Coordinator with any prior City mark-up documents.

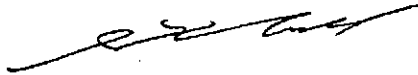
January 13, 2017

70th Street and Earll Townhomes LLC
4500 N. 32nd St #100F
Phoenix, AZ 85018

RE: Sale of 70th and Earll Townhomes Project

Dear Mr. Carr,

The purpose of this letter is to give notice that the 70th and Earll Townhomes Project (48-DR-2016) is being sold. The buyer intends to move forward with the existing Design Review process and step into the process we have started. The closing is scheduled for February 16th, 2017 but in the meantime please provide the Buyer's agent, Reno Donati, with access any files, documents, or project information. If you have any questions please don't hesitate to contact me. Thanks,



Steve Bruckal
Bruckal Developments (Wash) Inc.
4500 N. 32nd St #100F
Phoenix, AZ 85018



11/9/2016

Steven Bruckal
Bruckal Developments
4500 N. 32nd Street Suite 100F
Phoenix, AZ 85018

RE: 48-DR-2016
70th & Earll Townhomes

Dear Mr. Bruckal:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/11/2016. 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:

Site Design:

1. Please indicate the location and method of screening for all above ground mechanical and utility equipment. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 7.105.
2. Please relocate any and all electrical transformers, pool equipment, HVAC equipment, and other above ground utility and mechanical equipment so that they will not be located within the required building setback at the street frontages on Main Street and Parkway Avenue. Please refer to the Zoning Ordinance 7.200.B.
3. City of Scottsdale records indicate a property frontage distance of approximately 236 feet, which would require a total frontage open space of 4,720 square feet. Please revise the open space plan to accurately reflect the property frontage and required open space. (Zoning Ordinance, Sec. 5.703.A.)
4. Please identify the exact location of bike rack on site plan and provide bicycle parking calculations. (Zoning Ordinance, Sec. 1.303.)

Building Elevation Design:

5. On the building elevations, please provide a dashed-in representation of the location of the HVAC equipment locations on the roof of each unit. (Zoning Ordinance, Sec. 7.105.A.3.)

6. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.
7. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

Drainage:

8. Please submit two (2) copies of the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following comments:
 - a. In general, case drainage reports submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff. The applicant will need to provide a preliminary drainage report meeting these requirements for this application. Additionally, a 90% level preliminary grading and drainage plan is typically required in support of preliminary plat and development review applications but will be waived on this development due to the smaller size and nature of the development provided information that addresses the comments below are contained within the preliminary drainage report and on an updated site plan.
 - b. The development site has been previously developed with two single family residences. The City's current stormwater storage policy for previously developed sites is based on the increase in stormwater runoff associated with the proposed development. The preliminary drainage report will need to include calculations and an analysis for the required stormwater storage for the proposed development and the development will need to provide stormwater storage facilities to address the required storage as determined by the report. A weighted C value for the proposed and existing development should be included in the report and used as the basis for the required volume calculation. An exhibit showing the development site based on a current aerial photograph and showing the delineation of the various C value areas should be included in the report along with a weighted C calculation. A similar exhibit should be included for the proposed condition.
 - c. The site plan shows the use of one above ground stormwater storage basin for stormwater storage. Section 4-1.402 of the Design Standards and Policies Manual (DSPM) requires the use of detention basins with an outfall for the drainage of stormwater storage basins if possible. There is an existing 48-inch diameter storm drain located just east of the site within 70th Street that should be tied into and used to drain the proposed basins. The preliminary drainage report and site plan should be revised to address and illustrate the drainage of the basin to the existing storm drain.

Landscape Design:

9. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.
10. Please revise the landscape plan so that the landscape legend includes quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200.
11. Please revise the landscape plan so that decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any direction, per Zoning Ordinance Section 10.501.A.

12. Based on the mature size of the proposed plants that are indicated near paved areas, please shift the location of these plants so that there will be no need to trim or shear the plants excessively at the edge of any adjacent pedestrian area, parking space, and other paved surfaces. Please refer to Zoning Ordinance Section 10.700.D.

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:

13. Please relocate the required bicycle parking spaces so that they are nearer to the building in order that the bicycle parking spaces will be in locations that will be utilized by bicycle commuters and benefit from natural surveillance, rather than locating the rack at the street. Please refer to DSPM Sec. 2-1.808 B. Please refer to the Scottsdale Zoning Ordinance Section 9.106.C.2.
14. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
 - a. Revise the project data to indicate bicycle parking - required, provided, show calculations.
 - b. Revise the project data to indicate open space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 5.704.A.1.
 - c. Revise the project data to indicate private open space per unit type - required, provided, show calculations - on the 'Floor Plans - Private Open Plan'. Please refer to Zoning Ordinance Section 5.704.A.2.
 - d. Revise the project data to indicate the number of dwelling units identified by the number of bedrooms on the site plan.
 - e. Revise the site plan to indicate the location and dimensions of all abutting rights-of-way, including alleys.
 - f. Revise the site plan to indicate the dimensions of the parcel.
 - g. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.
 - h. Revise the site plan to indicate the location of above ground utility equipment.
 - i. Revise the site plan to indicate the location of street lights, traffic control devices, Irrigation standpipes, and overhead utility lines and poles.
15. Please provide a site plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read. Please refer to Zoning Ordinance Section 1.204 and the Plan & Report Requirements for Development Applications.
16. Notes and dimensions on the site plan and the open space plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
17. Please revise the open space plan so that it is a black line drawing, without any gray tones or colors so that all copies of the site plan will be readable. Please refer to Zoning Ordinance Section 1.303, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications.

18. 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 to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings 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.
19. All exterior mechanical, utility, and communications equipment shall be screened by a wall that matches the architectural characteristics, color, and finish of the building. Wall heights for ground-mounted units shall be a minimum of 1-foot taller than the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
20. 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 Attachment B, APS Construction Energy Answers and contact Mr. Michael Worley, APS Customer Project Manager (602-493-4144, Michael.Worley@aps.com).

Landscape Design:

21. Notes on the landscape plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
22. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.
23. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Please refer to DSPM Sec. 2-1.808 B.

Building Elevation Design:

24. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.
25. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
26. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

27. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
28. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
29. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
30. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.303.
31. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Lighting Design:

32. Lighting fixture LT-01 is proposed as an up and down shining fixture. Up lighting is not permitted and all light fixtures, except the fixture illuminating a ground-mounted sign, are required to be down lights and full cutoff. Please revise the lighting plans to provide only a down lighting fixture in locations of LT-01 and provide a revised photometric analysis. (Zoning Ordinance, Sec. 1.303.)
33. Notes on the lighting plans and cut-sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
34. Please provide a lighting plan that indicates the building footprint and does not indicate the interior spaces within each building, because this results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
35. Please revise the proposed light fixture LT-02, that are indicated to be located in the soffit area of the roof overhang of the dwelling units, so that light fixture will have a shield that will provide full cut-off for the illumination coming from the light fixture. Please refer to Zoning Ordinance Section 1.303.

Water and Waste Water:

36. Please note that a Water and Sewer Basis of Design Report, or a water/sewer service tap plan sheet, must be accepted by, the Water Resources Department prior to the submittal of improvement plans to the One-Stop-Shop per DSPM, Sec. 6-1.200 and 7-1.200.

Floor Plans:

37. Please provide floor plans that are a black line drawing, without any gray tones, colors, or landscape symbols so that all copies of the site plan will be readable. Please refer to Zoning Ordinance Section 1.303, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications.

38. Notes on the floor plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
39. On the floor plans, add dashed lines that indicate the extent of overhang portions of the roof, shade canopies, building areas, etc. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
40. Please provide a roof plan or 'Level 2' floor plan, please indicate and illustrate the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Historic Preservation:

41. Please provide a report regarding the documentation of the existing buildings and evaluation of the cultural resource eligibility of the existing buildings on Parcel 130-15-098A.

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 Design:

42. Please revise the project plans to move the refuse area onto the site to have the refuse bin completely out of the alleyway. The current site plan appears to show the bin will be partially in the alleyway. (Zoning Ordinance, Sec. 1.303.)
43. Please revise the project plans to modify the area marked "Open space sidewalk" so that it is a different material or visually different from the driveway area to establish it as a pedestrian area on the site. (Zoning Ordinance, Sec. 1.204.)
44. Please provide design details of the hardscape and pavement design. (Zoning Ordinance, Sec. 1.303.)

Water and Waste Water:

45. Please include an existing water meter inventory if a fee credit is desired to offset any new service requests per Scottsdale Revised Code (SRC), Chapter 49.
46. Please note that is recommended that a separate fire line, domestic meter and sewer service line be provided to each building. Service lines shall not extend through retention areas per DSPM, Sec. 6-1.416.
47. Please note that all domestic and landscape meters shall have reduced pressure principle backflow preventers per SRC, Chapter 49.

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 22 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 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr", written in a cursive style.

Brad Carr, AICP
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **48-DR-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 (PDF format)

Site Plan:

7	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Site Details:

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Open Space Plan:

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Elevations:

Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"

Perspectives:

Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Landscape Plan:

B/W	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Lighting Site Plan(s):

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Photometric Analysis Plan(s):

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

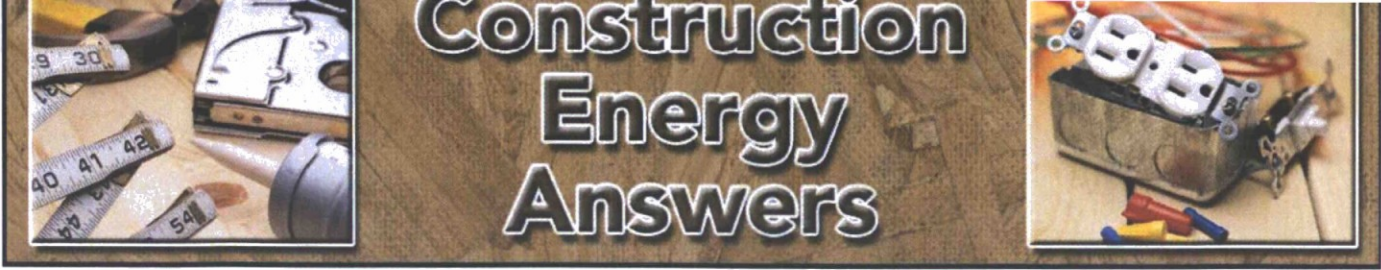
Floor Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Technical Reports:

2 copies of Revised Drainage Report

Resubmit the revised Drainage Report to your Project Coordinator with any prior City mark-up documents.



How to Obtain Electric Service for Your New Business

Our goal at APS is to make the installation of electric lines and equipment to serve your new business facility as easy as possible. In order to help us meet your needs, within your required time frame, we recommend you involve an APS representative as early in the design phase of your project as possible.

We hope you'll find the following information helpful, and we look forward to serving you.

Summary of Construction Process

You (or your developer) contact an APS representative and meet to review the scope of your project and any other pertinent requirements.

During the meeting, we'll discuss:

- A review of your building site plan
- Power requirements (voltage/electrical loads largest motors/plans for the future)
- Potential routes for overhead and underground power lines
- Proposed locations for APS ground mounted equipment and their associated working space requirements
- Location(s) of your service entrance equipment (To avoid excess service line charges, 277/480V service entrance sections (SES) need to be within 40' of the APS transformer and 120/208V SES need to be within 20' of the APS transformer.)
- Trench and conduit installation requirements, if any
- Temporary construction power requirements, if any
- Right-of-way, easement and permit requirements
- Specific field problems (access for heavy equipment)
- Time table for subsequent events
- Any applicable city, county, state and federal requirements
- APS and municipality inspections and clearances

Typical Sequence of Events You Can Expect in Getting Service to Your Facility

- APS prepares designs and cost estimates for installation of APS' facilities
- APS reviews project's costs to determine economic feasibility
- APS prepares necessary agreements and easements for APS facilities
- Agreements and/or easements are signed and any necessary payments are made
- APS schedules construction of electric facilities

established

- APS inspects customer-provided trench, conduit and related customer electrical equipment (A minimum of 24 hour's notice is needed prior to all APS inspections.)
- The trench must also be completely backfilled, compacted and pass APS final inspection prior to installation of APS facilities.
- All city, county and state final clearances must be received by APS at least one working day prior to meter installation.

Once the Process Begins, We Each Have Responsibilities

Design Stage

- You are expected to provide sufficient notice of intent to build. (Large projects and projects requiring three-phase power tend to require longer lead times.)
- You need to incorporate space requirements for APS' electrical padmount equipment into your project design plans.
- You are to provide preliminary scheduling information during the planning stage, i.e. trenching dates, in service dates.
- APS engineering design can begin when adequate drawings are provided by you (AutoCAD disk, if possible). The drawings you or your contractors supply need to include all of the following:
 1. Electrical load calculations
 2. An electrical plan showing the location of the SES for your facility
 3. Electrical service entrance section drawings with official street address on copies (must be sent to the APS Electrical Meter Shop prior to the beginning of construction) – If a meter room is proposed, a detailed dimensional drawing needs to be submitted and approved by APS prior to the start of your construction.
 4. Water, sewer, telephone, cable television and any other sub-grade obstruction
 5. Curb, gutter, drainage, grading and paving plans
 6. Landscaping (including retention basins) and sprinkler plans
 7. A copy of the deed for the property requiring electric service
 8. All control/survey drawings

Preconstruction Stage

- APS develops engineering design of APS electrical system up to your SES
- You obtain all necessary permits from the appropriate inspection authority
- APS prepares agreements and easements for you to sign (Depending on the scope of your project, you may need to pay refundable and/or non-refundable charges.)
- You sign the necessary agreements
- APS reviews service entrance section drawings for approval
- APS specifies the trench and equipment locations
- You provide property corners and grade stakes (Blue Tops) at all proposed equipment locations
- APS surveys and stakes the trench and equipment locations

- If underground facilities are being installed, you must complete all trenching and conduit installations per APS' design.
- You provide trench, conduit, three phase transformer pads and install any APS supplied materials
- APS provides single phase transformer pads, vaults, pullboxes, J-boxes and manholes, etc.
- An APS representative will inspect and approve the trench and conduit installation to ensure compliance with APS design requirements.
- You make any necessary corrections and an APS representative will perform a final inspection.
- Your APS representative will schedule crew(s) for facility construction to begin after trench and pad inspections are approved and the electric service entrance section (SES) is installed.

Meter Panel/SES Location/Specifications

The following is a brief summary of your meter panel requirements. Detailed information is available from your local APS representative.

- APS reserves the right to determine the preferred location of the SES at your facility.
- All installations of service entrance sections (SES) shall comply with the standards contained within the Electric Service Requirements Manual (E.S.R.M.) available on our Web site. Visit "Construction Corner" on aps.com.
- Generally, all self-contained (200A SES and below) installations require safety test blocks.
- A minimum of three feet working clearance must be allowed in front of the SES.
- Prior to the beginning of construction, all meter room installations must be approved by an APS representative.
- The SES shall be accessible at all times for construction and continued maintenance of the service line. This often requires the use of large construction vehicles.
- The meter shall be accessible for meter reading, resetting, testing and maintenance without requiring passage through restricted private areas, gates or fences.

How to Acquire a Billing Account and Meter Installation

1. Call the APS Business Line two weeks prior to your desired meter installation date to establish a billing account – 602-371-6767 in metro Phoenix and 800-253-9407 outside metro Phoenix.
2. Call your APS Customer Project Manager to schedule meter panel inspection. (Call at least 48 hours in advance.)
3. APS inspects meter panel to see if it meets APS specifications. If specifications are met, APS approves the panel.
4. You obtain city or county electrical clearance.
5. When city and/or county electrical clearance is received by APS, the installation of your meter will be scheduled.

APS is your partner during this process. Please feel free to contact your APS representative at any time. Call 602-371-6867 in metro Phoenix, 800-253-9407 outside metro Phoenix, or visit the "Construction Corner" on aps.com.



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

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 10-11-2016
Contact Name: STEVEN BRUCKAL
Firm name: _____
Address: _____
City, State Zip: _____

RE: Application Accepted for Review.

1120 - PA - 2015

Dear MR. BRUCKAL:

It has been determined that your Development Application for DEVELOPMENT REVIEW BOARD 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: BRAD CARR
Title: SR. PLANNER
Phone number: 480.312.7717
Email address: bcarr@scottsdaleaz.gov