

Case Research

Development Review Board (DRB)

Development Application Checklist

For the residential architecture



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 Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; 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 12 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 type="checkbox"/>	1. Development Review Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>1515.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

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<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	7. Appeals of Required Dedications or Exactions (form provided)
<input checked="" type="checkbox"/>	<input 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 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 type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> 24" x 36" – 1 copy, <u>folded</u> (The ALTA Survey shall not be more than 30 days old)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Request for Site Visits and/or Inspections Form (form provided)
		12. Addressing Requirements (form provided)
		13. Design Guidelines <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input type="checkbox"/> Downtown Urban Design and Architectural Guidelines </div> <div> <input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course </div> </div> <ul style="list-style-type: none"> 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 type="checkbox"/>	14. Public Participation Process Requirements (see page 13)
		15. Request for Neighborhood Group Contact information (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (form provided) <ul style="list-style-type: none"> 8-1/2" x 11" - 1 copy of the set of prints See attached Existing Conditions Photo Exhibit 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), he/she will request these items, and they are to be submitted by the date indicated in the request.
<input type="checkbox"/>	<input type="checkbox"/>	17. 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

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. 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) <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport (requires a Conditional Use Permit)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. ESLO Wash Modifications Development Application (application provided) <ul style="list-style-type: none"> The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.

PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		20. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Application Narrative <ul style="list-style-type: none"> 8 ½" x 11" – <u>4 copies</u> 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. 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"/>	22. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> 24" x 36" – <u>2 color copies, folded</u> 11" x 17" – <u>1 color copy, folded</u> 8 ½" x 11" – <u>1 color copy</u> (quality suitable for reproduction) <p>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:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Site Plan <i>Pre-plot layout</i> <ul style="list-style-type: none"> 24" x 36" – <u>12 copies, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	24. Site Details (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.) <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"/>	25. Open Space Plan (Site Plan Worksheet) (Example Provided) <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 (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	26. 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>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	27. Natural Area Open Space Plan (ESL Areas) <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 (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	28. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	29. Phasing Plan <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"/>	30. Landscape Plan <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 accept.) • 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 (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	31. Hardscape Plan <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 accept.) • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	32. Transitions Plan <ul style="list-style-type: none"> 24" x 36" – <u>2 copies, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction) Digital – <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	33. Parking Plan <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	34. Parking Master Plan <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> 8-1/2" x 11" – <u>2 copies</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	35. Pedestrian and Vehicular Circulation <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction) Digital – <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	36. Bikeways & Trails Plan <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. Elevations <ul style="list-style-type: none"> 24" x 36" – <u>2 copies, folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted.) 24" x 36" – <u>2 color copies, folded</u> 11" x 17" – <u>1 color copy, folded</u> (quality suitable for reproduction) 11" x 17" – <u>1 copy, folded</u> black and white line drawing (quality suitable for reproduction) 8 ½" x 11" – <u>1 color copy</u>, (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> black and white line drawing copy (quality suitable for reproduction) Digital – <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	38. Elevations Worksheet(s) <p>Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area.</p> <ul style="list-style-type: none"> 24" x 36" – <u>2 copies, folded</u> Digital – <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)

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<input type="checkbox"/>	<input type="checkbox"/>	39. Perspectives <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, <u>folded</u> • 11" x 17" – 1 color copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	40. Streetscape Elevation(s) <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, <u>folded</u> • 11" x 17" – 1 color copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	41. Wall Elevations and Details and/or Entry Feature Elevations and Details <i>if separate from these submitted w/ AP case</i> <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, <u>folded</u> • 11" x 17" – 1 color copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	42. Floor Plans <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) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	43. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments): <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) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	44. Roof Plan Worksheet(s) <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	45. Sign Details <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, <u>folded</u> (quality suitable for reproduction) • 11" x 17" – 1 copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy black and white line drawing (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	46. 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)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	47. Exterior Lighting Photometric Analysis (policy provided) <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	48. Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	49. Cultural Improvement Program Plan <p>_____ Conceptual design of location</p> <ul style="list-style-type: none"> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) 8 ½" x 11" – <u>1 color copies</u> (quality suitable for reproduction) <u>1 copy</u> of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input type="checkbox"/>	<input type="checkbox"/>	50. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	51. Master Thematic Architectural Character Plan <ul style="list-style-type: none"> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	52. Drainage Report (information provided) See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> 8-1/2" x 11" - <u>2 copies</u> of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	53. Master Drainage Plan See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> 8-1/2" x 11" - <u>2 copies</u> of the Drainage Report including full size plans/maps in pockets

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	54. Preliminary Basis of Design Report for Water and Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	55. Preliminary Basis of Design Report for Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	56. Water Sampling Station <ul style="list-style-type: none"> • Show location of sample stations on the site plan. • Fax 8 1/2" x 11" copy of the site plan with sampling stations to the Water Quality Division. • Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	57. Water Of Approval For Fountains Or Water Features from the Water Conservation Office Please contact office at 480-312-5685 <ul style="list-style-type: none"> • 1 copy of the approval from the Water Conservation Office
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	58. Native Plant Submittal: <ul style="list-style-type: none"> • 24" x 36" - 1 copy, <u>folded</u>. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	59. Transportation Impact & Mitigation Analysis (TIMA) (information provided) 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. <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	60. Revegetation Site Plan, including Methodology and Techniques <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	61. Cuts and Fills Site Plan <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	62. Cuts and Fills Site Cross Sections <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	63. Environmental Features Map <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	64. Geotechnical Report 8-1/2" x 11" - <u>1 copy</u> of the Geotechnical Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	65. Unstable Slopes / Boulders Rolling Map <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	66. Bedrock & Soils Map <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	67. Conservation Area, Scenic Corridor, Vista Corridor Plan <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	68. Other: <hr/> <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 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	69. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	70. Exterior Building Color & Material Sample Board(s): 8-1/2" x 14" material sample board(s) <ul style="list-style-type: none"> The material sample board shall include the following: <ul style="list-style-type: none"> A color elevation of one side of the building 3" x 3" Glass samples mounted on the board with reflectivity identify 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) 2"x 2" of proposed paint colors All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. 11" x 17" – 1 copy, <u>folded</u> of a printed digital photo of the material board 8 1/2" x 11" – 1 copy of a printed digital photo of the material board
<input checked="" type="checkbox"/>	<input type="checkbox"/>	71. Electronic Massing Model: <ul style="list-style-type: none"> 11" x 17" – 1 color copy, <u>folded</u> 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up* model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	72. Electronic Detail Model: <ul style="list-style-type: none"> 11" x 17" – 1 color copy, <u>folded</u> 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up* model or other electronic modeling media acceptable to the Current Planning Services department.)</p>

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PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

[illegible]

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78. If you have any question regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print):

Jeff Barnes

Phone Number: 480-312- 2376

Coordinator email:

jibarnes

@scottsdaleaz.gov

Date:

12/6/17

Coordinator Signature:

[Signature]

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

This application need a: ☒ New Project Number, or

☐ A New Phase to an old Project Number: _____

Required Notice

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

<http://www.scottsdaleaz.gov/building-resources/forms>

Planning and Development Services Division

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 Phone: 480-312-7000 Fax: 480-312-7088

Public Participation - DR, PP



Public participation ensures early notification and involvement prior to the filing of a formal application, which is an integral component of Scottsdale's public hearing process.

☒ **Step 1: Complete Neighborhood Notification**

- Mail Neighborhood Notification 1st Class Letter to property owners & HOAs within 750', the City's standard interested parties list, and to the City project coordinator at least 10 calendar days prior to formal application submittal (include the following information):
 - Project request and description
 - Pre-application number (xx-PA-xxxx)
 - Project location (street address)
 - Size (e.g. Number of Acres of project, Square Footage of Lot)
 - Zoning
 - Conceptual site plan/elevations
 - Applicant and City contact names and phone numbers

☒ **Step 2: Document your Project Notification efforts as follows:**

- Provide a list of names, phone numbers/addresses of contacted parties
- Provide a map showing where notified neighbors are located
- Provide the dates contacted, and the number of times contacted
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery
- Provide copies of letters or other means used to contact parties
- Provide originals of all comments, letters, and correspondence received

☐ **Step 3: Hold a minimum of 1 Open House Meeting (at least 2 weeks prior to formal application submittal)**

- Send invite via 1st Class Letter to property owners & HOAs within 750', to the City's standard interested parties list, and to the City project coordinator at least 10 calendar days prior to open house meeting (include the following information):
 - Project request and description
 - Pre-application number (xx-PA-xxxx)
 - Location
 - Size (e.g. Number of Acres of project, Square Footage of Lot)
 - Zoning
 - Applicant and City contact names, phone numbers, and email addresses
 - Scheduled open house(s) - including time, date, and location
 - * Applicants are advised to send a second mailing following the open house and subsequent open houses
- Provide open house date, time, and location to City Project Coordinator at least 10 calendar days prior to open house. E-mail open house information to the Project Coordinator and to: planninginfo@scottsdaleaz.gov

Public Participation - DR, PP



- Provide sign-in sheets and comment sheets at the open house meeting
- Avoid holidays, weekends, and working hours
- Maintain contact with neighbors during the process and make as many contacts that are warranted to achieve productive neighborhood involvement
- Hold additional open house meetings as necessary to ensure public participation

☒ **Step 4: City will post public hearing sign notices and provide other public notification**

- Mailing out postcards to property owners within 750 feet
- Posting case information on the City website
- Posting on social media
- Sending to email subscribers

Development Applications Process

Enhanced Application Review

Development Review (DR and PP)

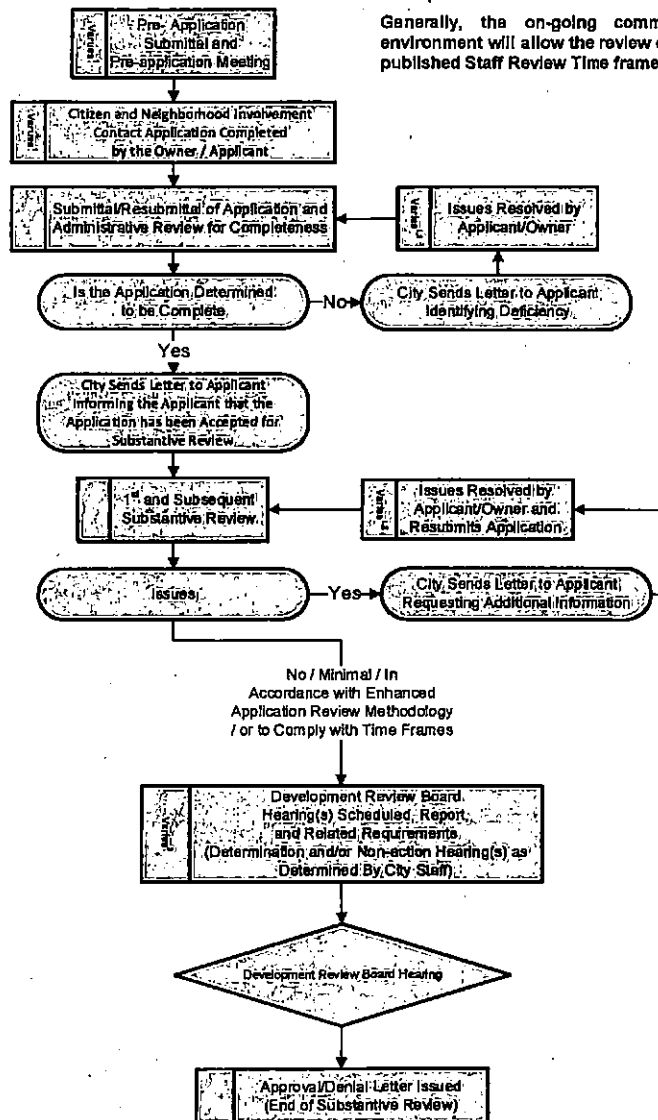


Enhanced Application Review Methodology

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.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
(15) Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews in This Time Frame	Time Frames Vary	Letter Issued

Planning and Development Services

Development Applications Process

Standard Application Review

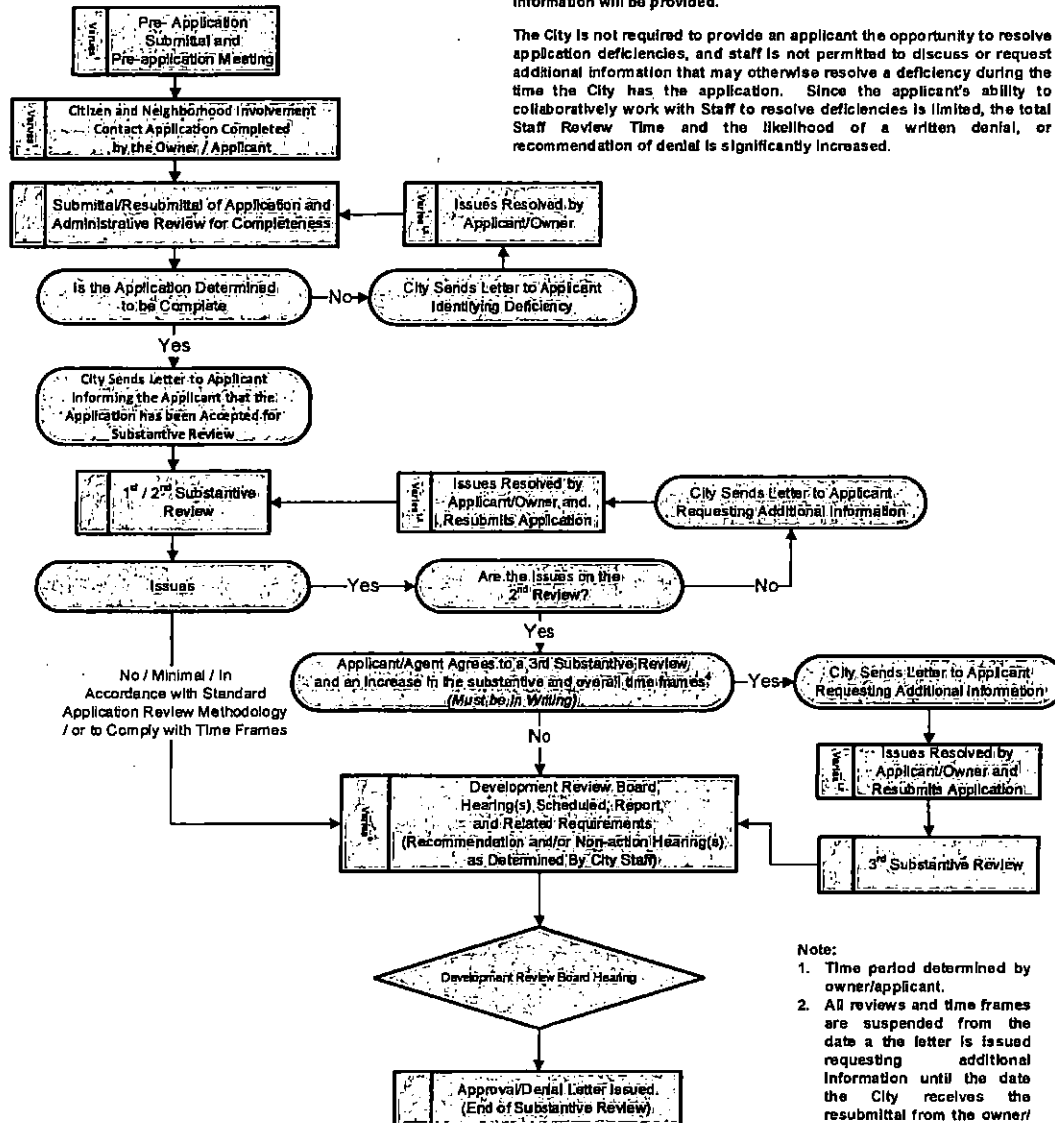
Development Review (DR and PP)



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 of 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 to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/ applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
18 Staff Working Days (Per Review)	85 Total Staff Working Days, Two Reviews in This Time Frame	Time Frames Vary	Letter Issued

SITE DATA

---	GROSS SITE AREA: 14.0 AC (R-3 AREA)
	1.6 AC (C-2 AREA)
---	NET SITE AREA: 11.9 AC (R-3 AREA)
	1.4 AC (C-2 AREA)
ZONING:	R-3 ESL / C-2 ESL
# OF UNITS:	54
DENSITY:	3.9 DU/AC
PRODUCT AS SHOWN	
PLATTING REGIME:	SINGLE FAMILY LOTS
TYPICAL LOT:	43.5' x 107'
BUILDING HEIGHT:	1-STORY

WINFIELD PLANNED
COMMUNITY
(R-4R ESL)

DOVE VALLEY ROAD

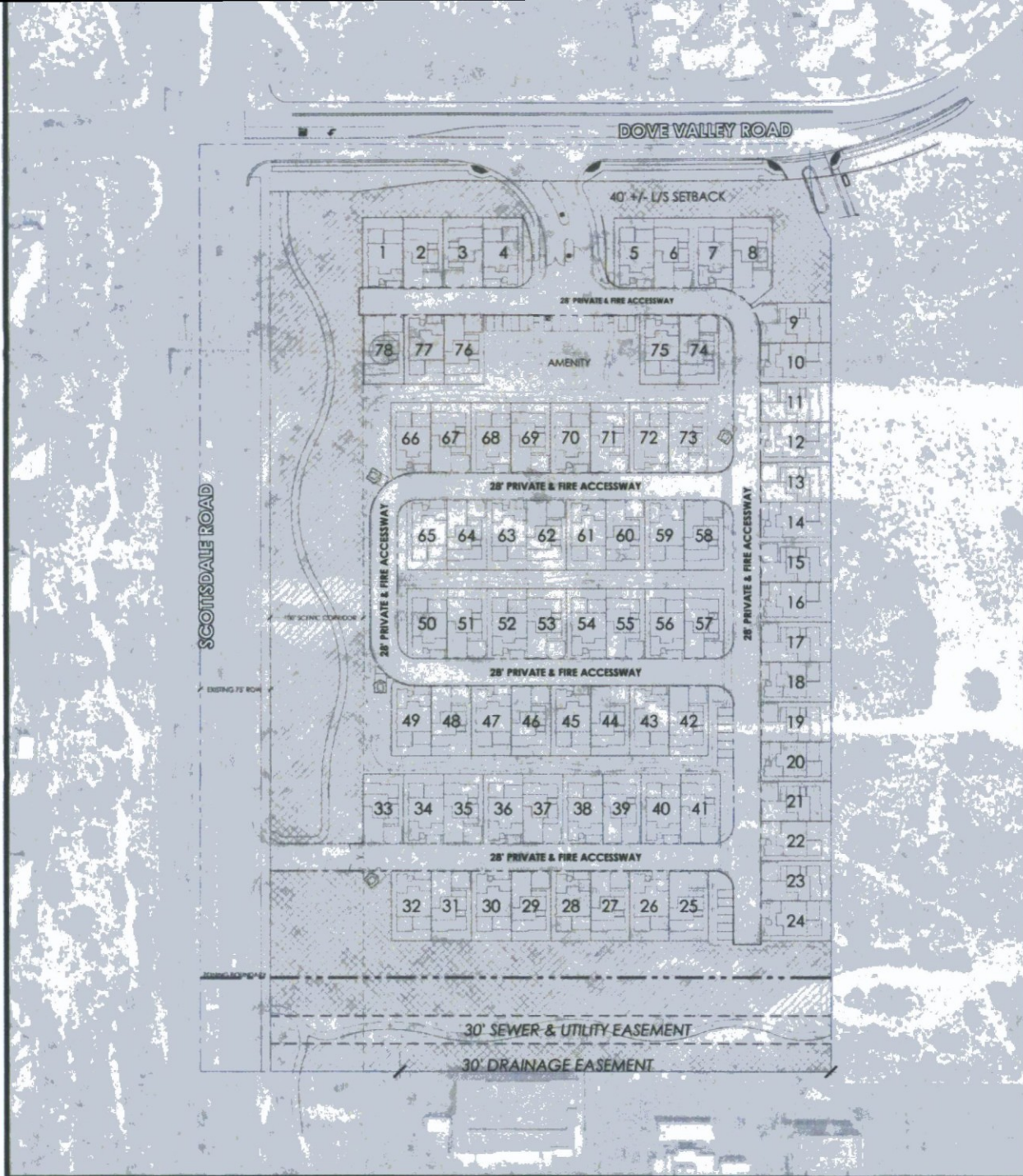
SCOTSDALE ROAD

TERRAVITA
(R1-10 ESL)

PALOMA
(R-3 ESL)



SUMMIT COMMERCIAL CENTER
(C-2 ESL)



ZONE A: NATURAL VEGETATION

The identified areas are intended to depict the undisturbed portion of the property which will remain in the current natural state.



ZONE B: ENHANCED PLANTING

Concentrated at the project entry and throughout the project's common areas, this zone will be irrigated and planted with nursery grown landscape plant material. Plant selections will be designed to complement the naturally occurring vegetation, but will be planted more densely. Salvaged plant material from onsite may be used in this zone.



ZONE C: NATIVE PLANTING

The identified areas will be revegetated to visually mitigate the disturbance caused by construction. The plant selection and density will be designed to appear similar to the Natural Vegetation Zone. Salvaged plant material from onsite may be used in this zone.

LANDSCAPE NOTES:

1. All plant material to comply with City of Scottsdale ESL plant list.
2. All disturbed areas to be top dressed with 'desert floor' decomposed granite to match color and size of adjacent inert material.
3. All berms to have maximum 4:1 side slopes.
4. Boulders are to be surface select site boulders, 1/3 buried in soil, typ.
5. 3 trees per dwelling unit shall be provided with a minimum of 234 tree per Section 10.502 of the Zoning Ordinance.

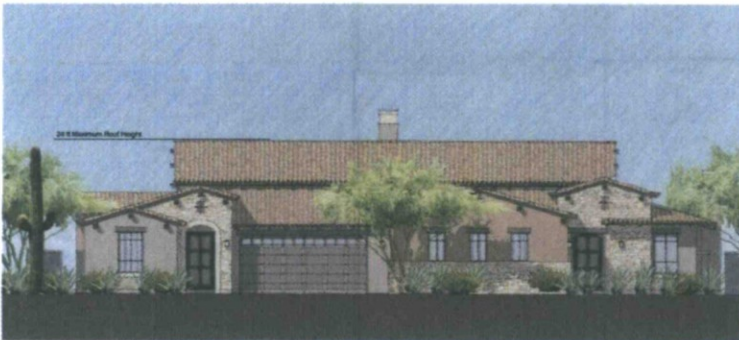


Front Elevation



Left Elevation

Model A



Front Elevation



Right Elevation

Model B

Elevation

helix

LVA urban design studio
land planning • development entitlements • landscape architecture
1700 south oak avenue • toronto, ontario M5S 2B1 • 416.994.0994

SCOTTSDALE HEIGHTS

Concept Elevations

PRELIMINARY NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

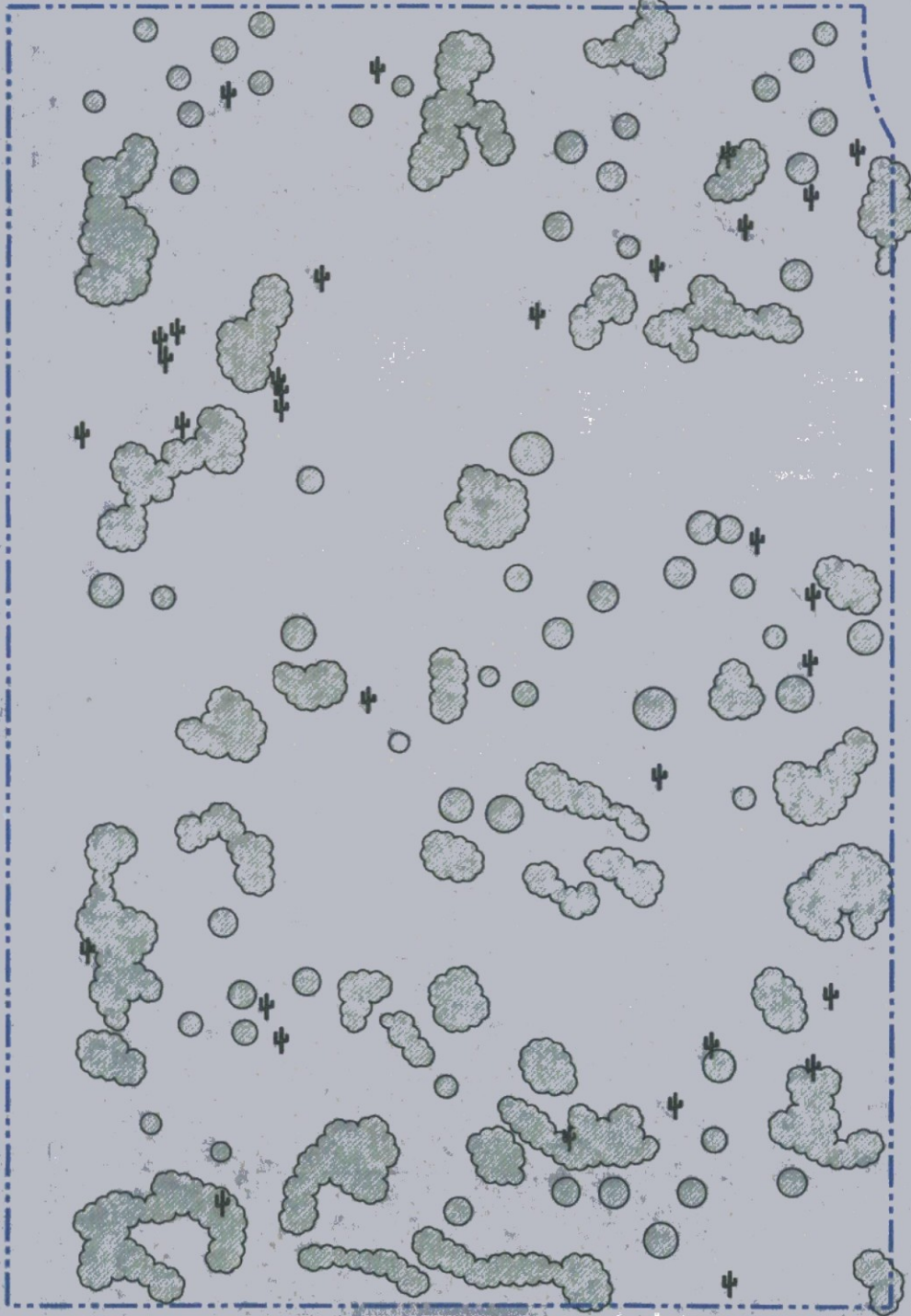
This document, together with the conceptual design presented herein, is an indication of service. It is intended only for the specific project and shall not be used for any other purpose. The use of said images without written authorization and adaptation by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.

LVA Urban Design Studio, L.L.C. 1700 South Oak Avenue, Toronto, Ontario M5S 2B1. TEL: 416.994.0994. FAX: 416.994.0995. WWW: LVADESIGNSTUDIO.COM

Elevation

DOVE VALLEY RD.

SCOTTSDALE RD.



VEGETATION AND CACTUS GROUPINGS/SPECIMENS LOCATED FROM AERIAL PHOTOGRAPHY.

NOTE: A MORE DETAILED VEGETATION SURVEY WILL BE PERFORMED AT A LATER DATE TO IDENTIFY SIGNIFICANT VEGETATION TYPES ON SITE.

AERIAL PHOTO DATE: 2015

WINFIELD PLANNED COMMUNITY



R-3 SITE DATA	OPEN SPACE	C-2 SITE DATA
R-3 SITE INFORMATION ADDRESS: 7225 E. DOVE VALLEY RD. SITE AREA (GROSS): 630,460 SF (14.0 AC) SITE AREA (NET): 579,935 SF (13.2 AC) MAX. GROSS DENSITY: 5.6 DU/AC PROPOSED ZONING: R-3 ESL PROPOSED # OF LOTS: 78 REFUSE COLLECTION: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE PARKING REQUIRED: 27 OFF-STREET SPACES (INCLUDES 1 ACCESSIBLE SPACE) GUEST PARKING:	OPEN SPACE NAOS REQUIRED: 3.45 AC. (PER SLOPE ANALYSIS) PROVIDED: 3.45 AC. (150,282 SF) 1.0 AC. (29% REVEG.) 1.8 AC. (52% UNDISTURBED) 3.4 AC. (20% SCARRED - 2:1 CREDIT) COMMON OPEN SPACE R-3 REQUIRED: 4.28 AC. (36% OF NET) C-2 REQUIRED: .14 AC. (10% OF NET) PROVIDED: 5.2 AC. (39% OF NET) PRIVATE OUTDOOR LIVING SPACE REQUIRED: 10% OF GROSS FLOOR AREA OF UNIT PROVIDED: MIN. 10% OF GROSS FLOOR AREA OF UNIT FRONTAGE OPEN SPACE R-3 REQUIRED: 1.43 AC. (12% OF NET AREA) C-2 REQUIRED: .07 AC. (5% OF TOTAL OS REQUIREMENT) PROVIDED: 2.7 AC. (20% OF NET AREA)	C-2 SITE INFORMATION ADDRESS: 7225 E. DOVE VALLEY RD. SITE AREA (GROSS): 49,676 SF (1.14 AC) SITE AREA (NET): 40,984 SF (0.94 AC) ZONING: C-2 (NO CHANGE) PROPOSED # OF LOTS: 0
R-3 ESL DEVELOPMENT STANDARDS MIN. BLDG. SETBACK: 0' (ADJACENT TO C-2) MIN. YARD SETBACK: 10' (ADJACENT TO C-2) MIN. DISTANCE BETWEEN BLDGS.: 10' (ADJACENT TO C-2) MIN. BLDG. SETBACK: 15' (ADJACENT TO R-1 OR R-4) MAX. BLDG. HEIGHT: 1-STORY MIN. GARAGE DOOR SETBACK: FACE OF GARAGE SHALL BE SETBACK FROM CURB, SIDEWALK OR TRAVEL LANE EITHER 3' OR 6', OR AT LEAST 18'.		FIRE FIRE CONFORMANCE INFORMATION * ON-SITE STREET TRACIS ARE DESIGNATED 24' FIRE LANES. * FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW * UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6" * KEY SWITCH/PRIS-EMPTION SENSOR REQUIRED FOR ALL GATES * GATE DETAIL CONSISTENT WITH DS&PM * ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS VICINITY MAP:

PARCEL 1 OF DOVE VALLEY AND SCOTTSDALE ROAD, AS RECORDED IN BOOK 983 OF MAPS,
PAGE 8 AND SITUATED IN A PORTION OF THE NORTHWEST QUARTER, SECTION 14, T. 5 N., R. 4 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



CURVE TABLE			
CURVE	LENGTH	BRACKS	DELTA
C1	38.58	150.00	28°24.18"
C1	38.55	150.00	28°32.43"
C2	38.98	407.00	5°29.53"
C3	141.45	407.00	1°23.43"
C3	141.80	407.00	1°37.53"

SYMBOL	SCHEDULE "Y" ITEM	W.C.R.	WARRICK COUNTY RECORDS
	INDICATES A CORNER OF TURNOUT, S&N 1/2" BARS & C/P R.L.S. (SEE 2007)	(N)	UNRECORDED
F.N.	FOUR WIREPOINT	(N)	UNRECORDED
N.W.	NORTH WEST	(N)	UNRECORDED
N/E	NORTH EAST	(N)	UNRECORDED
S.W.	SOUTH WEST	(N)	UNRECORDED
S/E	SOUTH EAST	(N)	UNRECORDED
C.B.	CABLE BURST	(N)	UNRECORDED
T.N.	TELEPHONE	(N)	UNRECORDED
T.N.W.	TELEPHONE NORTH WEST	(N)	UNRECORDED
T.N.E.	TELEPHONE NORTH EAST	(N)	UNRECORDED
T.S.W.	TELEPHONE SOUTH WEST	(N)	UNRECORDED
T.S.E.	TELEPHONE SOUTH EAST	(N)	UNRECORDED
C.T.	CABLE TUNNEL	(N)	UNRECORDED
C.T.W.	CABLE TUNNEL WEST	(N)	UNRECORDED
C.T.E.	CABLE TUNNEL EAST	(N)	UNRECORDED
C.T.S.W.	CABLE TUNNEL SOUTH WEST	(N)	UNRECORDED
C.T.S.E.	CABLE TUNNEL SOUTH EAST	(N)	UNRECORDED
C.T.N.W.	CABLE TUNNEL NORTH WEST	(N)	UNRECORDED
C.T.N.E.	CABLE TUNNEL NORTH EAST	(N)	UNRECORDED
C.T.C.B.	CABLE TUNNEL CABLE BURST	(N)	UNRECORDED
C.T.T.N.	CABLE TUNNEL TELEPHONE	(N)	UNRECORDED
C.T.T.N.W.	CABLE TUNNEL TELEPHONE NORTH WEST	(N)	UNRECORDED
C.T.T.N.E.	CABLE TUNNEL TELEPHONE NORTH EAST	(N)	UNRECORDED
C.T.T.S.W.	CABLE TUNNEL TELEPHONE SOUTH WEST	(N)	UNRECORDED
C.T.T.S.E.	CABLE TUNNEL TELEPHONE SOUTH EAST	(N)	UNRECORDED
C.T.C.T.	CABLE TUNNEL CABLE TUNNEL	(N)	UNRECORDED
C.T.C.T.W.	CABLE TUNNEL CABLE TUNNEL WEST	(N)	UNRECORDED
C.T.C.T.E.	CABLE TUNNEL CABLE TUNNEL EAST	(N)	UNRECORDED
C.T.C.T.S.W.	CABLE TUNNEL CABLE TUNNEL SOUTH WEST	(N)	UNRECORDED
C.T.C.T.S.E.	CABLE TUNNEL CABLE TUNNEL SOUTH EAST	(N)	UNRECORDED
C.T.C.T.N.W.	CABLE TUNNEL CABLE TUNNEL NORTH WEST	(N)	UNRECORDED
C.T.C.T.N.E.	CABLE TUNNEL CABLE TUNNEL NORTH EAST	(N)	UNRECORDED
C.T.C.T.C.B.	CABLE TUNNEL CABLE TUNNEL CABLE BURST	(N)	UNRECORDED
C.T.C.T.T.N.	CABLE TUNNEL CABLE TUNNEL TELEPHONE	(N)	UNRECORDED
C.T.C.T.T.N.W.	CABLE TUNNEL CABLE TUNNEL TELEPHONE NORTH WEST	(N)	UNRECORDED
C.T.C.T.T.N.E.	CABLE TUNNEL CABLE TUNNEL TELEPHONE NORTH EAST	(N)	UNRECORDED
C.T.C.T.T.S.W.	CABLE TUNNEL CABLE TUNNEL TELEPHONE SOUTH WEST	(N)	UNRECORDED
C.T.C.T.T.S.E.	CABLE TUNNEL CABLE TUNNEL TELEPHONE SOUTH EAST	(N)	UNRECORDED
C.T.C.T.C.T.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL	(N)	UNRECORDED
C.T.C.T.C.T.W.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL WEST	(N)	UNRECORDED
C.T.C.T.C.T.E.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL EAST	(N)	UNRECORDED
C.T.C.T.C.T.S.W.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL SOUTH WEST	(N)	UNRECORDED
C.T.C.T.C.T.S.E.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL SOUTH EAST	(N)	UNRECORDED
C.T.C.T.C.T.N.W.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL NORTH WEST	(N)	UNRECORDED
C.T.C.T.C.T.N.E.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL NORTH EAST	(N)	UNRECORDED
C.T.C.T.C.T.C.B.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE BURST	(N)	UNRECORDED
C.T.C.T.C.T.T.N.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL TELEPHONE	(N)	UNRECORDED
C.T.C.T.C.T.T.N.W.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL TELEPHONE NORTH WEST	(N)	UNRECORDED
C.T.C.T.C.T.T.N.E.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL TELEPHONE NORTH EAST	(N)	UNRECORDED
C.T.C.T.C.T.T.S.W.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL TELEPHONE SOUTH WEST	(N)	UNRECORDED
C.T.C.T.C.T.T.S.E.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL TELEPHONE SOUTH EAST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL	(N)	UNRECORDED
C.T.C.T.C.T.C.T.W.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL WEST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.E.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL EAST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.S.W.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL SOUTH WEST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.S.E.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL SOUTH EAST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.N.W.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL NORTH WEST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.N.E.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL NORTH EAST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.C.B.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE BURST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.T.N.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL TELEPHONE	(N)	UNRECORDED
C.T.C.T.C.T.C.T.T.N.W.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL TELEPHONE NORTH WEST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.T.N.E.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL TELEPHONE NORTH EAST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.T.S.W.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL TELEPHONE SOUTH WEST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.T.S.E.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL TELEPHONE SOUTH EAST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.C.T.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL	(N)	UNRECORDED
C.T.C.T.C.T.C.T.C.T.W.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL WEST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.C.T.E.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL EAST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.C.T.S.W.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL SOUTH WEST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.C.T.S.E.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL SOUTH EAST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.C.T.N.W.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL NORTH WEST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.C.T.N.E.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL NORTH EAST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.C.T.C.B.	CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE TUNNEL CABLE BURST	(N)	UNRECORDED
C.T.C.T.C.T.C.T.C.T.T.N.			

[illegible][illegible]

PARCEL 1 OF LAND DRIBBON MAP FOR DOWE VALLEY AND SCOTTSDALE ROAD,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 983 OF
MAPS, PAGE 18

TO: 134 THEA INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
CLEAR TITLE AGENCY OF ARIZONA

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7b, 7b1, 7c, 8, 9, 10, 11b, 12, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 15, 2015.

ROBERT J. BLAKE
DATE OF MAP: JULY 24, 2013
REGISTERED SURVEYOR STATE OF ARIZONA
REGISTRATION NO. 36070



Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1542 E. Chagrinwood Ave. Phoenix, Arizona 85029
Tel 602-369-4300 Fax 602-369-9310

ALTA/ACSM LAND TITLE SURVEY
7225 EAST DOVE VALLEY ROAD

Highland

Date
07-24-15

Re-Built

Job No.
150701

18

8-206-207



R-3 SITE DATA
R-3 SITE INFORMATION
 ADDRESS: 7225 E. DOVE VALLEY RD.
 SITE AREA (GROSS): 630,460 SF (14.0 AC)
 SITE AREA (NET): 579,935 SF (11.9 AC)
 MAX. GROSS DENSITY: 5.6 DU/AC.
 PROPOSED ZONING: R-3 ESL
 PROPOSED # OF LOTS: 78
 REFUSE COLLECTION: COMMUNITY BIN (4)
 PARKING REQUIRED: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE
 27 OFF STREET SPACES (INCLUDES 1 ACCESSIBLE SPACES)

R-3 ESL DEVELOPMENT STANDARDS
 MIN. BLDG. SETBACK: 0' (ADJACENT TO C-2)
 MIN. YARD SETBACK: 10' (ADJACENT TO C-2)
 MIN. DISTANCE BETWEEN BLDGS.: 10' (ADJACENT TO C-2)
 MIN. BLDG. SETBACK: 15' (ADJACENT TO R-1 OR R-4)
 MAX. BLDG. HEIGHT: 1-STORY
 MIN. GARAGE DOOR SETBACK: FACE OF GARAGE SHALL BE SETBACK FROM CURB, SIDEWALK OR TRAVEL LANE EITHER 3 OR 6', OR AT LEAST 18'.

OPEN SPACE
 N.A.O.S. REQUIRED PER SLOPE ANALYSIS: 3.45 AC
 MAX. ALLOWED REVEGETATED AREA (30%): 1.0 AC
 MIN. ALLOWED UNDISTURBED AREA (70%): 2.4 AC
 N.A.O.S. REQUIRED AFTER SCARRED AREA CREDIT: 2.9 AC
 (ESL ALLOWED CREDIT FOR REDUCED AREA SCARRED PRIOR TO 1988 (SCARRED CREDIT TO BE REDUCED FROM UNDISTURBED N.A.O.S. REQUIREMENT)
 MAX. ALLOWED REVEGETATED AREA (1.0 AC): 1.0 AC
 MIN. ALLOWED UNDISTURBED AREA (2.4 AC - 0.6 AC): 1.8 AC
 N.A.O.S. PROVIDED - REVEGETATED: 1.0 AC
 N.A.O.S. PROVIDED - UNDISTURBED: 1.9 AC
 N.A.O.S. - SCARRED/TO BE RESTORED CREDIT (0.6 AC)
 ACTUAL SCARRED AREA BEFORE 21 CREDIT - 3 AC
 TOTAL N.A.O.S. PROVIDED: 2.9 AC (INCLUDING SCARRED CREDIT)

COMMON OPEN SPACE
 R-3 REQUIRED: 4.28 AC (34% OF NET)
 C-2 REQUIRED: 1.4 AC (10% OF NET)
 PROVIDED: 5.2 AC (39% OF NET)


FRONTAGE OPEN SPACE
 R-3 REQUIRED: 1.43 AC (11% OF NET AREA)
 C-2 REQUIRED: 0.7 AC (5% OF TOTAL OS REQUIREMENT)
 PROVIDED: 2.7 AC (20% OF NET AREA)

C-2 SITE DATA
C-2 SITE INFORMATION
 ADDRESS: 7225 E. DOVE VALLEY RD.
 SITE AREA (GROSS): 69,696 SF (1.6 AC)
 SITE AREA (NET): 60,984 SF (1.4 AC)
 ZONING: C-2 (NO CHANGE)
 PROPOSED # OF LOTS: 0

FIRE
FIRE CONFORMANCE INFORMATION
 - ON-SITE STREET TRAILS ARE DESIGNATED 24' FIRE LANES.
 - FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
 - UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
 - KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
 - GATE DETAIL CONSISTENT WITH DS&PM
 - ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS

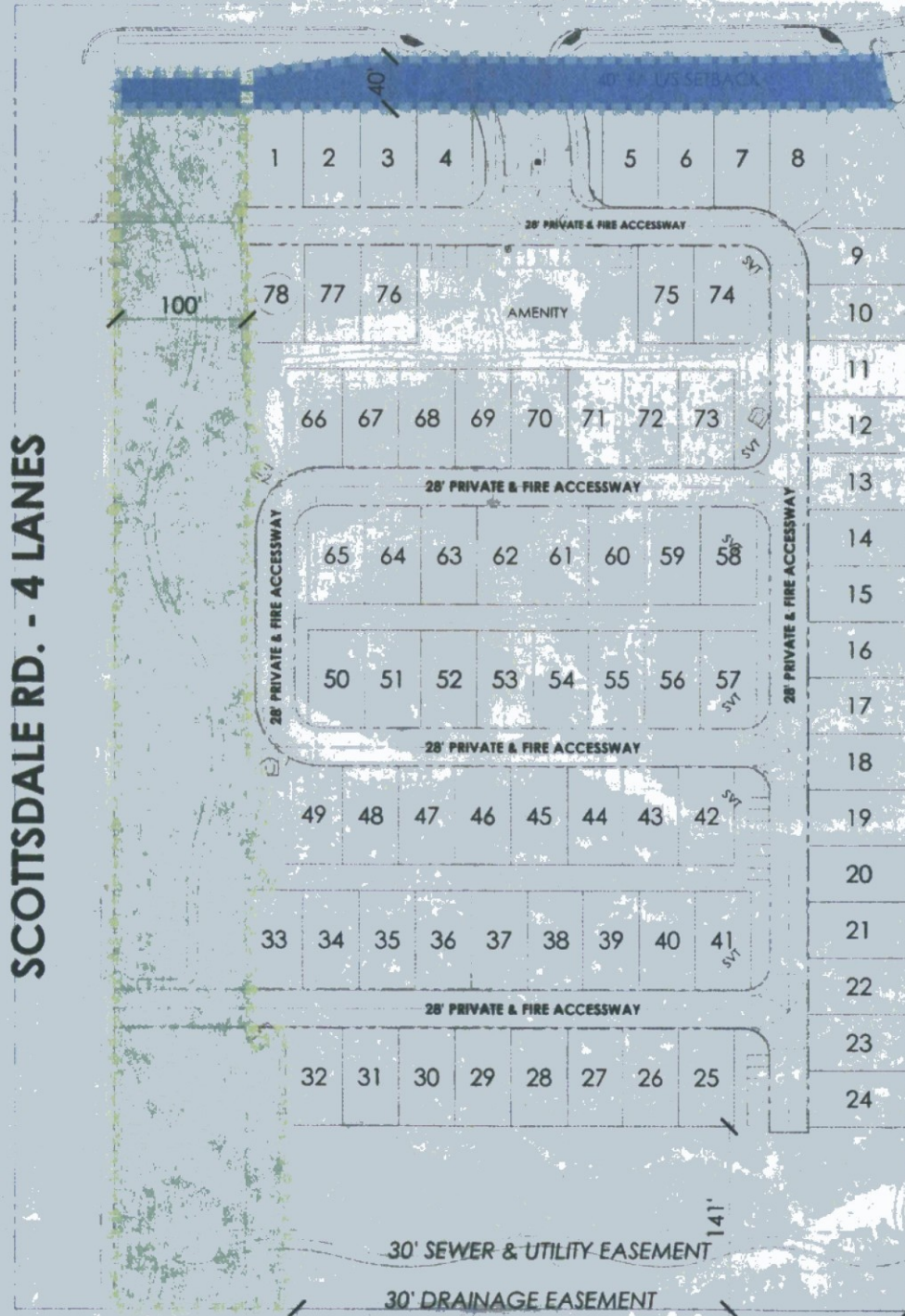
PRIVATE OUTDOOR LIVING SPACE
 10% OF GROSS FLOOR AREA OF UNIT
 REQUIRED: MIN. 10% OF GROSS FLOOR AREA OF UNIT



DESERT SCENIC ROADWAYS TABLE	
SCENIC CORRIDOR	
LENGTH:	949'
MIN. DEPTH:	100'
AVERAGE DEPTH:	109' +/-
TOTAL AREA:	2.4 AC
 BUFFERED ROADWAYS	
TYPICAL DEPTH:	40'

DOVE VALLEY RD. - 2 LANES

SCOTTSDALE RD. - 4 LANES



From: Projectinput
Sent: Tuesday, November 14, 2017 2:08 PM
To: Projectinput
Subject: Online Pre-Application Submitted (851-PA-2017)



Pre-Application Number: **851-PA-2017**

Project Name: **Scottsdale Heights**
Location: **7225 E DOVE VALLEY RD**


Contact Name: **Alex Stedman**
Contact Phone: **(480) 994-0994**
Contact Email: astedman@lvadesign.com



SITE DATA

SITE AREA: (INCL. C-2 & R-3 PARCELS) 13.3 ACRES

SLOPE ANALYSIS

SLOPE CATEGORY			AREA (ACRES)	UPPER DESERT FACTOR	REQ. N.A.O.S. (ACRES)
	0%	2%	3.30	20%	0.66
	2%	5%	4.40	25%	1.10
	5%	10%	4.03	30%	1.21
	10%	15%	1.15	30%	0.35
	15%	25%	0.36	30%	0.11
	25%	+	0.06	30%	0.02
TOTAL			13.3		3.45

Slope Analysis





LEGEND

- THEME WALL
- VIEW FENCING
- PARCEL WALL
- * WALL TYPES & LOCATIONS ARE PRELIMINARY & MAY BE SUBJECT TO CHANGE.