

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



113686

113686
1 01095691
1/12/2018 PLN-1STOP
KPETERS HP600G2019
1/12/2018 9:46 AM
\$3,372.00

Received From :

KHovnanian
5700 TENNYSON PKWY STE 140
PLANO, TX 75024

Bill To :

Reference # 851-PA-2017
Address 7225 E DOVE VALLEY RD
Subdivision PROPERTY DIVISION

Issued Date 1/12/2018
Paid Date 1/12/2018
Payment Type CHECK

Marketing Name
MCR 983-08
APN 216-51-298
Owner Information
Shea 142 Investments LLC/HV & Canal LLC ETAL
11811 N. Tatum Blvd. Suite 105
Phoenix, AZ 85028
(480) 994-0994

Lot Number 1
Metes/Bounds No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area 0
Number of Units 1
Density

Cost Center
Jurisdiction SCOTTSDALE
Water Zone
Water Type
Sewer Type
Meter Size
QS 56-45

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$3,372.00	100-21300-44221

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

Date: 1/12/2018 Cashier: KPETERS
Office: PLN-1STOP Mach ID: HP600G20199
Tran #: 1 Batch #: 64246
Receipt: 01095691 Date: 1/12/2018 9:46 AM
113686
3150 PRELIMINARY PLAT \$3,372.00

TENDERED AMOUNTS:

Check Tendered: \$3,372.00
CHK #: 49342 KHOVANIAN COMPANIES
Transaction Total: \$3,372.00

Thank you for your payment.
Have a nice day!

1-PP-2018
1/12/18

SIGNED BY ANNIE VOSS ON 1/12/2018

Total Amount \$3,372.00

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

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction

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: SCOTTSDALE HEIGHTS

Property's Address: SEC OF SCOTTSDALE & DOVE VALLEY

Property's Current Zoning District Designation: R-3 ESL + C-2 ESL

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

Owner: <u>MICHAEL LIEB</u>	Agent/Applicant: <u>ALEX STEDMAN</u>
Company: <u>SHEA 124TH INVESTMENTS, LLC</u>	Company: <u>LVA URBAN DESIGN STUDIO</u>
Address: <u>11811 N. TATUM BLVD, STE 1051</u>	Address: <u>120 S ASH AVE, TEME AZ</u>
Phone: <u>602-870-9741</u> Fax:	Phone: <u>480-994-0994</u> Fax:
E-mail: <u>MICHAELALIEB@YAHOO.COM</u>	E-mail: <u>ASTEDMAN@LVADESIGN.COM</u>
Designer:	Engineer: <u>AKI FAKIH</u>
Company:	Company: <u>SEG</u>
Address:	Address: <u>8280 E. GELDING DR, STE 101</u>
Phone: Fax:	Phone: <u>480-588-7226</u> Fax:
E-mail:	E-mail: <u>ALI@AZSEG.COM</u>

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These 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

Submission Date:

Development Application No.:

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

Submittal Date: _____

Project No.: 851 -PA- 2017

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>24,000 + 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 type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

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1 PP 2018

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" – ② copies, <u>folded</u> (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. Public Participation Process Requirements (see page 12)
		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 Photo Exhibit of Existing Conditions 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 type="checkbox"/>	<input 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 type="checkbox"/> Copies of Previous Archeological Research - ① copy
<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	20. ESLO Wash Modifications Development Application (application provided) The ESLO Wash Modifications Development Application is to be submitted concurrently with this Preliminary Plat Application.

Planning and Development Services

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Preliminary Plat Application Checklist

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 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Narrative 24. Proposed Covenants, Conditions, and Restrictions (CC&R'S) <ul style="list-style-type: none"> • 8-1/2" x 11" – (3) copies
<input checked="" type="checkbox"/>	<input checked="" 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" – (2) copies
<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" – (4) color copies, <u>folded</u> • 11" x 17" – (1) color copy, <u>folded</u> • 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: _____ 750 foot radius from site _____ 1/4 mile radius from site _____ Other: _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	27. Preliminary Plat <ul style="list-style-type: none"> • 24" x 36" – (11) copies, <u>folded</u> • 11" x 17" – (1) copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – (1) copy (quality suitable for reproduction) • Digital - (1) copy (CD/DVD – PDF Format)

Preliminary Plat Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>28. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF 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, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>30. Site Cross Sections</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u>
<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, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF 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, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>33. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u>
<input type="checkbox"/>	<input type="checkbox"/>	<p>34. Phasing Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ④ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>35. Landscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accepted.) • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)

Planning and Development Services

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Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	36. Hardscape Plan <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> of black and white line drawings (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	37. Parking Plan <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	38. Parking Master Plan 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. <ul style="list-style-type: none"> • 8-1/2" x 11" - ② copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	39. Pedestrian and Vehicular Circulation <ul style="list-style-type: none"> • 24" x 36" – ④ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	40. Bikeways & Trails Plan <ul style="list-style-type: none"> • 24" x 36" – ③ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	41. Wall Elevations and Details and/or Entry Feature Elevations and Details <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	42. Community Features (mail kiosk, private street signs, etc) Elevations and Details <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	43. Exterior Lighting Site Plan (Including exterior building mounted fixtures) <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	44. Exterior Lighting Photometric Analysis <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>45. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>46. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>47. Drainage Report</p> <p>See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage reports. 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, and topography maps. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • Hardcopy - 8-1/2" x 11" - ① copy of the Preliminary Drainage Report including full size plans/maps in pockets • Digital - ① copy of the Drainage Report. Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>48. Master Drainage Plan</p> <p>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.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - ① copy of the Drainage Report including full size plans/maps in pockets • Digital - ① copy (see handout submittal instructions)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>49. Final Basis of Design Report for Water</p> <p>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 must include all required exhibits and plans.</p> <p><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>50. Final Basis of Design Report for Wastewater</p> <p>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.</p> <p><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets.

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 ½" x 11" copy of the preliminary plat with sampling stations to Water Resources 480-312-5650
<input type="checkbox"/>	<input 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 type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study • Email (see handout instructions) • 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, <u>folded</u>. <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, <u>folded</u> • 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>56. Landform Types Maps</p> <ul style="list-style-type: none"> • 24" x 36" - ① copy, <u>folded</u>

Preliminary Plat Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	57. Cuts and Fills Site Plan <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	58. Cuts and Fills Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (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, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (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, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	61. Geotechnical Report <ul style="list-style-type: none"> • Email (see handout instructions) • 8 ½" x 11" – ① copy of the Geotechnical Report including full size plans/maps in pockets.
<input type="checkbox"/>	<input type="checkbox"/>	62. Bedrock & Soils Map <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	63. Conservation Area, Scenic Corridor, Vista Corridor Plan <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	64. Other: <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> <ul style="list-style-type: none"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u> <input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – ① copy (see handout instructions)

Preliminary Plat Application Checklist

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"/>	65. 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.
<input type="checkbox"/>	<input type="checkbox"/>	66. Other: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

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"/>	67. 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>851</u> -PA- <u>2017</u>.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	68. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	69. 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"/>	70. 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

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/building-resources/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

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 scottsdaleaz.gov



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

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

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

Owner: Shea 124m Investments - Mike Lieb
 Company: Shea 124m Investments
 Address: _____
 Phone: 602-859-2977 Fax: _____
 E-mail: michael.lieb@yahoo.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 that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. 9-831 - 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Michael Lieb Title: mg
Michael Lieb Signature Date: March 10, 2016

Official Use Only: Submittal Date: _____

Request: Approved or Denied

Staff Name (Print): _____

Staff Signature: _____ Date: _____

SCOTTSDALE HEIGHTS

Scottsdale & Dove Valley

Preliminary Plat Narrative

810-PA-2015 | 9-ZN-2016 | 4-GP-2016

1st Submittal: January 12, 2018

2nd Submittal: March 7, 2018

3rd Submittal: April 19, 2018

Prepared for:

Shea 124 Investments, LLC

Prepared by:

LVA Urban Design Studio
120 S Ash Ave, Tempe AZ 85281
(480) 994-0994

1-PP-2018
04/19/18

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Development Team

Homebuilder

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Email: CChisholm@khov.com

Applicant/Planner

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Tempe, Arizona 85281
Phone: 480-994-0994
Contact: Alex Stedman
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Engineer

SEG
8280 E. Gelding Dr. Suite 101
Scottsdale, AZ 85260
Phone: 480-588-7226
Contact: Steve Counsell

Project Introduction

This request is for preliminary plat approval for a 54-lot subdivision on +/-15 acres, located at the Southeast corner of Scottsdale Road and Dove Valley Road. The property is comprised of one parcel (APN# 216-51-298) and two General Plan and zoning districts. A legal description and ALTA Survey describing the site have been provided with this application.

The Scottsdale General Plan Land Use Map designations for this development is Urban Neighborhood for the 14 acres to the north, and Cultural/Institutional or Public Use for the 1.6 acres to the south. The north 14 acres are zoned R-3 ESL and the south 1.6 acres is zoned C-2 ESL. These land use and zoning designations were approved with amended development standards in 2016 (case #9-ZN-2016 and 4-GP-2016).

Historically, this site was home the Dick Van Dyke Studio. While the studio use is no longer on the property and the site is currently vacant, traces of that history can be seen by the significant vegetation scarring left by that former use. The development proposal will include an interpretive trail that highlights the historic use on the property and its association with Dick van Dyke. The trail will be constructed along the southern boundary of the site.

The Site is bounded to the west and north by single-family residential homes. A future residential community is planned immediately east of the property. The Summit retail shopping center is located to the south. The site is adjacent to Scottsdale Road to the west (a major arterial roadway) and Dove Valley Road to the north.

Shared vehicular access for the proposed community will be taken off of Dove Valley Road at the northeast corner of the site with gated emergency only access to Scottsdale Road at the southwest corner of the site. Trails and sidewalks provide further pedestrian circulation within the site and offer connectivity to destinations within the surrounding area.

General Plan Land Use Designation

The General Plan Land Use Map designates the subject property as both "Urban Neighborhoods" and "Cultural/Institutional or Public Use". The Scottsdale Heights community as proposed is generally consistent with densities and overall purpose of the Land use categories of the General Plan.

Conformance with the Goals & Approaches of the General Plan

Character & Design Element

The Scottsdale Heights community is compatible with the character of urban neighborhoods and the Environmentally Sensitive Lands and as described by the General Plan. The proposed site plan supports the objectives of these area types by promoting higher densities on land located near retail centers and Arterial roadways, while also embracing the environmentally sensitive land by providing revegetation to areas that have previously been scarred and limiting the building height to one story. The project will also encourage enhanced streetscapes that buffer development through use of frontage open space setbacks and Scenic Corridor Buffers from adjacent roadways. The community proposes a minimum 100' open space setback along Scottsdale Road and a 40' open space setback along Dove Valley Road.

Land Use Element

Scottsdale Heights represents a residential community that promotes compatibility with adjacent development through the use of open space buffers, preservation of view corridors, and development densities that are transitional to adjacent communities and uses.

Housing Element

The proposed community conforms to the Housing Element Goals & Approaches of the General Plan by offering housing options that offer a "variety of housing options that blend with the character of the surrounding community." This is achieved by transitioning from the larger lot single-family homes to the north and west to a higher density, attached product on the subject site to the higher intensity commercial center to the south. The quality of housing is not compromised with this increase in density, as K. Hovnanian's proposed product meets and exceeds the quality of surrounding residential development. These elements, combined with quality construction and community regulations will ensure ongoing property maintenance to sustain neighborhood vitality and value.

Open Space Element

The character of the Scottsdale Height's community is defined through provisions for preserving and maintaining usable, active and passive open space. The site has been planned to promote the unique character of the site by providing a trails, pathways or sidewalks along nearly every edge of the property, and provide connecting pedestrian circulation both internally and to adjacent communities. Development is clustered

internally, maintaining a 100' natural scenic corridor along Scottsdale Road and a 40' open space buffer along Dove Valley Road.

Suburban Desert Character Type Designation

The subject property is located within an area designated by the City's 2001 General Plan as "Resort Corridor and Resort Village" on the Character Types Map. The area has since developed and is best defined by the Suburban/Suburban Desert character. This character type is defined as *"...medium density neighborhoods that include a variety of commercial and employment centers and resorts. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. Pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational and recreational components are vital in weaving these areas into a livable community. The physical character of these districts varies widely throughout the community and is based on period of construction and the surrounding topography and natural features..."*

The proposed community is consistent with the intent of the Character Type area given its proximity to The Summit retail center and its pedestrian circulation opportunities both internally and externally. A cultural and character element is also created with the proposal of the interpretive trail located along the southern property line. Setbacks to adjacent properties and roadways will be respectful of adjacent existing uses. Building heights are sensitive to surrounding properties, and with approximately 2.8 acres of the property dedicated as Natural Area Open Space, there is strong emphasis on preservation of natural vegetation. Undisturbed and revegetated N.A.O.S have been placed in continuous tracts wherever feasible in order to protect the environmental features at the highest level. The proposed site plan fully supports the objectives of the Suburban/Suburban Desert Character Type as described.

Zoning

The subject property currently has split zoning; 14.0 acres as R-3 ESL and 1.6 acres as C-2.

Adjacent properties consist of a future condominium community to the east and retail center, The Summit, located directly to the south. Much of the property within the vicinity of the site consists of existing and planned single-family residential development, including several master planned communities: Terravita, Windfield, and Servano Village.

	Existing Land Uses	General Plan Land Use Designation	Existing Zoning Designation
SITE <i>(Scottsdale Heights)</i>	Single-family Residences	Urban Neighborhoods	R-3 ESL & C-2 ESL
South of Site <i>(The Summit)</i>	Retail Center	Cultural/Institutional or Public Use	C-2 ESL
West of Site <i>(Terravita)</i>	Single-family Residences	Suburban Neighborhood & Developed Open Space	R1-10 ESL
North of Site <i>(Windfield)</i>	Single-family Residences	Resorts/Tourism	R-4R ESL
East of Site <i>(Sevano Village)</i>	Single-family Residences	Suburban Neighborhoods	R1-5 ESL

Table 1: On-Site and Surrounding Uses, General Plan and Zoning Designation

About the Design

Circulation

The community takes access off Dove Valley Road at the northeast corner of the site via an entry shared with the property to the east of the site. This entry has been designed with both safety and aesthetics in mind. Sharing the access point between the two properties reduces the number of driveways onto Dove Valley Road while creating the opportunity for unique, community-defining entry monumentation.

Vehicular circulation is provided throughout the community in the form of a single cul-de-sac that winds through the community serving each home. This roadway has been designed to conform to the City of Scottsdale's suburban street cross section. It includes 28' of pavement located within a 46' private street tract with 6' sidewalks on both sides of the street. These sidewalks will connect with additional pathways throughout the community offering safe pedestrian connectivity to a variety of nearby community destinations.

A 10' multi-use path will be constructed along both the Scottsdale Road, and a 6 foot sidewalk will be provided along Dove Valley Road. An 8' natural surface path will meander through the scenic corridor adjacent to Scottsdale Road and the 8' public concrete multi-use interpretive trail is being designed to meander along the site's southern boundary.

A gated emergency access point (24 feet wide in conformance with City fire requirements) is located at the terminus of the community cul-de-sac and connects to Scottsdale Road via a stabilized natural surface to provide a secondary point of access for the community should an emergency occur that restricts the northern access gate.

The developer will contribute \$25,000 toward the future construction of a traffic signal at in intersection of Dove Valley Road and Scottsdale Road.

Open Space

The project team recognizes the aesthetic value that open space, both natural and landscaped, brings to a community. The open space for this community has been analyzed in two ways to ensure that the provided open space is meaningful and meets City of Scottsdale open space requirements.

Common Open Space

Net Area: 13.3 ac.

Common Open Space

Required:	4.79 ac. (36% of net)
Provided:	5.25 ac. (39% of net)

Frontage Open Space

Required:	1.60 ac. (12% of net area)
Provided:	2.58 ac. (19% of net area)

Private Outdoor Living Space

Required:	10% of gross floor area of unit
Provided:	min. 10% of gross floor area of unit

Natural Area Open Space

<u>N.A.O.S required per slope analysis:</u>	<u>3.45 ac</u>
Max. allowed revegetated area (30%):	1.03 ac
Min. allowed undisturbed area (70%):	2.42 ac

<u>N.A.O.S required after scarred area credit:</u>	<u>2.77 ac</u>
--	----------------

(e.s.l allows 2:1 credit for restored area scarred prior to 1990)

(scarred credit to be reduced from undisturbed n.a.o.s requirement

Max. allowed revegetated area:	1.03 ac
Min. allowed undisturbed area:	1.74 ac

<u>Provided N.A.O.S</u>	<u>2.77 ac</u>
-------------------------	----------------

N.A.O.S - Revegetated:	0.92 ac
------------------------	---------

N.A.O.S - Undisturbed:	1.85 ac
------------------------	---------

N.A.O.S - Scarred/to be restored credit:	0.68 ac
--	---------

(actual scarred area before 2:1 credit -0 .34 ac)

Conclusion

We respectfully request approval of the preliminary plat for this property as it promotes the objectives set forth by the City of Scottsdale's General Plan, Zoning Ordinance, and Design Standards & Policies Manual. Scottsdale Heights will bring a luxury residential community to an underutilized site in north Scottsdale. The proposed residential community will provide an aesthetic character and design compatible with the surrounding context and will create a logical transition of land uses from the commercial uses to the south and adjoining residential and recreational uses in the area. This preliminary plat will allow the site to respond appropriately to its current context by contributing an appropriately located, high quality, innovatively designed residential community.

Development Review Board Criteria

In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**

Response: The proposed Preliminary Plat for Scottsdale Heights is consistent with the City of Scottsdale DS&PM and General Plan goals and policies as established in the associated general plan amendment and zoning cases (#9-ZN-2016 and 4-GP-2016).

- 2. The architectural character, landscaping and Site design of the proposed development shall:**

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the Site and in the surrounding neighborhood;**

Response: While the project is situated within the broader North Scottsdale community, it will also serve as a smaller neighborhood unto itself. All new communities are reviewed by the city, in part, to ensure compatibility with established goals and conformance with applicable codes and development standards, which promote optimal public health, safety, and welfare. Strong neighborhoods promote safety, health, and connection with neighbors. These can be promoted through connection to multiple modes of transportation including biking, public transit and pedestrian access to nearby amenities. Neighbor to neighbor connection will be facilitated by providing attractive open spaces and amenities along with attractive architecture. The community is designed to be a self-contained neighborhood nestled within the larger community.

- b. Avoid excessive variety and monotonous repetition;**

Response: The surrounding area has a variety uses including single-family residential and commercial. This project is seen as transition between some the nearby higher intensity uses and the surrounding single-family homes. The unique high-end duplex design offers a low-maintenance option for residents still seeking a fee-simple product and private yard. Perimeter buffers and open space will ensure that the community blends with the existing neighborhood fabric.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

Response: The architecture takes cues from a design that responds to the desert climate. Elements such as integrated window shading and durable siding, and materials designed to hold up to the harsh sun all provide relief in the hot summers.

The integrated porches and rear yards take advantage of Arizona's climate to promote three-season outdoor living.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: The main entry/exit for this community will be off of Dove Valley Road via an entry point shared with the community to the east of the site. A gated secondary access point will be reserved only of emergency vehicles and is located at the southwest corner of the site. Together, these two vehicular points, along with a robust pedestrian circulation network, will provide ample means of circulation for future residents. The proposed local suburban cross section provides for internal circulation within a cross section that includes a 46' private street tract, 28' of pavement, roll curbs, and an attached 6' sidewalk. This condition allows for the provision of full 18' driveways for each residence. These combined with each home's two-car garage offers ample off-street parking for this community.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: All mechanical equipment, appurtenances, and utilities will be screened by the landscaping and associated site walls and architectural design. Trash will be collected via individual refuse bins to be stored in resident's side yards.



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

This request concerns all property identified in the development application.

Pre-application No: 810-PA-2015
Project Name: Scottsdale Heights
Project Address: SEC of Scottsdale & Dove Valley

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:

Michael Lieb

Print Name

Michael Lieb

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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