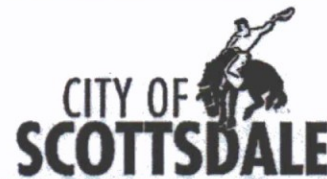


**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**

Preliminary Plat (PP)

Development Application Checklist

Subdivision, and Master Planned Property



Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Preliminary Plat Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 10 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Preliminary Plat Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>2400 + 18 per lot</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided))
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appeals of Required Dedications or Exactions (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Preliminary Plat Notification Affidavit (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. Request for Site Visits and/or Inspections Form (form provided)
		13. Addressing Requirements (form provided)
		14. Design Guidelines <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Environmentally Sensitive Land Ordinance (see Zoning Ordinance) <input checked="" type="checkbox"/> MAG Supplements • The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. Neighborhood Notification Process Requirements: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Neighborhood Notification Report • Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum.
	<input checked="" type="checkbox"/>	16. Request for Neighborhood Group Contact information (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (example provided) <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See the attached <u>Photo Exhibit of Existing Conditions</u> graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input checked="" type="checkbox"/> Copies of Previous Archeological Research - 1 copy

Preliminary Plat Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	19. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided. Short form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. ESLO Wash Modifications Development Application (application provided) IF APPLICABLE The ESLO Wash Modifications Development Application is to be submitted concurrently with this Preliminary Plat Application.

PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Plan & Report Requirements For Preliminary Plat Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	22. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" – 11 copies 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. The application narrative shall provide and explanation and justification for any proposed amended development standard(s) 3. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Proposed Development Standards / Amended Development Standards (Example provided) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	24. Proposed Covenants, Conditions, and Restrictions (CC&R'S) <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy
<input type="checkbox"/>	<input type="checkbox"/>	25. Proposed Development Agreement (shared facilities, etc.) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	26. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of: <input checked="" type="checkbox"/> 750 foot radius from site <input type="checkbox"/> 1/4 mile radius from site <input type="checkbox"/> Other: _____

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>27. Preliminary Plat</p> <ul style="list-style-type: none"> • 24" x 36" – 11 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>28. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 12 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>29. Open Space Plan (Site Plan Worksheet) (Example Provided)</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>30. Site Cross Sections <i>FOR CUTS AND FILLS PURPOSES</i></p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded • 11" x 17" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	<p>31. Construction Envelope Plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>32. Natural Area Open Space Plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>33. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>34. Phasing Plan <i>IF APPLICABLE</i></p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

Planning and Development Services

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

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>35. Landscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>36. Hardscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of black and white line drawings (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>37. Parking Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>38. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>39. Pedestrian and Vehicular Circulation</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>40. Bikeways & Trails Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>41. Wall Elevations and Details and/or Entry Feature Elevations and Details</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>42. Community Features (mail kiosk, private street signs, etc) Elevations and Details</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>43. Exterior Lighting Site Plan (including exterior building mounted fixtures)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)

Preliminary Plat Application Checklist

		<ul style="list-style-type: none"> • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	44. Exterior Lighting Photometric Analysis <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	45. Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	46. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	47. Drainage Report (information provided) See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	48. Master Drainage Plan See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	49. Preliminary Basis of Design Report for Water and Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	50. Preliminary Basis of Design Report for Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets

Planning and Development Services

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Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>51. Water Sampling Station</p> <ul style="list-style-type: none"> Show location of sample stations on the preliminary plat. Fax 8 1/2" x 11" copy of the preliminary plat with sampling stations to Water Resources 480-312-5650
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>52. Water Of Approval For Fountains Or Water Features from the Water Conservation Office</p> <p>Please contact Elisa Klien at 480-312-5670</p> <ul style="list-style-type: none"> 1 copy of the approval from the Water Conservation Office
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>53. Transportation Impact & Mitigation Analysis (TIMA) (information provided)</p> <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input checked="" type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>54. Native Plant Submittal: (information provided)</p> <ul style="list-style-type: none"> 24" x 36" 1 - copy, folded. <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>55. Revegetation Site Plan, including Methodology and Techniques</p> <ul style="list-style-type: none"> 24" x 36" - 1 copy, folded 11" x 17" - 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>56. Landform Types Maps</p> <ul style="list-style-type: none"> 24" x 36" - 1 copy, folded
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>57. Cuts and Fills Site Plan</p> <ul style="list-style-type: none"> 24" x 36" - 1 copy, folded 11" x 17" - 1 copy, folded (quality suitable for reproduction)

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	58. Cuts and Fills Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	59. Composite Factors Map <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	60. Unstable Slopes / Boulders Rolling Map <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	61. Bedrock & Soils Map <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	62. Conservation Area, Scenic Corridor, Vista Corridor Plan <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	63. Other: <hr/> <div style="margin-left: 20px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) </div>
PART III – SAMPLES & MODELS		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input type="checkbox"/>	<input type="checkbox"/>	64. Paint Color Drawdowns <ul style="list-style-type: none"> • 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.

Preliminary Plat Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	65. Other: <hr/> <hr/> <hr/> <hr/>
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PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	66. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7667. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>95</u> -PA- <u>2017</u>.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	67. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	68. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	69. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.

Preliminary Plat Application Checklist

If the Project Coordinator is no longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application need a: New Project Number, or

A New Phase to an old Project Number: _____

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an Interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning and Development Services

One Stop Shop

Planning and Development Services Director

7447 E. Indian School Rd, Suite 105

Scottsdale, AZ 85251

Phone: (480) 312-7000

Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

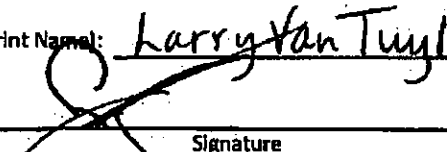


The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to 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 checked="" 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 checked="" 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"/>

Owner: Silverstone Development Inc
 Company: "
 Address: P.O. Box 16460 Phoenix AZ 85011
 Phone: 602-230-3501 Fax: N/A
 E-mail: MPACHECO@VTCOMPANIES.COM

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; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): Larry Van Tuyl Title: President
 Signature:  Date: 2/22/17

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

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



This request concerns all property identified in the development application.

Pre-application No: 95 -PA- 2017

Project Name: Silverstone Parcel G

Project Address: 23233 N. 74th St., Scottsdale, AZ 85255

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

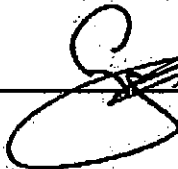
1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits 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 owner's agent:

SILVERSTONE DEVELOPMENT, Inc.

LARRY VAN TUYL, PRESIDENT

Print Name



Signature

City Use Only:

Submittal Date: _____ Case number: _____

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



Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S. § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, _____

at the following number _____

Signature: _____ Date: 2/22/17

Printed Name: HARRY VA TUTOR, President

Check box if signature refused

Copy of Bill of Rights left at: _____



KHovnanian[®] Homes

SILVERSTONE PARCEL-G
PROJECT NARRATIVE

CITY OF SCOTTSDALE, ARIZONA
9-PP-2017

AUGUST, 2017

9-PP-2017
09/01/17

INGTON PLANNING + DESIGN
SUITE 305, TEMPE, AZ 85282



Project Narrative

for Silverstone Parcel G

August 2017

Developer

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CChisholm@KHOV.com

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480.250.0116
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Engineering Consultant

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Scottsdale, AZ 85260
Attn: Ali Fakih, PE, LEED AP
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Ali@azseg.com

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Exhibits

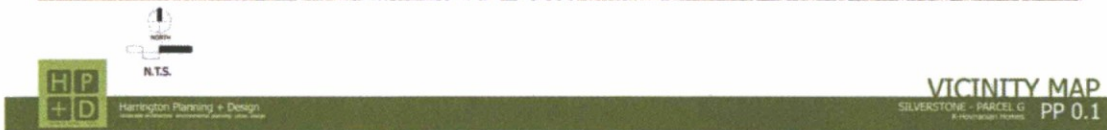
Vicinity Map	Exhibit PP-0.1
Conceptual Site Plan	Exhibit PP-1.0
Open Space Plan	Exhibit PP-2.0
Pedestrian & Vehicle Circulation Plan	Exhibit PP-3.0
Bicycle & Trail Circulation Plan	Exhibit PP-4.0
Scenic Corridor Plan	Exhibit PP-5.0
Landscape / Hardscape Plan	Exhibit PP-6.0
Wall / Site Features Plan	Exhibit PP-7.0
Wall / Site Features Conceptual Details	Exhibit PP-8.0

1. Project Information

1.1 Propose of Request

The property is located at the Southwest corner of Miller Road and Pinnacle Peak Road. It is positioned within a portion of the Northwest Quarter of Section 14, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The APN is 212-03-599 and is 23.729 acres in size. The property is bounded by the development to the south, the Silverstone Parcel F subdivision to the west, commercial development to the north across from Pinnacle Peak Road, and the commercial development to the east across for Miller Road. The property is undeveloped, but N. 74th Street is improved.

1.2 Vicinity Map



Refer to exhibit **PP-0.1** for enlargement of the above Vicinity Map plan.

1.3 Property Zoning:

The project site is currently zoned as R-5/PCD and is within the approved Silverstone Master Plan.

2. Project Introduction

This application is to request Development Review Board approval of a Preliminary Plat for Parcel G of Silverstone at Pinnacle Peak. K-Hovnanian Homes seeks to construct 184 residential homes on approximately 23.729 acres. The development is proposed to have a density of 7.76 units per acre and be implemented in 1 single construction phase. This project will include future applications for architectural, lighting, photometrics, roof height analysis will be submitted and reviewed through a separate Development Review Application. A Design Review Board (DRB) separate architecture application shall be provided.

Site Characteristics

Located near the Rawhide Wash, the site features the riparian desert wash landscape and dramatic views of the McDowell Mountains to the north east. On-site is a dense native landscape palette of mature saguaro cactus, Mesquite trees, Palo Verde trees, creosote bush, cholla cactus, and barrel cactus. The site slopes to the southwest towards the direction of the Rawhide wash.

Trip Generation

The Silverstone Parcel G - North project consists of 184 residential lots that will yield 184 single-family homes (defined as individual lot ownership not leased). Units shall include a 2" airgap between units. Traffic generated by this development will be identical to other single-family neighborhoods in the immediate area, and will be minimal to the already planned arterial and collector road network. The anticipated daily trip generated will be 368 travel action. Morning and late afternoon peak hour trips are estimated to be 184 and 184 each.

Development Review Board Criteria

Consistent with the original approval of the Silverstone Planned Area study of 2006, this request complies with the Development criterial pursuant to Chapter 2 of the Scottsdale Design Standards & Policy Manual. The Silverstone PAD was approved in 2006 as Zoning Ordinance No. 3651 from Case No. 15-ZN-2005. That document identified Parcel G to have a residential land use with zoning comparable to R-5/PAD. The stipulations include a maximum of 258 units for Parcel G compared to the 184 units proposed. This project shall comply with the design stipulations identified within the Silverstone Master Environmental Design Concept Plan (SMEDCP).

Conclusion

The approval of this site plan and supporting preliminary plat materials will allow for an additional 184 homes to be built, and to advance the Silverstone development.

3. Preliminary Development Plan

K. Hov is a nationally reputable and award-winning home builder and community partner that have built numerous residential communities across Arizona. Most recently, K. Hov has permitted and is under construction in the City of Scottsdale with the Aire and Skye on McDowell developments and Silverstone Parcel F development to the immediate west of this site. At Parcel G, the materials and character shall be consistent with the Parcel F product.

The site plan is sensitive to the existing landscape plant pallet of a foothills desert biotic community. The conceptual site plan of this property has a similar approach to the Silverstone Parcel F which is also developed by K-Hovnanian Homes. This results in a 184-lot subdivision which complies with area development criteria and has a high level of context sensitivity to the native desert plants found in the region.

3.1 Site Circulation

The proposed community is separated into two distinct product types, each being served with its own gated entry from Miller Road. Gated entrances shall comply with Chapter 2 Site Planning. Each area will provide an independent loop road for internal vehicle circulation. Each area will provide an aggregate emergency vehicle exit drive with manual controlled gates. Refer to exhibit **PP-3.0** for proposed Vehicle Circulation Plan.

Pedestrian and Bicycle circulation will be compliant with section 2-1.708 of the Scottsdale Development Standards & Policy Manual. Bike lanes exist along Miller Road, Pinnacle Peak Road and N. 74th Street. This project will provide connectivity to those existing routes. Refer to exhibit **PP-3.0** for proposed Pedestrian Circulation and **PP-4.0** for Bicycle Circulation Plans. A pedestrian path is provided from each area to 74th Street and a ADA ramp installed for access to Parcel F circulation network on the west side of the existing street. This community path will provide connectivity to 74th Street from each area and have a gated entrance on the west side of the community. All accessible facilities meeting the Americans with Disabilities (ADA) Accessibility Guidelines (ADAAG) and shall be constructed in accordance with ADAAG standards (DSPM Section 12).

3.2 Site Drainage & Utilities

The Silverstone Parcel "G" parcel is currently natural desert, sloping approximately 3% - 4% from northeast to southwest with approximately 40' of fall. There is an existing channel within a 50' Landscape Setback and Drainage Easement along the northerly property line. This channel captures offsite runoff from the north and ultimately discharges to the Rawhide Wash just west of Silverstone Parcel "F". This channel has been designed to simply provide extra conveyance westward in the event of a major storm and/or break out of the Raw Hide wash upstream of the project. This channel has been designed to convey approximately 300 cfs, with an approximate water depth of 3 feet. There is an existing flood wall located along the setback associated with the channel. In addition, there is an existing channel within a 30' Landscape Setback and Drainage Easement along the easterly property line constructed with the Miller Road improvements. This channel too, has been designed to provide additional conveyance southward in the event of a major storm. This channel has been designed to convey

approximately 300 cfs with an approximate water depth of 3 feet. A Flood Wall also exists along this channel.

According current FEMA Flood Insurance Rate Map (FIRM) 04013C1310L, the site is located within an "AO" flood zone. However, per LOMR Case No. 15-09-1857P this designation has been revised and is now classified to be located within a Zone "X" flood zone. On-site drainage will be handled within street sections, underground storm pipes, or retention basins where necessary. This is a re-development of previously developed land. Therefore, the City of Scottsdale specifies that on-site retention shall be provided to maintain existing retention and to store the difference between the pre vs. post development runoff from the 100-year 2-hour storm event. However, the extent of the previous development was fairly minor. Consequently, the site has been designed to provide retention for the 100-year 2-hour event. On-site retention will be provided as allowed by site configuration within open spaces and have total discharge of the storm water within thirty-six hours. In general, the units will be graded to the front and into the street where it will be conveyed via curb and gutter or valley gutters and outlet to the retention areas. As applicable, the project will be designed to keep the 10-year peak flow rates within the top of the curbs, and the 100-year peak flows within the Right-of-Way.

Existing water and firelines will be abandoned as part of this project. Existing water and firelines shall not be used within this development.

Existing sewerlines or services will be abandoned as part of this project. Existing sewer and services shall not be used within this development.

3.3 Site Architecture

Parcel G will be separated into two distinct product types that will appeal to a broad spectrum of home buyers. Both product types will be designated with 4-sided architecture. The architectural style will be southwest in nature in conformance with the approved Silverstone at Pinnacle Peak Master Environmental Design Concept Plan.

3.4 Site Lot Layout

The Parcel G lot layout consists of 2 residential products in separated areas of the site. The north area consists of a proposed 60-lot fee simple duplex product. The south area consists of a 124-lot fee simple townhome product. Some unique lot shapes occur within the proposed site lot layout to maximize use of the site. The total lot area of the Parcel G layout is 468,116 SF (10.75 AC) of the overall 23.729 AC site. This is a 45.3% coverage of lots for the overall site.

Refer to exhibit **PP-1.0** for proposed Site Plan.

4. Project Phasing and Development Schedule

Both the north and south areas of Parcel G, will be developed as one phase. It is estimated that the construction will be initiated in late spring of 2018 with a three-year build out completion.

5. Project Development Standards

5.1 Open Space Requirements

The proposed open space for the community is segmented into three types: Common, Frontage and Private Open Space. Since the community is not located within an ESL area, the Natural Area Open Space (NAOS) standards are not applicable on this property. Per the stipulations for case #15-ZN-2005 and 2-MP-2006, the project will comply with the 1/3 open space requirement along frontages

Common Open Space: This open space type is provided throughout the community and includes a combination of interior and perimeter space not committed to roadways or residences. These areas will be planted with various densities of native plant vegetation depending on the specific area's use, but primarily there will be a strong design approach to emulate the character of the native Sonoran Desert environment. Community amenity areas will also be sited within the common areas to provide an oasis of passive and active amenity space. Such areas will include community pools and inviting gathering places with sufficient shade and seating for residents. The community's common open space will comprise a minimum of 22% of the site's net area.

Frontage Open Space: The Silverstone Master Plan requires that at least 1/3 of the site's required open space be provided as frontage area, allowing for a meaningful landscape setback and buffer to the community. This space shall not include Pinnacle Peak or Miller Road frontages, but shall include other roads such as the interior development roads or 74th Street. The frontage area is also identified within the Silverstone MEDCP as a "Modified Natural" landscape character area which shall consist of a more regional plan palette that includes species that are more colorful and will enhance the aesthetics of the project's roadway frontages. The species located within these areas are intended to complement the more natural components of the community.

Private Open Space: Within individual yards to the project's residences, areas are encapsulated that represent spaces that are private and are subject to individual tastes and treatments. The minimum size of these areas will be predicated on the architecture of the proposed residences.

5.2 Lighting

Lighting will comply with the City of Scottsdale development code and Design Standards and Policy Manual. The lighting design will follow the developer's established theme of street lighting on the corners and intersections only. Additional lighting will be provided through the use of low level bollard lighting around amenities and on specific pathways connecting amenities and the use of low level accent lighting at the neighborhood entries. All lighting will be designed to minimize the impact on the residences and to reduce the amount of light trespass off the property.

5.3 Screening, Fencing and Walls

Screening, Fencing and Walls will comply with Chapter 2 of the City's Design Standards & Policy Manual. Refer to exhibit **PP-7.0** for proposed Wall/Site Features Plan. Refer to exhibit **PP-8.0** for Wall/Site Features Details and proposed materials.

Walls, gates, and fences shall match the adjacent K-Hov Silverstone F materials and finishes for a consistent and uniform character of the area. Perimeter and site walls shall be constructed with 6 or 8-inch wide concrete masonry blocks, with durable materials to complement on-site building materials. Grade breaks shall be located at the top of the wall piers or corners wherever possible. Wall setbacks shall vary with easements. Walls over 200 ft long shall vary in height and horizontal alignment for visual interest to comply with the DSPM Section 2.1.401.5.

5.4 Roadway Standards

The roadways interior to Parcel G will be private and will be owned and maintained by a home owners' association to be formed prior to development.

5.5 Parking

Parking requirements shall comply with Development Application and Zoning Ordinance Section 1.303. No additional parking capacity is required. Each lot will include a 2-car garage. Visitor parking is proposed to include 16 parking stalls for the north area, and 51 parking stalls for the south area. A total visitor parking count of 67 is provided. Parking surface shall be asphalt paving. The minimum required ADA complaint handicapped parking stalls will be provided for each area.

5.6 Signage Standards

Signage Standards will comply with City of Scottsdale Design Standards & Policy Manual and the criteria established for the Suburban Residential Land Use for R-5/PAD zoning. Entry Monument Signage is proposed for each gated entry. Signs are proposed to be free-standing portal monuments on each side of both driveways. Refer to exhibit **PP-7.0** for proposed Wall/Site Features Plan. Refer to exhibit **PP-8.0** for Wall/Site Features Details and proposed materials.

5.7 Landscape Standards

Per the City of Scottsdale Design Standards & Policy Manual (DSPM), Chapter 2 Site Planning, the proposed landscape design for the Parcel G shall meet the requirements of the Manual for Single Family Residential. Specific aspects of the proposed landscape shall be designed to meet these requirements including pedestrian circulation, bicycle circulation and parking, streetscape frontage design, scenic corridor landscape buffer requirements, and open space landscape density. Streetscape frontage landscaping shall comply with Section 8-1 of the DSPM. The site contains native plants which will be salvaged and reused on-site. A salvage and inventory plan has been prepared by Native Resources. The site contains several specimen quality mature

Ironwood, Foothills Palo Verde, Ocotillo, and Saguaro Cactus. The landscape will include mature trees in compliance with the provisions of Zoning Ordinance Section 10.502.B.3 and 5.1004.D requiring 40% tree count meeting these criteria. The MEDCP requirement of 50% mature trees will also be met with the proposed landscape final design. The project intends to use salvaged trees on-site to meet these requirements.

The Site Landscape identity shall comply with the Silverstone at Pinnacle Peak Design Guidelines (March 2007). This document includes Section III: Landscape and Lighting criteria. Landscape Theme areas, plant material selection, character, and Open space/buffer design directions are provided within this document. Refer to exhibit **PP-6.0** for proposed Landscape / Hardscape Plan.

Landscaping for the two Scenic Corridor buffers (50' and 30' wide) shall comply with the City of Scottsdale Scenic Corridor Design Guidelines (7-DR-2003). Scenic Corridors exist along with south side of Pinnacle Peak Road (50') and the west side of Miller Road (30'). The existing Corridor buffers are currently landscaped and have an existing independent irrigation system. This project intends to maintain the existing buffer design and augment the plantings with salvaged materials to restore required landscape densities. Refer to exhibit **PP-5.0** for proposed Scenic Corridor Plan.

6. Homeowners Association

Parcel G is included within the existing Silverstone Property Owners Association which governs the entire Silverstone at Pinnacle Peak master development. In addition to the master association, a sub-association will be formed for Parcel G prior to development.

Project Narrative Exhibits

for Silverstone Parcel G



N.T.S.

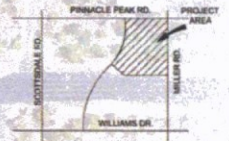


Harrington Planning + Design
 Multi-Scale and Multi-Phase Environmental Planning, Urban Design

VICINITY MAP
 SILVERSTONE - PARCEL G
 K-Horizon Homes PP 0.1

Silverstone Parcel G At Pinnacle Peak

Silverstone Site Data		
Gross Area	1,033,088 SF	23.72 AC
Open Space Area	309,837 SF	7.11 AC
APN / Zoning	212-03-599	R-5 / PCD
Total Lot Area	490,940 SF	11.27 AC
Lot Mix	42'-6" X 107'	
	43'-6" X 107'	
	42'-6" X 107'	
	43'-6" X 107'	60 DU
	23'-6" X 67'	
Density	28'-0" X 67'	124 DU
	27'-6" X 67'	7.76 DU / AC



VICINITY MAP

OWNER CONTACT

K. HARRINGTON HARRIS
 GROUP CONSULTING
 10000 N. TATUM BLVD, SUITE 200
 SCOTTSDALE, ARIZONA 85258
 4800 386-4370
 KCHARRINGTON@HARRISGROUP.COM

LANDSCAPE ARCHITECT

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 1000 S. BELL AVENUE, SUITE 200
 TEMPE, ARIZONA 85281
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 AND 200-001
 HARRINGTON@HARRINGTONPLANNINGDESIGN.COM

PROJECT INFORMATION

SILVERSTONE - PARCEL G
 ZONING: R-5 / PCD
 PROJECT NO. 9-PP-2017

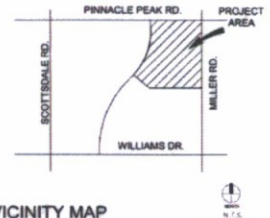
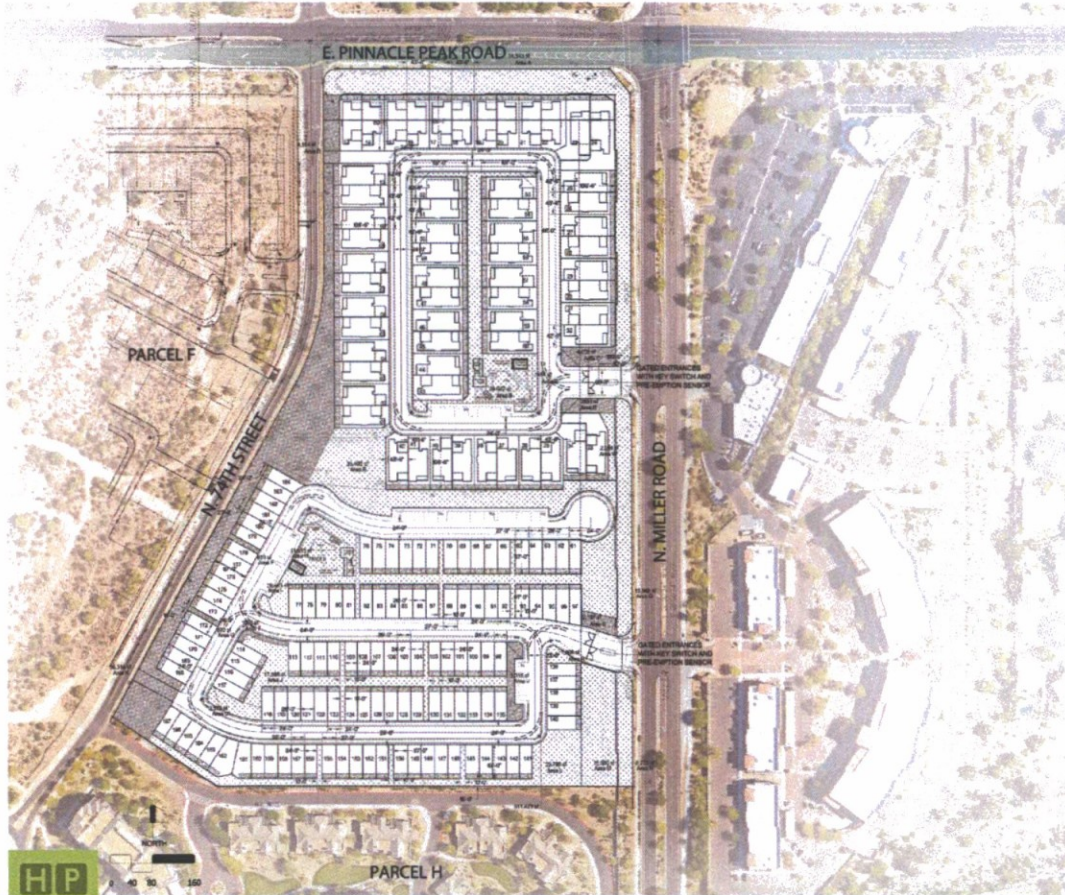


SITE PLAN PP 1.0

SILVERSTONE - PARCEL G
 K. HARRINGTON HARRIS



Harrington Planning + Design
 ARCHITECTURE • ENVIRONMENTAL PLANNING • LANDSCAPE



VICINITY MAP

OWNER CONTACT

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 CCHISHOLM@KHOV.COM

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
 318 E. MILL AVENUE, SUITE 300
 TEMPE, ARIZONA 85283
 JASON HARRINGTON, P.E., A.S.L.A., A.S.C., A.P.R.A.
 (480) 320-6195
 JASON@HARRINGTONPLANNINGDESIGN.COM

OPEN SPACE LEGEND

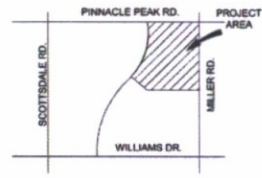
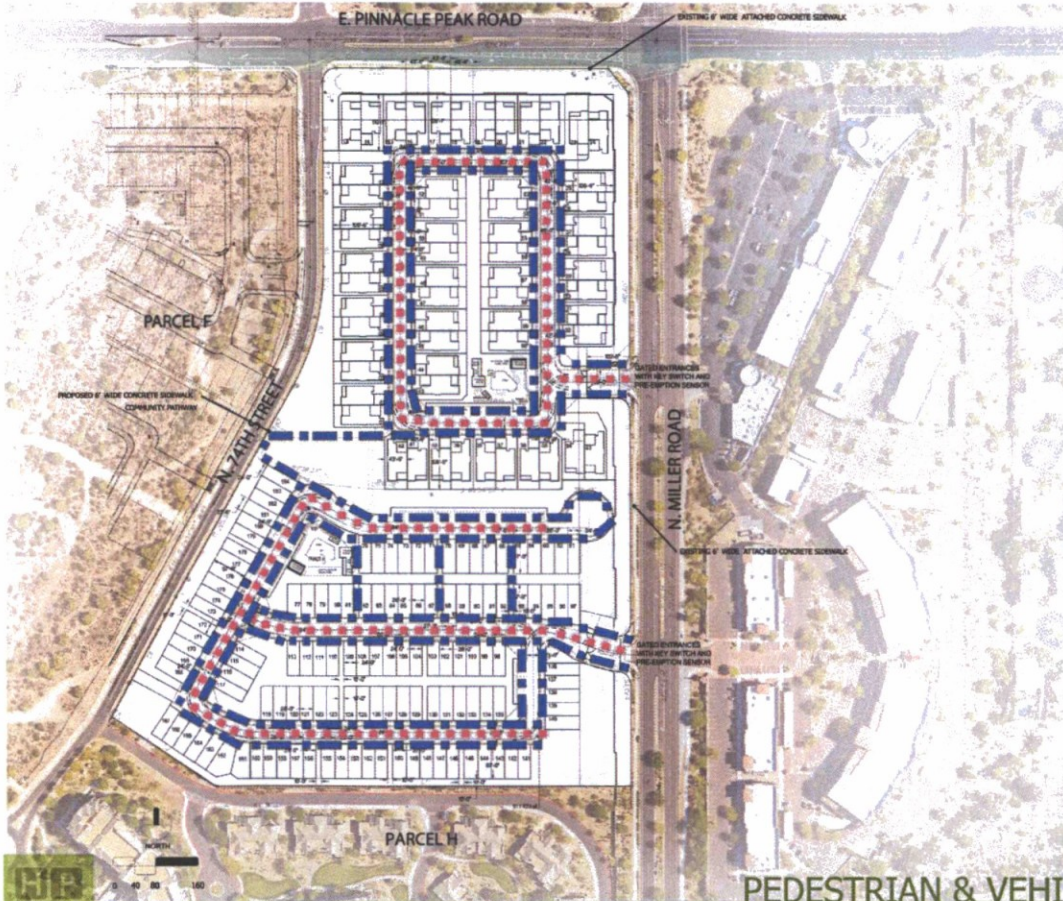
OPEN SPACE CALCULATIONS

	FRONTAGE OPEN SPACE REQUIRED: 75,438 SF (1.73 AC) PROVIDED: 75,438 SF (1.73 AC)	75,438 SF OPEN SPACE TOTAL
	COMMON AREA OPEN SPACE REQUIRED: 227,377 SF (5.22 AC) PROVIDED: 228,978 SF (5.24 AC)	228,978 SF OPEN SPACE
	PRIVATE AREA OPEN SPACE REQUIRED: 162 SF MIA PROVIDED = 44,380 SF	162 SF OPEN SPACE MIA PROVIDED = 44,380 SF

PROJECT INFORMATION

SILVERSTONE - PARCEL G
 PROJECT NO. 9-PP-2017
 ZONING: R-5/PCD

OPEN SPACE PLAN
 SILVERSTONE - PARCEL G
 K. HOVMEYER HOMES
 PP 2.0



VICINITY MAP

OWNER CONTACT

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 CHUCK GRISWOLD
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 (480) 255-0180
 JAH@HARRINGTONPLANNINGDESIGN.COM

CIRCULATION LEGEND

VEHICLE CIRCULATION

24' MINIMUM WIDE - A/C PAVEMENT PER MAG C.O.S.

PEDESTRIAN CIRCULATION

6' MINIMUM WIDE - CONCRETE PAVEMENT PER MAG C.O.S.
 ATTACHED SIDEWALK

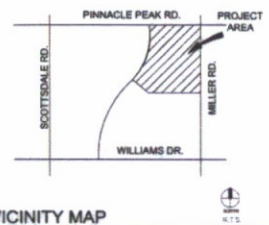
PARKING PLAN

REQUIRED PARKING = 2 SPACES/UNIT
 PROVIDED PARKING = 2 GARAGE SPACES INCLUDED WITH EACH UNIT
 ADDITIONALLY, GUEST PARKING WILL BE PROVIDED

PROJECT INFORMATION

SILVERSTONE - PARCEL G
 PROJECT NO. 9-PP-2017
 ZONING: R-5/PCD

PEDESTRIAN & VEHICLE / PARKING PLAN



VICINITY MAP

OWNER CONTACT

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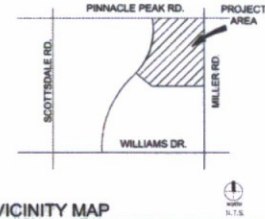
LANDSCAPE ARCHITECT

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 TEMPE, ARIZONA 85282
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 480.350.0288
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CIRCULATION LEGEND

- BICYCLE CIRCULATION**
 SHARROW TO EXISTING ON-STREET NETWORK
- BICYCLE LANE**
 EXISTING BIKE LANE PER SCOTTSDALE BIKE MAP
- BICYCLE RACK**
 PROPOSED BIKE RACK ASSEMBLY FOR 3-LINETS

PROJECT INFORMATION
 SILVERSTONE - PARCEL G
 PROJECT NO. 9-PP-2017
 ZONING: R-5/PCD



VICINITY MAP

OWNER CONTACT

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 CORB@KOLBAKH.COM

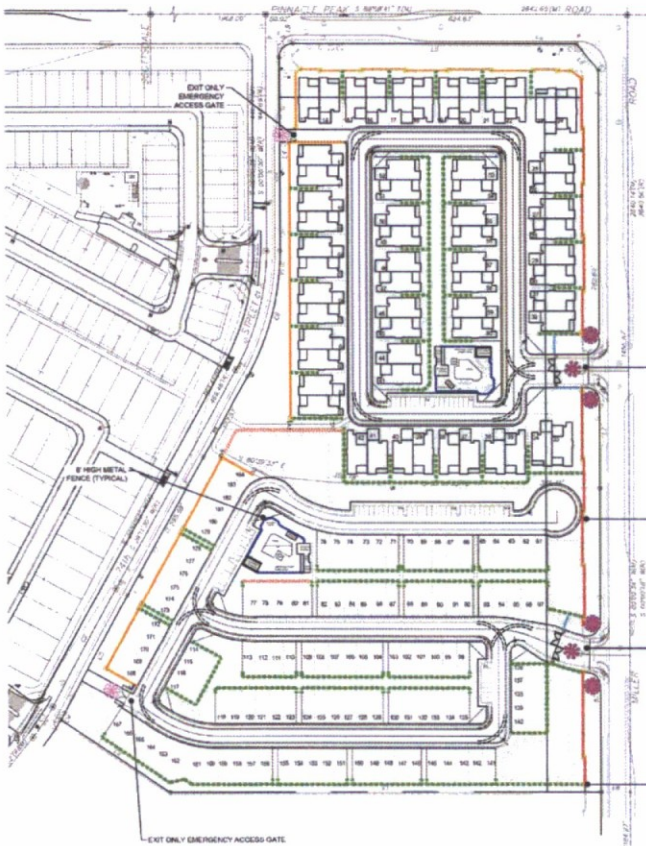
LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
 310 S. MILL AVENUE, SUITE 200
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 JASON HARRINGTON, P.E., A.S.L.A., A.S.C., A.P.A.
 480.350.0789
 JASON.HARRINGTON@PLANNINGDESIGN.COM

SCENIC CORRIDOR LEGEND

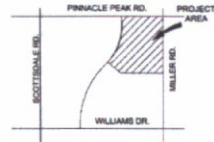
- SCENIC CORRIDOR ZONE
- PER CITY OF SCOTTSDALE - SCENIC CORRIDOR DESIGN GUIDE 7-DR-2003
- COMPRESSED / HIGH ACTIVITY / COMMERCIAL CHARACTER TYPE
- USE SALVAGED ON-SITE SPECIMEN PLANTS TO ALIGNMENT EXISTING DESERT LANDSCAPE BUFFER
- SELECT VEGETATION FROM APPROVED PLANT LIST FOUND IN ATTACHMENT #4 OF GUIDE
- MEET THE 10 FT SEPARATION ZONE BEHIND CURB FOR TREE LOCATIONS
- UTILIZE SALVAGED IRONWOOD, FOOTHILLS PALO VERDE, AND BLUE PALO VERDE TREES
- UTILIZE SALVAGED OCOTILLO AND SAGUARO CACTI

PROJECT INFORMATION
 SILVERSTONE - PARCEL G
 PROJECT NO. 9-PP-2017
 ZONING: R-5/PCD



WALL LEGEND

- 8' TALL THEMED WALL ON EXISTING WALL AND COLUMN
- 6' TALL THEMED WALL AND COLUMN
- 6' TALL CMU INTERIOR WALL
- 6' TALL METAL FENCE
- 5' TALL GLASS FENCE
- 6' TALL PARTIAL VIEW FENCE - 4' TALL METAL FENCE ON TOP OF 2 TALL CMU BLOCK
- ENTRY MONUMENT
- AUTOMATIC VEHICLE ENTRY GATE
- MANUAL EMERGENCY ACCESS GATE
- CMU COLUMN



VICINITY MAP

OWNER CONTACT

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 SCOTTSDALE, ARIZONA 85261
 480.224.4955
 CHUCK@HOVORSHAN.COM

LANDSCAPE ARCHITECT

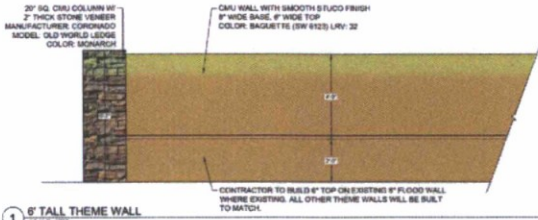
MANHATTAN PLANNING + DESIGN
 200 S. MEL WALKER SUITE 200
 TEMPE, ARIZONA 85281
 JACOB@MANHATTANPLA.AZ.USG.MPH
 480.224.4955
 JACOB@MANHATTANPLANNINGDESIGN.COM

PROJECT INFORMATION

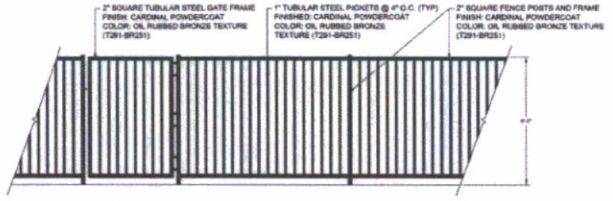
SILVERSTONE - PARCEL G
 PROJECT NO. 9-PP-2017
 ZONING: R-5/PCD



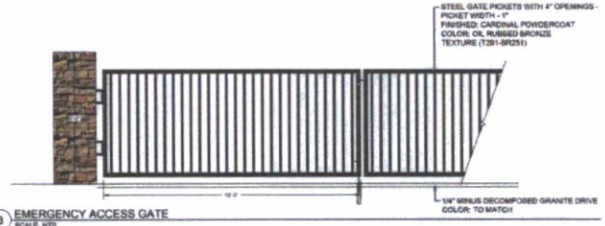
Harrington Planning + Design
 ARCHITECTURAL • ENVIRONMENTAL PLANNING • LANDSCAPE ARCHITECTURE



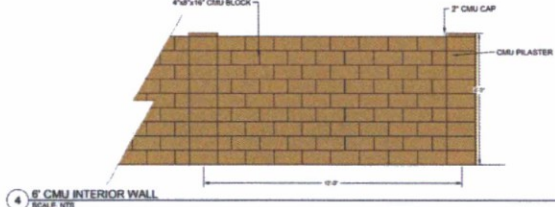
1 6' TALL THEME WALL
SCALE: NTS



2 METAL FENCE AND PEDESTRIAN GATE
SCALE: NTS



3 EMERGENCY ACCESS GATE
SCALE: NTS



4 6' CMU INTERIOR WALL
SCALE: NTS



5 VEHICULAR ENTRY GATE (TYPICAL)
SCALE: NTS



Harrington Planning + Design
ARCHITECTURE • ENVIRONMENTAL PLANNING • LANDSCAPE

WALL AND ENTRY GATE ELEVATIONS

SILVERSTONE - PARCEL G
K-Horsham Homes
PP 8.0

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: Silverstone Parcel G

Property's Address: 23233 N 74th St, Scottsdale, AZ 85011

Property's Current Zoning District Designation: R-5

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: SILVERSTONE DEVELOPMENT, INC.

Agent/Applicant: Chuck Chisholm

Company:

Company: K. Hawaiian Homes

Address: 14747 N. NORTHGATE BLVD, SUITE 111-481, SCOTTSDALE, AZ, 85260

Address: 20830 N. Tatum Blvd, Phx

Phone: 480-250-3501 Fax: N/A

Phone: (480) 824 4175 Fax:

E-mail: MPACHECO@VTCOMPANIES.COM

E-mail: CChisholm@KHov.com

Designer: Jason Harrington

Engineer: AI: Fakih

Company: Harrington Planning & Design

Company: Sustainability Engineering Group

Address: 3116 S. Mill Ave, Ste 305

Address: 8280 E. Gelding Dr. Ste 101, Scottsdale

Phone: (480) 250 0110 Fax:

Phone: (480) 588 7226 Fax:

E-mail: Jason@Harringtonplanningdesign.com

E-mail: AI@azseg.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 applications¹ 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

PRESIDENT

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

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.

Planning and Development Services

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

City of Scottsdale's Website: www.scottsdaleaz.gov