

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



City of Scottsdale
Current Planning Services

DEVELOPMENT STANDARDS

Zoning R1-43

☐ PCD

☐ PRD

☐ ESL

Subdivision Name: LOMAS VERDES ESTATES Date: 1/25/17

Case Number: 903-PA-16 Quarter Section: 49-43

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
MIN. LOT AREA	43,000 sf	* 32,338 SF	25%
MIN. LOT WIDTH			
Standard Lot:	150'	112.50	25%
Flag Lot:			
MAX. BUILDING HEIGHT	30'	—	
MIN. YARD SETBACKS			
Front Yard -			
Front (to face of building):	40'	30'	25%
Front (to face of garage):	40'	30'	25%
Front (corner lot, side street):	40'	30'	25%
Front (corner lot, adjacent to key lot, side street):	40'	30'	25%
Front (double frontage):	40'	30'	25%
Side Yard -			
Minimum:	20'	20'	—
Maximum:	40'		
Rear Yard -			
Standard Depth:	35'	30'	12%
Min. Depth (% of difference which can be occupied):			
DISTANCE BETWEEN BUILDINGS (MIN)			
Accessory & Main:	10'	—	
Main buildings/adjacent lots:	40'	—	
MAX. WALL HEIGHT			
Front:	3'	—	
Side:	8'	—	
Rear:	8'	—	
Corner side not next to key lot:	8' on PL	—	
Corral fence height (on prop line):	6' on PL	—	
DEVELOPMENT PERIMETER SETBACKS			
APPLICABLE ZONING CASES			

NOTES AND EXCEPTIONS *LOT SIZES: 32,338; 35,209; 42,086'; 50,500; 75,736; 49,645
N.A.O.S. INCREASED BY 25%

Planning and Development Services Department

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



City of Scottsdale
Current Planning Services

DEVELOPMENT STANDARDS

Zoning R1-43

☒ PCD

☐ PRD

☐ ESL

Subdivision Name:

LOMAS VERDES ESTATES

Date:

1/25/17

Case Number:

903-PA-16

Quarter Section:

49-43

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
MIN. LOT AREA	43,000 sf	* 32,338 SF	25%
MIN. LOT WIDTH			
Standard Lot:	150'	112.50	25%
Flag Lot:			
MAX. BUILDING HEIGHT	30'	—	
MIN. YARD SETBACKS			
Front Yard -			
Front (to face of building):	40'	30'	25%
Front (to face of garage):	40'	30'	25%
Front (corner lot, side street):	40'	30'	25%
Front (corner lot, adjacent to key lot, side street):	40'	30'	25%
Front (double frontage):	40'	30'	25%
Side Yard -			
Minimum:	20'	20'	—
Maximum:	40'		
Rear Yard -			
Standard Depth:	35'	30'	12%
Min. Depth (% of difference which can be occupied):			
DISTANCE BETWEEN BUILDINGS (MIN)			
Accessory & Main:	10'	—	
Main buildings/adjacent lots:	40'	—	
MAX. WALL HEIGHT			
Front:	3'	—	
Side:	8'	—	
Rear:	8'	—	
Corner side not next to key lot:	8' on PL	—	
Corral fence height (on prop line):	6' on PL	—	
DEVELOPMENT PERIMETER SETBACKS			
APPLICABLE ZONING CASES			

NOTES AND EXCEPTIONS *LOT SIZES: 32,338; 35,209; 42,086; 50,500; 75,736; 49,645
N.A.O.S. INCREASED BY 25%

Planning and Development Services Department

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City of Scottsdale
Current Planning Services

DEVELOPMENT STANDARDS

Zoning R1-43

☐ PCD

☐ PRD

☐ ESL

Subdivision Name: LOMAS VERDE ESTATES Date: 7/13/17
Case Number: 903-PA-16 Quarter Section: 49.43

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
MIN. LOT AREA	43,000 sf	* 31,764 SF	25%
MIN. LOT WIDTH			
Standard Lot:	150'	112.50	25%
Flag Lot:			
MAX. BUILDING HEIGHT	30'		
MIN. YARD SETBACKS			
Front Yard -			
Front (to face of building):	40'	30'	25%
Front (to face of garage):	40'	30'	25%
Front (corner lot, side street):	40'	30'	25%
Front (corner lot, adjacent to key lot, side street):	40'	30'	25%
Front (double frontage):	40'	30'	25%
Side Yard -			
Minimum:	20'	20'	—
Maximum:	40'		
Rear Yard -			
Standard Depth:	35'	30'	12%
Min. Depth (% of difference which can be occupied):			
DISTANCE BETWEEN BUILDINGS (MIN)			
Accessory & Main:	10'	—	
Main buildings/adjacent lots:	40'	—	
MAX. WALL HEIGHT			
Front:	3'	—	
Side:	8'	—	
Rear:	8'	—	
Corner side not next to key lot:	8' on PL	—	
Corral fence height (on prop line):	6' on PL	—	
DEVELOPMENT PERIMETER SETBACKS			
APPLICABLE ZONING CASES			

NOTES AND EXCEPTIONS * 31,764 ; 39,209 ; 42,086 ; 50,500 ; 75,736 ; 49,051
LOT AREAS
NAOS INCREASED BY 15%

Planning and Development Services Department

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



Engineering and Environmental Consultants, Inc.

7740 N. 16th Street, Suite 135 | Phoenix, Arizona 85020 | P: 602.248.7702

PRELIMINARY PLAT NARRATIVE

LOMAS VERDE ESTATES

64TH STREET AND RED BIRD ROAD
SCOTTSDALE, ARIZONA

Developer:

Lomas Verdes Estates, LLC
7001 E. Main Street, Suite 101
Scottsdale, AZ 85251
(480) 221-9311

Planning and Engineering:

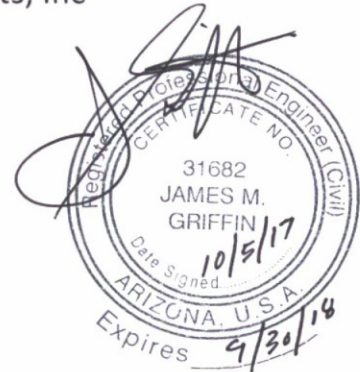
Engineering and Environmental Consultants, Inc
7740 N. 16th Street, Suite 135
Phoenix, AZ 85020
(602) 248-7702

January 23, 2017

Revised April 7, 2017

Revised July 10, 2017

Revised September 5, 2017



903-PA-16

XX-PP-2016

Narrative

INTRODUCTION

Lomas Verdes Estates is a proposed 6-lot single family gated subdivision on approximately 8.0 acres. The project is located at the Southeast corner of 64th Street and Red Bird Road in Scottsdale, Arizona. The project site consists of one parcel of land to be subdivided and lots sold for custom and semi-custom home construction. The properties adjacent to the site are primarily residentially zoned. Lomas Verdes Estates proposes 6 new lots ranging in size from 31,875 sf to 76,666 sf providing a lot size average of 47,428 sf.

SITE FEATURES

The developer proposes a private entry road consisting of 20-feet of paved roadway with a 2-foot ribbon curb on each side creating a total of 24-foot roadway surface. The roadway cross section will also include a 6-foot graded shoulder on each side. The developer also proposes a private gated entry off 64th Street, to provide ingress/egress to the 6 residential lots. The gated entry will provide controlled access for emergency, service type and homeowner vehicular entry and pedestrian access with native landscaping and wall features enhancing the entry. The interior roadway will be an abbreviated cul-de-sac, providing a turnaround movement for vehicles entering the project and minimizing roadway improvements. The project perimeter will remain unfenced with large open areas to better enhance the native landscaping and preserve the desert surroundings.

There are two existing washes that meander through the southeast corner of the site and eventually meet near the southwest corner of the site prior to crossing 64th Street. The northern wash section conveying approximately 248 cfs will be rerouted slightly to provide a more defined flow which will provide better access to proposed Lots 4 and 5. The southern wash section conveying approximately 132 cfs will also be rerouted slightly towards the south property line creating excellent building pads for Lots 4 and 5. Both rerouted wash areas will be designed to convey the 100-year peak discharges while maintaining velocities and flow depths that are consistent with the historical conditions. Native drainage conditions will be maintained at the southwest corner of the site where the washes meet and cross 64th Street.

DEVELOPMENT STANDARDS

Lomas Verdes Estates is requesting the following Amended Development Standards:

Minimum Lot Area to be reduced to 43,000 sf from 31,875 sf (approx. 25% reduction)

Note: Lot areas range from 31,875 sf to 76,666 sf (average lot area = 47,428 sf)

Front Yard Setback to be reduced to 30-feet from 40-feet (25% reduction)

Side Yard Setback to remain the same

Rear Yard Setback to be reduced to 30-feet from 35-feet (approx. 12% reduction)

Minimum Lot Width at 30-foot setback reduced to 112.50-feet from 150-feet (25% reduction)

Note: Lot widths at 30-foot setback range from 112.50-feet to 174.7-feet (average lot width at the 30-foot setback = 138.50-feet)

Note: The minimum lot width at the 40-foot setback would be 120-feet (average lot width at the 40-foot setback = 141.80-feet)

NAOS will be increased to 90,426 sf from 74,317.43 sf (approx. 22% increase in NAOS)

It is the intent of this project subdivision to maintain the guidelines set forth in the F-O District (Foothills Overlay) by insuring this project design and construction maintain the rural desert character within this area. Generally, this area consists of low density development with an emphasis on establishing larger NAOS corridors to conserve the character of the natural desert. The Lomas Verdes Estates will be designed and platted to minimize impacts on the development by maintaining existing natural features and providing significant open spaces for view corridors and natural habitats within the undisturbed portions of the property. Proposed construction features will utilize materials and colors that will retain the visual character of the natural desert. This project shall be consistent with the guidelines as set forth in the City of Scottsdale Ordinance 6.1001.

As previously discussed, the land to be subdivided will consist of 6 lots to be sold for custom and semi-custom home construction sites. The Lomas Verdes Estates HOA shall be responsible for insuring that this project provide construction and grading improvements in accordance with and consistent with the property development standards as set for in the City of Scottsdale Ordinance 6.1004.

Environmentally Sensitive Land (ESL) is also an important element for the development of the proposed Lomas Verdes Estates. The project will be designed to maintain the purpose of the City of Scottsdale Ordinance Section 6.1010 and appropriate Sub-sections (6.1011, 6.1070 and 6.1071) by providing design considerations that promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of ESL Districts. This will

be accomplished by providing engineered design elements and features for the existing and re-routed washes. Proposed onsite private roadways have been located within areas that meet the city alignment intent while minimizing the impact on existing vegetation and natural washes that will reduce the disruption of the natural desert. These elements have been introduced to minimize construction costs while maintaining the natural desert environment.

INFRASTRUCTURE

The current topography contains 3 washes requiring design considerations. The subdivision layout requires a portion of two of the washes to be realigned creating well defined channels providing more suitable building pads. Consideration was given to native vegetation types and locations which enhance the benefits to NAOS areas when realigning channels. The remaining washes or portions thereof will be part of the overall open space/NAOS and remain in an existing undisturbed condition.

Lomas Verdes private roadway will include a dead end 8-inch waterline for domestic service and fire protection for the individual lots. The proposed 8-inch waterline will be constructed within the paved surface area at the standard city location. There is currently no city owned and operated gravity sewer service to the project area. As a result, the developer will provide a dry sewer main from a predetermined location within 64th Street to the private roadway cul-de-sac within the subdivision. The dry sewer will provide individual sewer taps to each lot for future connection to public sewer. Temporary individual septic systems will provide residential sanitary sewer disposal until public service is available.

FINAL PLAT

This project will include the preparation and recordation for a Final Subdivision Plat to be reviewed and approved by the City of Scottsdale and ultimately recorded at the Recorder's Office, Maricopa County, Arizona. A stipulation for approval and recordation of the Final Plat will be that the property owner shall be responsible for designing and constructing at its expense, the offsite improvements and infrastructure required by the city for approval of the Final Plat. It is clearly understood that all construction shall comply with the approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies per City Code Section 48-3, and Ordinance Number 3743, SS 1, 9-21-07.

Furthermore, the property owner understands the requirements to execute an agreement with the city to construct the public improvements, and provide the city a cash deposit, letter of

credit, or bond for constructing the public improvements, prior to the Final Plan Submittal (City Code Section 47-13)

CONCLUSION

The Developer will design and plan this project to meet the stormwater requirements as set forth by the City of Scottsdale while maintaining the natural area open space and protecting the overall integrity of the native desert landform. Lomas Verdes Estates shall provide a livable and sustainable habitat for residents while minimizing disruption to adjacent neighbors and wildlife and desert surroundings.

ATTACHMENTS

1. Preliminary Plat
2. Slope Analysis
3. Amended Development Requests Chart



City of Scottsdale
Current Planning Services

DEVELOPMENT STANDARDS
Zoning R1-43

☐ PCD

☐ PRD

☐ ESL

Subdivision Name: LOMAS VERDES ESTATES

Date: 10/4/17

Case Number: 903-PA-16

Quarter Section: 49-43

	ORDINANCE REQUIREMENT	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
MIN. LOT AREA	43,000 sf	* 31,875 SF	25%
MIN. LOT WIDTH			
Standard Lot:	150'	112.50	25%
Flag Lot:			
MAX. BUILDING HEIGHT	30'		
MIN. YARD SETBACKS			
Front Yard -			
Front (to face of building):	40'	30'	25%
Front (to face of garage):	40'	30'	25%
Front (corner lot, side street):	40'	30'	25%
Front (corner lot, adjacent to key lot, side street):	40'	30'	25%
Front (double frontage):	40'	30'	25%
Side Yard -			
Minimum:	20'	20'	-
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Rear Yard -			
Standard Depth:	35'	30'	12%
Min. Depth (% of difference which can be occupied):			
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Accessory & Main:	10'	-	
Main buildings/adjacent lots:	40'	-	
MAX. WALL HEIGHT			
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Side:	8'	-	
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Corner side not next to key lot:	8' on PL	-	
Corral fence height (on prop line):	6' on PL	-	
DEVELOPMENT PERIMETER SETBACKS			
APPLICABLE ZONING CASES			

NOTES AND EXCEPTIONS * 31,875; 35,209, 42,086, 49,166, 49,570, 76,666
N.A.O.S. INCREASED BY ± 22%

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov



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

This request concerns all property identified in the development application.

Pre-application No: 903 - PA - 2016

Project Name: LOMAS VERDES ESTATES

Project Address: 6501 E. REDBIRD ROAD

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: JASON P. KUSH

Print Name

[Signature]
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

5-PP-2017
02/03/2017

Rev. 02/02/2015



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: _____

Printed Name: _____

☐ Check box if signature refused

Copy of Bill of Rights left at: _____

A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:**
- 1. Present photo identification on entry of the premises.**
 - 2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.**
 - 3. Disclose any applicable inspection fees.**
 - 4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.**
 - 5. Provide notice of the right to have:**
 - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.**
 - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.**
 - (c) Copies of any analysis performed on samples taken during the inspection.**
 - 6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.**
 - 7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.**
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:**
- 1. The rights described in subsection A of this section.**
 - 2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.**
 - 3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.**
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.**
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:**
- 1. At the time of the inspection.**
 - 2. Notwithstanding any other state law, within thirty working days after the inspection.**
 - 3. As otherwise required by federal law.**

- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
 - 1. Committed intentionally.
 - 2. Not correctable within a reasonable period of time as determined by the municipality.
 - 3. Evidence of a pattern of noncompliance.
 - 4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
 - 1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
 - 2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
 - 3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
 - 1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
 - 2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
 - 1. Shall not be used to exclude evidence in a criminal proceeding.
 - 2. Does not apply to a municipal inspection that is requested by the regulated person.



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 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: JASON P. KUSH

Company: LOMAS VERDES ESTATES, LLC


Address: 7001 E. MAIN STREET # 101

Phone: 480-221-9311 Fax: 480-522-1073

E-mail: JASON.KUSH @ JPKUSHANDASSOCIATES.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): JASON P. KUSH Title: Member

 Signature Date: 1-27-17

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

5-PP-2017
02/03/2017



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: LOMAS VERDES ESTATES

Property's Address: 6501 E. REDBIRD ROAD SCOTTSDALE, AZ

Property's Current Zoning District Designation: R1-43

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: JASON KUSH

Agent/Applicant: SAME AS DESIGNER

Company: LOMAS VERDES ESTATES, LLC

Company:

Address: 7001 E. MAIN ST. #101

Address:

Phone: 480-221-9311 Fax: 480-522-1073

Phone: Fax:

E-mail: JASON.KUSH@JPKUSHANDASSOCIATES.COM

E-mail:

Designer: JAKE GRIFFIN

Engineer: SAME AS DESIGNER

Company: EEC, INC.

Company:

Address: 7740 N. 16TH ST #135

Address:

Phone: 602-248-7702 Fax: 602-248-7851

Phone: Fax:

E-mail: JGRIFFIN@EECCOMP.COM

E-mail:

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

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

5-PP-2017

02/03/2017

Planning, Neighborhood & Transportation

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



Development Application

Review Methodologies

Review Methodologies

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

1. Enhanced Application Review Methodology

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

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

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

2. Standard Application Review Methodology:

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

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

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

Note:

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

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Development Application

Arizona Revised Statutes Notice

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

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

Planning, Neighborhood & Transportation

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



City of Scottsdale Cash Transmittal

109491

Bill To :

Received From :

JOSH WERTLIEB
2120 ENCANTO SE
PHOENIX, AZ 85007

Reference # 903-PA-2016

Address N 64TH ST

Subdivision

Marketing Name

MCR

APN 212-10-003F

Owner Information

LOMAS VERDES ESTATES LLC
7001 E MAIN ST STW 101
SCOTTSDALE, AZ 85251
480-221-9311

Lot Number

County No

Gross Lot Area 0

NAOS Lot Area 0

Net Lot Area 0

Number of Units 1

Density

Issued Date 2/3/2017

Paid Date 2/3/2017

Payment Type CREDIT CARD

Cost Center

Metes/Bounds No

Water Zone

Water Type

Sewer Type

Meter Size

QS 49-43

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$2,508.00	100-21300-44221

CITY OF SCOTTSDALE

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

Date: 2/3/2017 Cashier: DHOL
Office: PLN-1STOP Mach ID: HPTC6005125
Tran #: 1 Batch #: 58730

Receipt: 00988679 Date: 2/3/2017 2:28 PM
109491
3150 PRELIMINARY PLAT \$2,508.00

TENDERED AMOUNTS:

Mastercard Tendered: \$2,508.00
CC Last 4: 5431 Auth Code: JOSH M

Transaction Total: \$2,508.00

Thank you for your payment.
Have a nice day!

5-PP-2017
02/03/2017

Total Amount

\$2,508.00

Applicant Signature

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 109491



City of Scottsdale
Current Planning Services

DEVELOPMENT STANDARDS

Zoning R1-43

☐ PCD

☐ PRD

☐ ESL

Subdivision Name: LOMAS VERDES ESTATES Date: 1/25/17
Case Number: 903-PA-16 Quarter Section: 49-43

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
MIN. LOT AREA	43,000 sf	* 32,338 sf	25%
MIN. LOT WIDTH			
Standard Lot:	150'	112.50	25%
Flag Lot:			
MAX. BUILDING HEIGHT	30'	—	
MIN. YARD SETBACKS			
Front Yard -			
Front (to face of building):	40'	30'	25%
Front (to face of garage):	40'	30'	25%
Front (corner lot, side street):	40'	30'	25%
Front (corner lot, adjacent to key lot, side street):	40'	30'	25%
Front (double frontage):	40'	30'	25%
Side Yard -			
Minimum:	20'	20'	—
Maximum:	40'		
Rear Yard -			
Standard Depth:	35'	30'	12%
Min. Depth (% of difference which can be occupied):			
DISTANCE BETWEEN BUILDINGS (MIN)			
Accessory & Main:	10'	—	
Main buildings/adjacent lots:	40'	—	
MAX. WALL HEIGHT			
Front:	3'	—	
Side:	8'	—	
Rear:	8'	—	
Corner side not next to key lot:	8' on PL	—	
Corral fence height (on prop line):	6' on PL	—	
DEVELOPMENT PERIMETER SETBACKS			
APPLICABLE ZONING CASES			

NOTES AND EXCEPTIONS *LOT SIZES: 32,338; 35,209; 42,086; 50,500; 75,736; 49,645
N.A.O.S. INCREASED BY 25%

Planning and Development Services Department

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