



Development Review (Minor) Staff Approval

167-SA-2018

Scottsdale Heights - Pool
Building and Ramada

APPLICATION INFORMATION

LOCATION:	7225 E Dove Valley Rd	APPLICANT:	Chuck Chisholm
PARCEL:	216-51-298	COMPANY:	K. Hovnanian Homes
Q.S.:	56-45	ADDRESS:	20830 N Tatum Bl Ste 250 Phoenix, AZ 85050
CODE VIOLATION #:		PHONE:	480-824-4175
<u>Request:</u> Request by applicant for approval of the pool building and shade ramada associated to the Scottsdale Heights preliminary plat approval 1-PP-2018.			

STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted with this application, with a city staff approval date of 7/13/2018.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for review:

PERMIT APPLICATION: ☒ **Completed Permit Application.** The permit application may be obtained or filled-out online at the following weblink:
[http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP Permits/Permit_Commercial.pdf](http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP_Permits/Permit_Commercial.pdf)
(Please complete the permit application online prior to arriving at the City to submit your construction documents)

ARCHITECTURAL: ☒ 4 sets of architectural plans

Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature:

DATE:

7/13/2018

Jeff Barnes

Development Review (Minor)

(Administrative Staff Approval)

Development Application Checklist



Official Use:

City Staff Contact: Jeff BarnesStaff Signature: [Signature]Phone: 480-312-2376Email: jbarnes@scottsdaleaz.govProject Name: Scottsdale HeightsProperty's Address: 20830 N Tatum BlvdA.P.N.: 216-51-298Property's Zoning District Designation: R-3 ESKApplication Request: Development Review Approval

Owner: _____

Applicant: K. Hovnanian Homes

Company: _____

Company: K. Hovnanian Homes

Address: _____

Address: 20830 N Tatum Blvd

Phone: _____

Fax: _____

Phone: 480-824-4235

Fax: _____

E-mail: _____

E-mail: Kdabney@khov.com

Submittal Requirements: Please submit materials requested below. All plans must be folded.

☒ Completed Application (this form) and Application Fee – \$ 87 (fee subject to change every July)

☐ Landscape Plan (____ copy(ies)) – indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.

☐ Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below

☐ Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Deductions

☐ Cross Sections – for all cuts and fills applications

☐ Request for Site Visits and/or Inspections form

☐ Conceptual Grading & Drainage Plan – show existing, proposed drainage flows, channels, retention, etc.

☒ Narrative – describing nature of request

☐ Copy of Liquor License Application (for all bars or restaurants patio applications)

☐ Homeowners or Property Owners Association Approval

☐ Color photographs of site – include area of request

☐ Airport Vicinity Development Checklist

☒ Site plan (____ copy(ies)) indicate the extent and location of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks.

☐ Floor Plan(s) – show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.

☐ Material Samples – color chips, awning fabric, glazing, etc.

☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed lighting.

☒ Elevation Drawings or Color Photo simulations (____ copy(ies)) – of additions, buildings, or other changes with materials and colors noted and keyed

☐ Other: _____

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

☒ 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: [Signature]

Review Methodologies

Development Review

Methodologies and Required Notice



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

1. Enhanced Application Review Methodology

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

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

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

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion 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's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

Notice

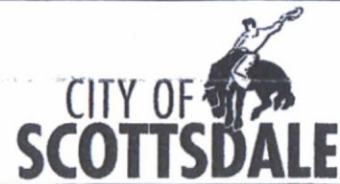
1. Pursuant to A.R.S. §9-836, an applicant may receive a clarification from the City regarding interpretation or application of a statute, ordinance, code or authorized substantive policy statement. A request to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services Division shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director or designee. 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 Division's 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

Development Application Process

Enhanced Application Review

Staff Review Application: SA, WM, & MD



Enhanced Application Review Methodology

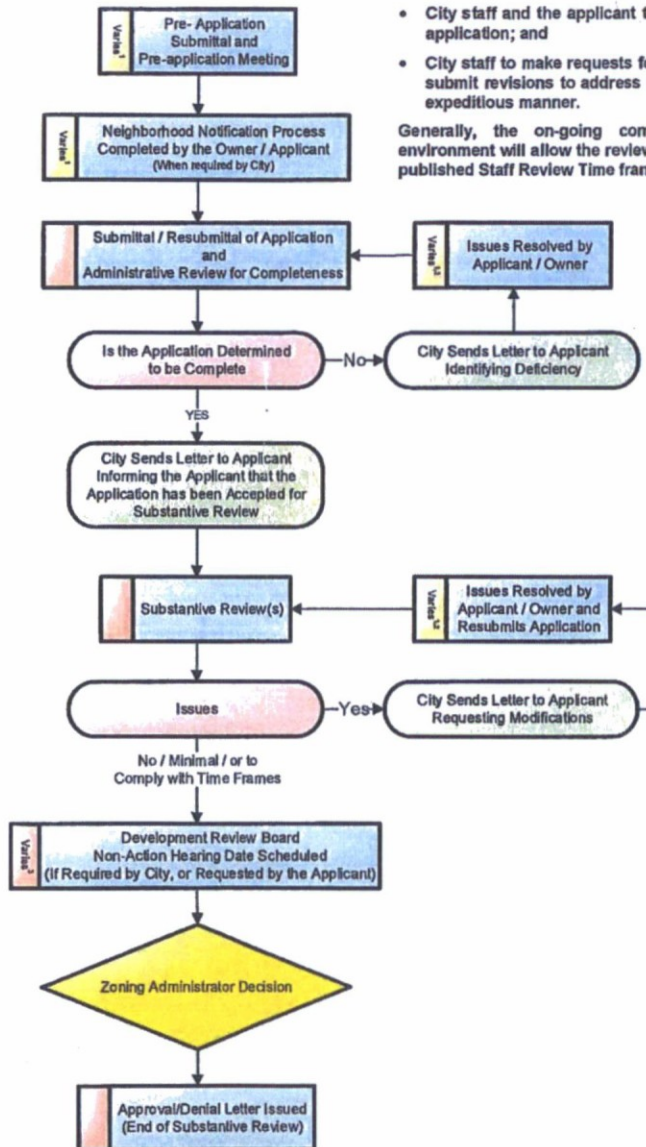
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Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

Application Types:

- Development Review – Minor (SA)
- Wash Modifications (WM)
- Land Division – Minor Subdivision (MD)



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. Owner/applicant may agree to extend the time frame by 25 percent

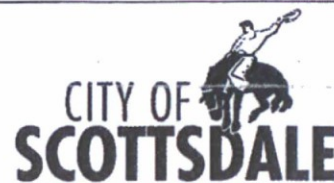
Time Line

Administrative Review	Substantive Review	Approval/Denial Letter Issued
15 Staff Working Days Per Review	50 Total Staff Working Days, Multiple City Reviews in This Time Frame ^{2,3,4}	

Development Application Process

Standard Application Review

Staff Review Application: SA, WM, & MD



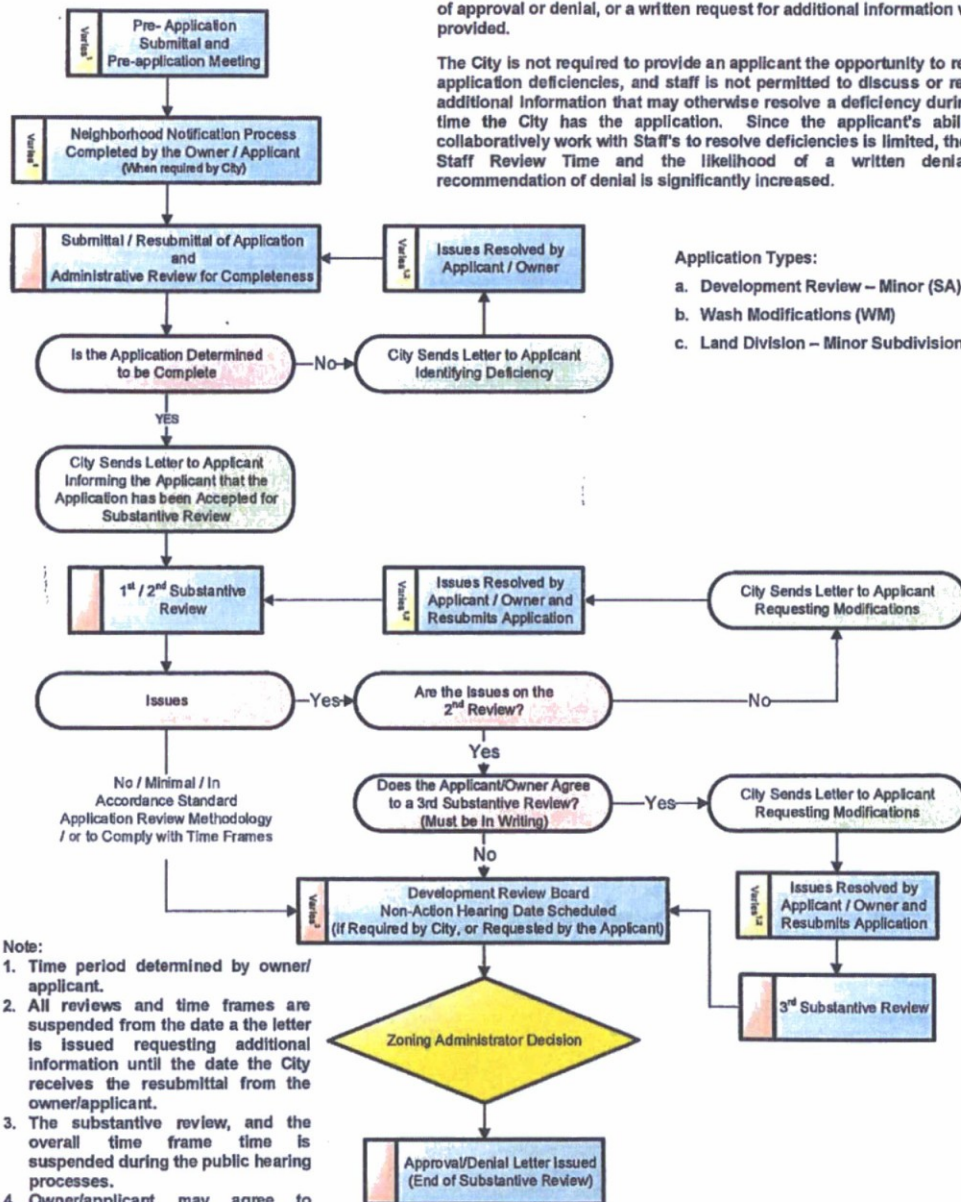
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The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application.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

Application Types:

- Development Review – Minor (SA)
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- Land Division – Minor Subdivision (MD)



Note:

- Time period determined by owner/ applicant.
- 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.
- The substantive review, and the overall time frame time is suspended during the public hearing processes.
- Owner/applicant may agree to extend the time frame by 25 percent

Time Line

Administrative Review	Substantive Review	Approval/Denial Letter Issued
15 Staff Working Days Per Review	50 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4}	

Development Review (Minor)
(Administrative Staff Approval)
Arizona Revised Statutes Notice



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

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

K. Hovnanian Homes

Scottsdale Heights Pool Building Narrative

The applicant is requesting approval for a pool building placed within the amenities development area. The proposed build will include shaded seating, ADA compliant Men's and Women's restroom facilities and a pool equipment ramada.

The building design is a blend with the main body consisting of stucco colored in Stone Lion SW7507 trimmed with brick veneer, and Adobe brick with a standing seam metal roof colored in Midnight Bronze.

A metal mesh fence with horizontal 2" tubular steel top and bottom rails and vertical 3" tubular steel posts compliments the building colored in Black Fox SW7020. The proposal calls for a small section seen on the West elevation, three sections and a pool equipment gate on the South elevation and three sections on the North elevation. The North and South elevation plans call for a section at the top of the structure connecting the roofline and building structure providing an open air and natural light concept throughout the restroom facilities.

The wall separating the shaded sitting area and restroom / equipment ramada area has a galvanized metal cap at the top with a drip edge matching the color of the standing seam metal roof.

The architectural features and colors of the building blend in with the desert environment that creates massing offsets and detailing which provide a visual interest to the community.



Planning and Development Services

7447 East Indian School Road
Scottsdale, Arizona 85251

July 5, 2018

Alex Stedman
Alex Stedman
120 S. Ash Ave.
Tempe, AZ 85281

RE: Administrative Completeness Determination.

Dear Alex Stedman:

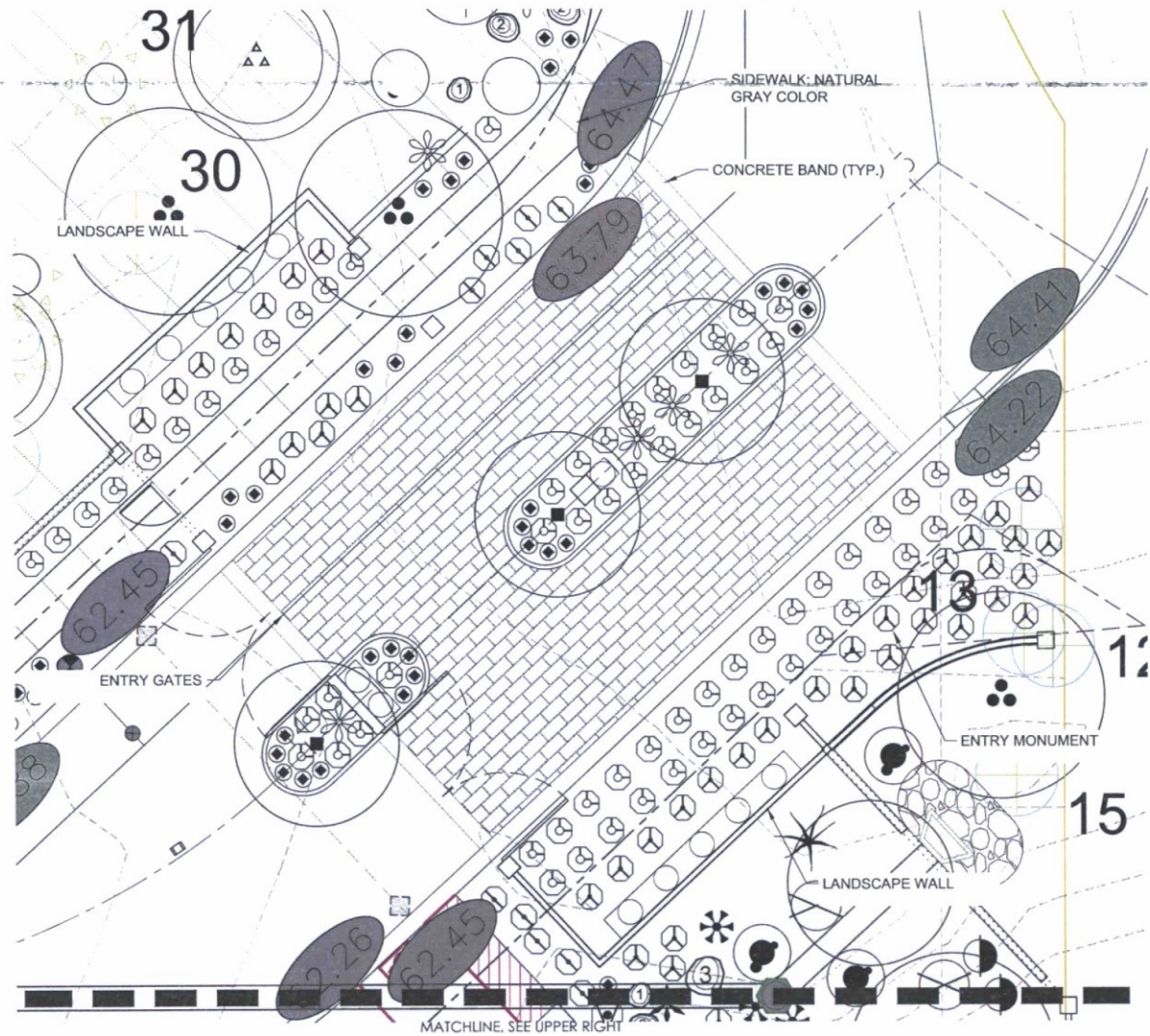
It has been determined that your Development Application 167-SA-2018, Scottsdale Heights is administratively complete, and City Staff has begun their substantive review of the application material. Your Development Application is being reviewed under the City's Enhanced Application Review Methodology, as requested on your Development Application form.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information; or, 2) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,

Jeff Barnes
Senior Planner

C: Case File



AMENITY SCHEDULE

HARDSCAPE	SPEC/COLOR	SUPPLIER/CONTACT	QTY.
POOL DECK & COPING	12" SQ. SHELLOCK OFFSET BOND PATTERN, SAND COLOR	ARTISTIC PAVERS - MICHAEL MANLEY 305.741.9275	2,195 S.F.
STAMPED COLORED ASPHALT	FRISCO COBBLE, BROWN SUEDE	DECORATIVE PAVING SOLUTIONS - HADAR RAHAV 480.446.9000	2,785 S.F.

SITE FURNITURE	SPEC/COLOR	SUPPLIER/CONTACT	QTY.
RAMADA	EUREKA DB 73 BY POLYGON, CHARCOAL ROOF COLOR, FOX HOLLOW GRAY FRAME COLOR	MIRACLE PLAYGROUND SALES MONTE CORLEY 800.264.7225	1
TRASH RECEPTACLE	UCR-TFF GFRC, SQ. 22" x 34.5" WITH LLDPE LINER AND FRP LID, COLOR ACID-ETCH CHAPARRAL	TOURNESOL SITE WORKS - LISA 800-542-2282	2
PICNIC TABLE	DOCKSIDE ALUMINUM 44" x 70" x 29.75", FRAME COLOR FLINT, TOP COLOR SHALE	ALLEGRO CLASSICS 877.727.8800	1
CHAIRS	LEXINGTON RESIN PATIO CHAIR, (4) IN ANTHRACITE COLOR / (4) IN STEEL COLOR	ALLEGRO CLASSICS 877.727.8800	8
BBQ GRILL	ECG1941 COVERED GRILL - 19.5" x 41.5" x 16.5"	KAY PARK RECREATION 800.553.2476	1
SUN LOUNGER	TUXEDO ALUMINUM, FRAME COLOR FLINT, SLING COLOR GRANITE	ALLEGRO CLASSICS 877.727.8800	12
SIDE TABLE 'A'	STONEGATE CLASSIC ALUMINUM END TABLE, 24" ROUND X 15" HIGH, BASE COLOR FLINT, SURFACE COLOR MINERAL	ALLEGRO CLASSICS 877.727.8800	5
SEATING	TUXEDO ALUMINUM SOFA CORNER FRAME COLOR FLINT, CUSHION COLOR GRANITE	ALLEGRO CLASSICS 877.727.8800	4
BENCH	CONCERTO 64" PATIO BENCH FRAME COLOR FLINT, SLAT TOP, SHALE	ALLEGRO CLASSICS 877.727.8800	2

Preliminary
Not For
Construction

SCOTTSDALE HEIGHTS LANDSCAPE IMPROVEMENT PLANS

SCOTTSDALE, AZ

AMENITY PLAN

revision	date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Contact Arizona 811 at least two full working days before you begin excavation.
ARIZONA
Call 811 or click Arizona11.com

date: 06-12-2018
job no.: 1791
drawn: TEAM
sheet #

A-1

[illegible]

West Elevation
1/4" = 1'-0"

South Elevation
1/4" = 1'-0"

Callouts for West Elevation:

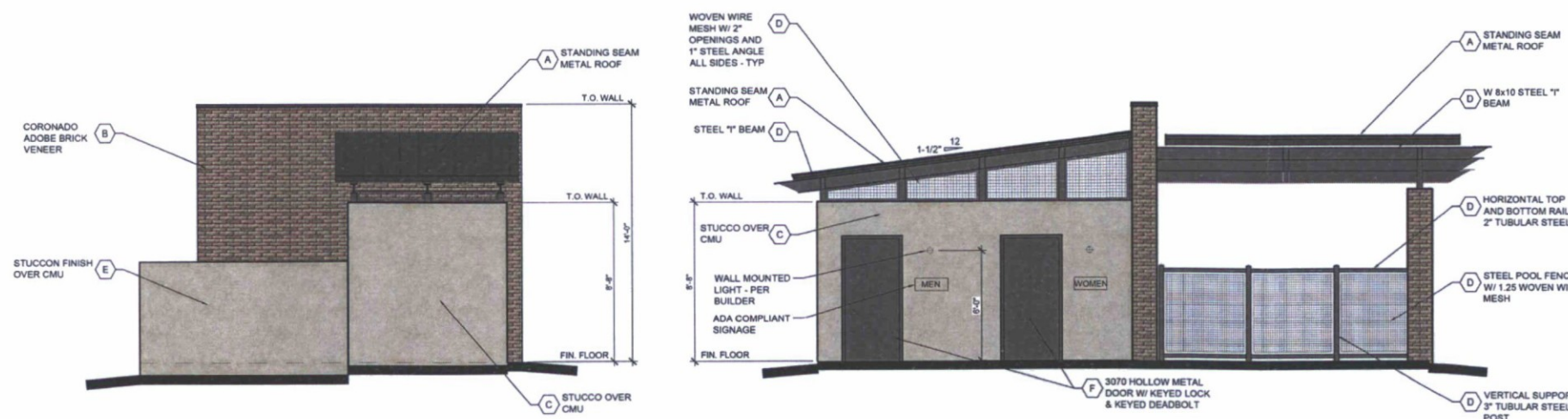
- B CORONADO ADOBE BRICK VENEER
- E STUCCO FINISH OVER CMU
- D STEEL POOL FENCE W/ 1.25 WOVEN WIRE MESH

Callouts for South Elevation:

- A STANDING SEAM METAL ROOF
- D 3-1/2" X 3-1/2" HSS STEEL POST
- D GALVANIZED METAL CAP W/ DRIP EDGE - MATCH ROOF COLOR
- D WOVEN WIRE MESH W/ 2" OPENINGS AND 1" STEEL ANGLE ALL SIDES - TYP
- F POOL EQUIPMENT GATE W/ 2" WOVEN WIRE MESH
- E STUCCO FINISH OVER CMU
- D STEEL POOL FENCE W/ 1.25 WOVEN WIRE MESH

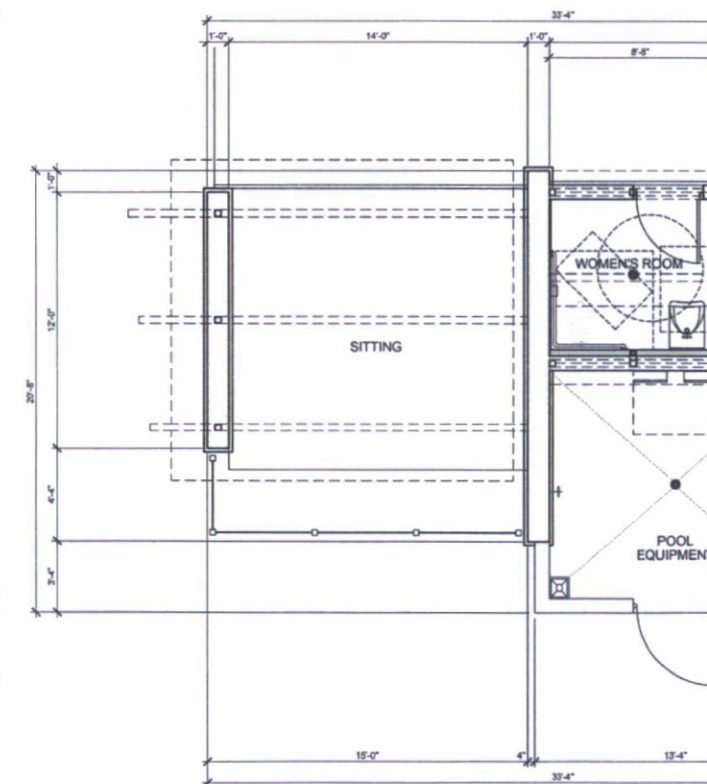
West Elevation
1/4" = 1'-0"

South Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"

North Elevation
1/4" = 1'-0"



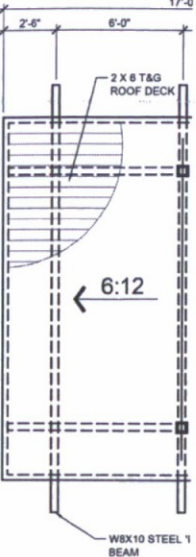
Pool Building Floor Plan

167-SA-2018
STIPULATION SET
RETAIN FOR RECORDS
APPROVED

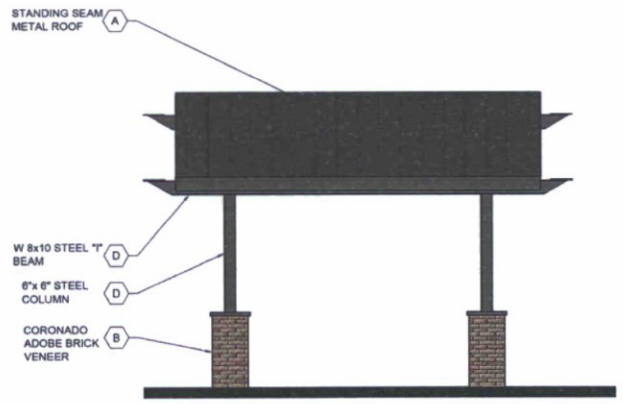
7/13/18

FFI

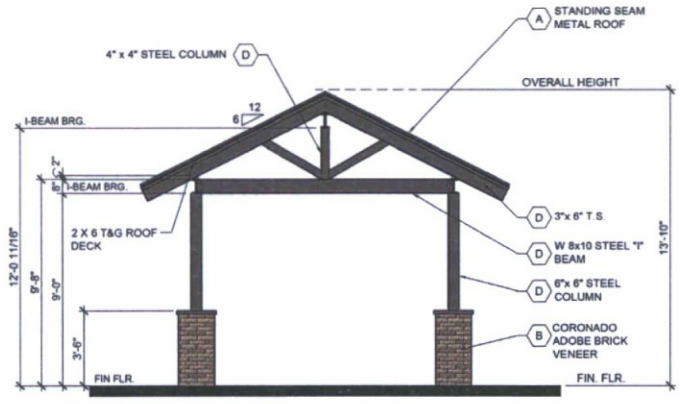
EXTERIOR COLOR SCHEDULE	
(A) STANDING SEAM METAL ROOF / METAL CLAD FASCIA	CUSTOM-BILT METALS "MIDNIGHT BRONZE"
(B) BRICK VENEER	CORONADO STONE ADOBE BRICK - SIENNA
(C) STUCCO AT RESTROOM WALLS	SHERWIN WILLIAMS "STONE LION" - SW7507
(D) METAL MESH FENCE AND STEEL BEAMS	SHERWIN WILLIAMS "BLACK FOX" - SW7520
(E) STUCCO AT POOL EQUIPMENT YARD WALLS	SHERWIN WILLIAMS "STONE LION" - SW7507
(F) POOL EQUIP. YARD GATE AND RESTROOM DOOR	SHERWIN WILLIAMS "BLACK FOX" - SW7520



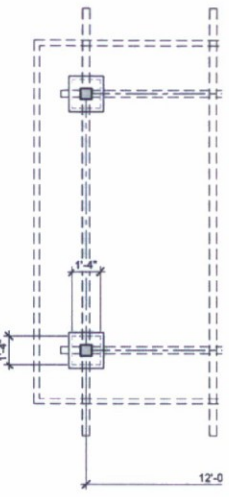
Shade Ramada



Shade Ramada Side Elevation
1/4" = 1'-0"



Shade Ramada Front Elevation
1/4" = 1'-0"



Shade Ramada

167-SA-2018
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
7/13/18
DATE INITIALS