

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



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 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 checked="" 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: Shea & 110th Street

Property's Address: 10915 & 10965 E. North Lane, Scottsdale, AZ 85259

Property's Current Zoning District Designation: R-3

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: <u>Reno Donati</u>	Agent/Applicant: <u>David Gulino</u>
Company: <u>GNR Holdings, LLC</u>	Company: <u>Land Development Services</u>
Address: <u>PO Box 25144, Scottsdale, AZ 85255</u>	Address: <u>7525 E Camelback Rd, Ste 104, Scotts. 85251</u>
Phone: <u>(480) 704-1147</u> Fax:	Phone: <u>(6020 330-5252</u> Fax:
E-mail:	E-mail: <u>Dgulino@LDServices.net</u>
Designer: <u>Jamie Van Ravensway</u>	Engineer: <u>Ali Fakih</u>
Company: <u>Greey Pickett</u>	Company: <u>Sustainable Engineering Group</u>
Address: <u>7144 E Stetson Dr Ste 205, Scott 85251</u>	Address: <u>8280 E Gelding Dr, Ste 101, Scott 85260</u>
Phone: <u>(480) 609-0009</u> Fax:	Phone: <u>(480) 588-7226</u> Fax:
E-mail: <u>jrvensway@greeypickett.com</u>	E-mail: <u>Ali@azseg.com</u>

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 will be reviewed in a format similar to the Enhanced Application Review methodology.

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

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

**Project Narrative
Shea Boulevard & 110th
Preliminary Plat Application**

**January 2017
Revised April 2017**

**Prepared for:
GNR Holdings, LLC**

Prepared by:



Request

The application is for the Preliminary Plat approval for a 4-acre, 9 SFR lot subdivision located at the southwest corner of 110th Street and Shea Boulevard. The subject parcels (217-34-021R & 021S) were recently approved for its current zoning of R-3 under case #17-ZN-2015.

Adjacent development is as follows-

- North Shea Boulevard and SFR on the north side of Shea
- East Existing Century Link Building
- South SFR
- West SFR

Scenic Corridor Design Guidelines

The 110th & Shea project has included in its site plan a Scenic Corridor along Shea Boulevard. Scenic Corridors are designated by the City's General Plan along major roadways. They are to provide scenic desert landscape setbacks along these roadways to create a sense of openness for the community.

Scenic Corridors are designated to:

- Preserve or encourage the restoration of the natural setting along the roadway
- Provide views of nearby landforms
- Allow for connectivity of non-vehicular travel buffered safely from vehicular traffic
- Visually link to vista corridors along major washes and other significant open space
- Buffer adjacent land uses from the adverse affects of traffic along a major roadway.

To promote the proper design and creation of Scenic Corridors, a set of guidelines has been established. The Scenic Corridor Design Guidelines are policies, standards, details, and concepts that are to be used to establish the health, safety, welfare, quality and character of physical improvements along roadways designated by the City of Scottsdale's General Plan. These policies create the basis for visual character within and along these major roadways having a particular emphasis on retaining and displaying the native desert and traditional southwest cultural heritage of the area.

Scenic Corridor Vision Statement:

Scottsdale citizens value the natural desert setting along the northern and eastern portions of certain major thoroughfares in our community. There is an understanding by the community at large that these should be preserved or recreated as meaningful open space. The City's General Plan reflects this commitment by designating portions of Scottsdale Road, Pima Road, The Carefree Highway, Cave Creek Road, Dynamite Boulevard, and Shea Boulevard as Scenic Corridors.

Recognizing the value of community character, on the behalf of our citizens, the City of Scottsdale has pledged to take certain steps to protect this valued resource of natural linear open space from rapidly approaching development. As a result, a set of community goals have been established. These community goals include:

- Constructing new, expanding existing, and over time retrofitting roadways designated as Scenic Corridors so that the design policies and guidelines found in this document are carried out.
- Working to preserve, restore, and maintain the natural beauty of the Sonoran Desert within the scenic desert landscape setbacks along these corridors of regional significance.
- Applying the design policies and guidelines found in this document to public and private development along the edges of these corridors.
- Educating citizens, staff, and the policy makers about the goals and benefits of Scenic Corridors in their community.

The Scenic Corridor Design Guidelines are a component of the City of Scottsdale's Sensitive Design Program. The Scottsdale Sensitive Design Program is a comprehensive compilation of policies and guidelines used to shape the quality and character of the City's built environment. Like all City of Scottsdale design guidelines, the Scenic Corridor Design Guidelines are polices and should not be construed as ordinance. The basic framework for these policies and guidelines are the Scottsdale Sensitive Design Principles. The Principles are the result of joint discussions held with the City's Planning Commission, Development Review Board, and City Council. They articulate Scottsdale's design vision and outline community design expectations and values.

Scottsdale's Sensitive Design Principles

The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of 110th & Shea.

1) The design character of any area should be enhanced and strengthened by new development.

Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, integrate these qualities. The site plan includes a scenic corridor along Shea Boulevard.

2) Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.

110th and Shea has sited building pads to maximize views and buffer activity on Shea Boulevard. On the north side, the site plan includes a scenic corridor along Shea Boulevard. On the south side, the lots that back to the existing homes (Lots 6, 7, 8

and 9) will be designed to respect the privacy of these neighboring homes. All 2nd story rooms will not have any windows that face south with a window sill lower than 7'. An archaeological survey has been done and no cultural resources were encountered on the property.

3) Development should be sensitive to existing topography and landscaping.

The property is relatively flat with little existing native vegetation'

4) Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

Not applicable to this property.

5) The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

Not applicable to this property.

6) Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

The 110th & Shea project is located adjacent to Shea Boulevard with access to pathways and Bus transportation.

7) Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

The 110th & Shea project provides pedestrian connectivity to the surrounding neighborhoods

8) Buildings should be designed with a logical hierarchy of masses.

Specific home designs have not been established at this stage for each home site.

9) The design of the built environment should respond to the desert environment.

One of the most significant attribute of the desert environment is a climate which allows for considerable outdoor living. Consequently, the homes within this project will embody this attribute while emphasizing ample shade for its residents and guests through the use of such features as deep roof overhangs, and recessed windows.

10) Developments should strive to incorporate sustainable and healthy building practices and products.

Development improvements at this project will be accomplished in a manner to minimize environmental impact and maximize sustainability.

11) Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

Her site is a vacant undeveloped parcel of land. As a result, there is limited salvageable native vegetation. However, any and all existing vegetation that will survive salvage will be salvaged and used in the landscaping.

12) Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

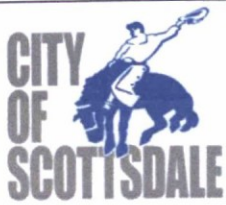
The landscaping plant palette will emphasize vegetation that is predominantly native to the area and arid in nature.

13) The extent and quality of lighting should be integrally designed as part of the built environment.

Minimal lighting to promote the area's dark skies policy will be implemented

14) Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Signage will be minimal and complementary to the site



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: Shea & 110th Street
Project Address: 10915 & 10965 E North Lane, 85259

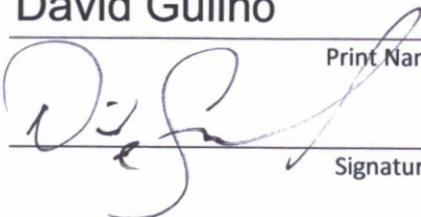
STATEMENT OF AUTHORITY:

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: David Gulino


Print Name
Signature

City Use Only:

Submittal Date: _____ Plan review number: _____

Planning, Neighborhood & Transportation Division

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



City of Scottsdale Cash Transmittal

109481

Received From :

GNR Holdings LLC
 PO BOX 25144
 SCOTTSDALE, AZ 85255
 602-359-5559

Bill To :

Reference # 762-PA-2016
 Address 10915 E SHEA BL
 Subdivision

Issued Date 2/2/2017
 Paid Date 2/2/2017
 Payment Type CHECK

Marketing Name

MCR
 APN 217-34-021R

Lot Number
 County No
 Gross Lot Area 0
 NAOS Lot Area 0
 Net Lot Area 0
 Number of Units 1
 Density

Cost Center
 Metes/Bounds No
 Water Zone
 Water Type
 Sewer Type
 Meter Size
 QS 28-54

Owner Information

LAND DEVELOPMENT SERVICES LLC
 7525 E CAMELBACK RD STE 104
 SCOTTSDALE, AZ 85251
 480-946-5020

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$1,362.00	100-21300-44221

City of Scottsdale
 7447 E. Indian School Rd.
 Scottsdale, AZ 85251
 (480) 312-2500
 One Stop Shop

Date: 2/2/2017 Cashier: DHOL
 Office: PLN-1STOP Mach ID: HPTC6005125
 Tran #: 4 Batch #: 58701
 Receipt: 00988458 Date: 2/2/2017 3:37 PM
 109481
 3150 PRELIMINARY PLAT \$1,362.00

TENDERED AMOUNTS:

Check Tendered: \$1,362.00
 Chk #: 1186 GNR HOLDINGS LLC
 Transaction Total: \$1,362.00

Thank you for your payment.
 Have a nice day!

4-PP-2017
 2/2/17

Total Amount**\$1,362.00**



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types

Please check the appropriate box of the types of applications that you are requesting to submit concurrently

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 type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
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Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
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<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 checked="" type="checkbox"/>

Owner: Reno Donati

Company: GNR Holdings, LLC

Address: P.O. Box 25144, Scottsdale, AZ 85255

Phone: (480) 704-1147 Fax: _____

E-mail: _____

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Reno Donati Title: Manging Member

Reno Donati Signature Date: 1-30-17

Official Use Only: Submittal Date: _____

Request: Approved or Denied

Staff Name (Print): _____

Staff Signature: _____ Date: _____