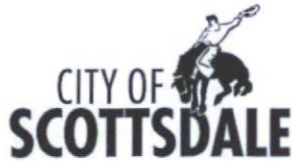


**Correspondence Between  
Staff and Applicant  
Approval Letter**



Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 7-6-18  
Contact Name: Dick Rossmiller  
Firm Name: Troon Eagles LLC  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_

RE: Application Accepted for Review.

449 - PA - 2018

Dear Dick Rossmiller:

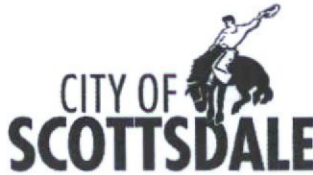
It has been determined that your Development Application for Tract V, Troon North has been accepted for review.

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 corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) 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.

Sincerely,

Name: Jesus Murillo  
Title: SENIOR PLANNER  
Phone Number: (480) 312 - 7849  
Email Address: jmurillo @ScottsdaleAZ.gov

10-PP-2015#2  
07/06/18



## Planning & Development Services

7447 East Indian School Road  
Scottsdale, Arizona 85251

December 11, 2018

10-PP-2015#2  
Dick Rossmiller  
Troon Eagles LLC  
8325 E Via De Las Flores  
Scottsdale, Az

**RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION**

**Case Reference No:** 10-PP-2015#2 Tract V, Troon North

The Development Review Board approved the above referenced case on December 6, 2018. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- 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.
  - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Jesus Murillo, 480-312-7849.
- Table: "About Fees"
  - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

**Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.**

Sincerely,

Jesus Murillo  
Senior Planner  
jmurillo@scottsdaleAZ.gov



## About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> <li>Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>Commercial, foundation, addition, tenant improvement/remodel</li> <li>Apartments/Condos</li> <li>Engineering site review</li> <li>Signs</li> <li>Plat fees</li> <li>Misc. Plan Review</li> <li>Lot Tie/Lot Split</li> <li>Pools &amp; Spas</li> <li>Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>Fence walls or Retaining walls</li> <li>Misc. Permit</li> <li>Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>Single family custom, addition, remodel, standard plans</li> <li>Engineering site review</li> <li>Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>Single family custom, addition, remodel, detached structure, standard plans</li> <li>Fence walls or Retaining walls</li> <li>Misc. Permit</li> <li>Signs</li> </ul>	After construction document approval and before site construction begins

# INTEROFFICE MEMORANDUM

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**To:** Development Review Board  
**From:** Steve Venker  
**Date:** Monday, November 26, 2018  
**Re:** Correction to November 1, 2018 Minutes

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After the Development Review Board approved the November 1, 2018 Regular meeting minutes, an error was discovered on Page 3. Item 6 was the wrong case number and description.

The Development Review Board is scheduled to approve an amended (corrected) version of the November 1, 2018 Regular meeting minutes at the next scheduled Regular meeting, December 6, 2018.

c: Development Review Board Liaison Steve Venker  
City Attorney Joe Padilla



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**Thursday, November 1, 2018**

**\*DRAFT SUMMARIZED MEETING MINUTES\***

**PRESENT:**

Kathy Littlefield, Councilwoman/Chair  
Joe Young, Vice Chair  
Christian Serena, Planning Commissioner  
Tammy Caputi, Development Member  
Doug Craig, Design Member  
Shakir Gushgari, Design Member  
William Scarbrough, Development Member

**ABSENT:**

All Present

**STAFF:**

Steve Venker  
Joe Padilla  
Greg Bloemberg  
Jesus Murillo  
Bryan Cluff  
Katie Posler  
Steve Perone

\* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:  
[http://scottsdale.granicus.com/ViewPublisher.php?view\\_id=36](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)



**CALL TO ORDER**

Councilwoman Littlefield called the meeting of the Scottsdale Development Review Board to order at 1:00 P.M.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to November 1, 2018 Development Review Board agenda items, and other correspondence.

**MINUTES**

2. Approval of the October 18, 2018 Development Review Board Meeting Minutes:

**BOARD MEMBER CAPUTI MOVED TO APPROVE THE OCTOBER 18, 2018 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SERENA, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

**CONSENT AGENDA**

3. 51-DR-2017                      Sereno Canyon Phase 4-Mountain House Lodge, Villas and Cottages

Request approval of the conceptual site plan for the Phase 4 development of the Sereno Canyon Resort/Spa Community site plan, all on a 129-acre site.

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE 51-DR-2017 SECONDED BY VICE CHAIR YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SERENA, VICE CHAIR YOUNG, BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

4. 30-DR-2018 Dutch Bros. Coffee

Request approval of the site plan, landscape plan, and building elevations for a new coffee shop, with 800 square feet of building area, an outdoor dining area, and drive-through service, on a 2-acre site.

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE 30-DR-2018  
SECONDED BY VICE CHAIR YOUNG. THE MOTION CARRIED  
UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD,  
COMMISSIONER SERENA, VICE CHAIR YOUNG, BOARD MEMBERS  
CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF  
SEVEN (7) TO ZERO (0).**

5. 32-DR-2018 Two on 1<sup>st</sup> Street Terraced House

Request approval of the site plan, landscape plan, and building elevations for a new residential development with two dwelling units in approximately 12,500 square feet of building area, all on a 0.28-acre site.

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE 32-DR-2018  
SECONDED BY VICE CHAIR YOUNG. THE MOTION CARRIED  
UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD,  
COMMISSIONER SERENA, VICE CHAIR YOUNG, BOARD MEMBERS  
CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF  
SEVEN (7) TO ZERO (0).**

**REGULAR AGENDA**

6. 32-DR-2018 Two on 1<sup>st</sup> Street Terraced House

Request approval of the site plan, landscape plan, and building elevations for a new residential development with two dwelling units in approximately 12,500 square feet of building area, all on a 0.28-acre site.

**BOARD MEMBER SCARBROUGH MOVED TO APPROVE 32-DR-2018  
SECONDED BY VICE CHAIR YOUNG. THE MOTION CARRIED  
UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD,  
COMMISSIONER SERENA, VICE CHAIR YOUNG, BOARD MEMBERS  
CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH WITH AN AYE VOTE OF  
SEVEN (7) TO ZERO (0).**



**NON-ACTION AGENDA**

7. 6-ZN-2018

Papago Plaza

The applicant for the Papago Plaza redevelopment project will provide preliminary concept information and illustrations that are included in the Development Plan for the project. Staff is requesting that the Development Review Board provide comments regarding the preliminary concept information and illustrations in the Papago Plaza Development Plan.

**AFTER A PRESENTATION BY THE APPLICANT, THE BOARD PROVIDED COMMENTS REGARDING THE PROJECT.**

**ADJOURNMENT**

With no further business to discuss, the regular session of the Development Review Board adjourned at 2:18 P.M.

**Perone, Steve**

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**From:** Development Review Board  
**Sent:** Wednesday, September 12, 2018 3:27 PM  
**To:** Perone, Steve  
**Subject:** Development Review Board Public Comment (response #54)

## Development Review Board Public Comment (response #54)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	<a href="https://www.scottsdaleaz.gov/boards/development-review-board/public-comment">https://www.scottsdaleaz.gov/boards/development-review-board/public-comment</a>
Submission Time/Date:	9/12/2018 3:26:28 PM

### Survey Response

<b>COMMENT</b>	
Comment:	On the 6th of September I made a short presentation to he Board about the deletion of a DRB Stipulation concerning the NAOS designation on our property (Case: 10-pp-2015#2). We are asking for the deletion of this Stipulation. NAOS is not required on this site because the requirement was more than met on the original plat. The 5,000 square feet of designated NAOS are barren and have be previously graded years ago. I would like to request a personal meeting with each DRB member to better describe our plans for the overall site. Thank you, Dick Rossmiller, Troon Eagles, LLC
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
<b>PLEASE PROVIDE YOUR NAME:</b>	
First & Last Name:	Dick Rossmiller
<b>AND ONE OR MORE OF THE FOLLOWING ITEMS:</b>	
Email:	<a href="mailto:drossmiller2@cox.net">drossmiller2@cox.net</a>
Phone:	(602) 486-5338
Address:	