

Case Research



City of Scottsdale Cash Transmittal

**** DUPLICATE ****

115477

115477
3 01132699
6/4/2018 PLN-1STOP
JOGAZ HP60062040
6/4/2018 4:39 PM
\$87.00

Received From :

TROON EAGLES LLC
8325 E VIA DE LAS FLORES
SCOTTSDALE, AZ
602-486-5338

Bill To :

TROON EAGLES LLC
8325 E VIA DE LAS FLORES
SCOTTSDALE, AZ
602-486-5338

**** DUPLICATE ****

Reference # 449-PA-2018
Address 10299 E WHITE FEATHER LN
Subdivision ON THE GREEN AT TROON NORTH

Issued Date 6/4/2018

Paid Date 6/4/2018

Payment Type CHECK

Marketing Name
MCR 398-05
APN 216-72-584

Lot Number
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 51-52

Owner Information
TROON EAGLES LLC
8325 E VIA DE LAS FLORES
SCOTTSDALE, AZ
602-486-5338

Code	Description	Additional	Qty	Amount	Account Number
3180	PRE-APPLICATION / SA		1	\$87.00	100-21300-44221

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

SIGNED BY DICK ROSCHER ON 6/4/2018

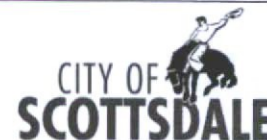
Total Amount **\$87.00**

(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 permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 115477

Pre-Application Request



Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application Request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApp/Introduction>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: TROON GOLF VILLAS	
Property's Address: 10299 East White Feather Lane	APN: 216-72-584
Property's Zoning District Designation: R4-R	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: Troon Eagles, LLC	Applicant:
Company:	Company:
Address: 8325 East Via de las Flores	Address:
Phone: 602-486-5338	Fax: Phone: Fax:
E-mail: drossmiller2@cox.net	E-mail:
	
Owner Signature	Applicant Signature
Official Use Only	Submittal Date: 6/4/18 Application No.: -PA-
Project Coordinator: 	OK TO SUBMIT
Planning and Development Services	
7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov	
Pre-Application Request	Page 1 of 2 Revision Date 5/9/2018

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

Pre-Application Request



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
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<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
Exceptions to the Zoning Ordinance	Wireless Communication Facilities	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> In-Lieu Parking (IP)
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Submittal Requirements: (fees subject to change every July)

☒ Pre-Application Fee: \$ 87.00
(No fees are changed for Historic Preservation (HP) properties.)

☐ Records Packet Fee: \$ _____

Processed by staff. The applicant need not visit the Records desk to obtain the packet.

(Only required when requested by Staff)

☒ Application Narrative:

The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Required

(Required for the SA and MS Pre-Applications)

☐ Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 1/2 x 11 paper, max. two per page.



☒ Other

AMENDED STIPULATIONS (PROPOSAL)

- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- ☒ Site Plan
- ☐ Subdivision plan
- ☐ Floor Plans
- ☐ Elevations
- ☐ Landscape plans
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Aerial of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

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

TROON EAGLES, LLC
SCOTTSDALE, ARIZONA

TO: City of Scottsdale
Jesus Murillo

FROM: Troon Eagles, LLC
Dick Rossmiller

RE: Pre-Application Request
Case No. 10-PP-2015
Lot V, On the Green
APN: 216-72-584

DATE: 4 June, 2018

Dear Mr. Murillo,

The Preliminary Plat for the above captioned Case was approved by the DRB on 18 August, 2016. The applicant's proposal and site plan provided for the dedication of 5,412 square feet of NAOS.

In fact, there is no requirement for a NAOS dedication because the NAOS had been previously fulfilled by the Troon North Master Planned Community. This application is a request for the for Stipulation 1.c. to be removed so that this property can be returned to its former state. I have attached a page from the original approval for your referral.

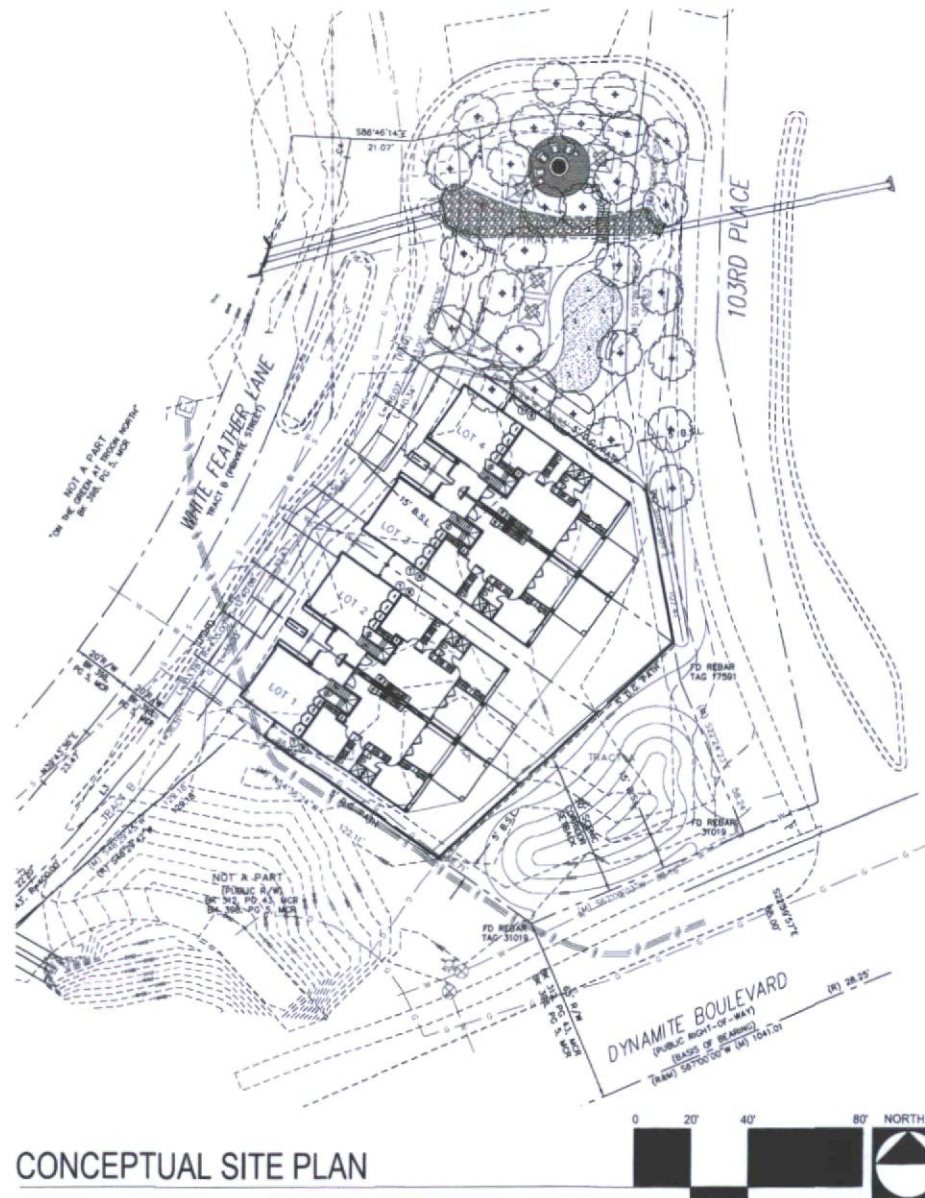
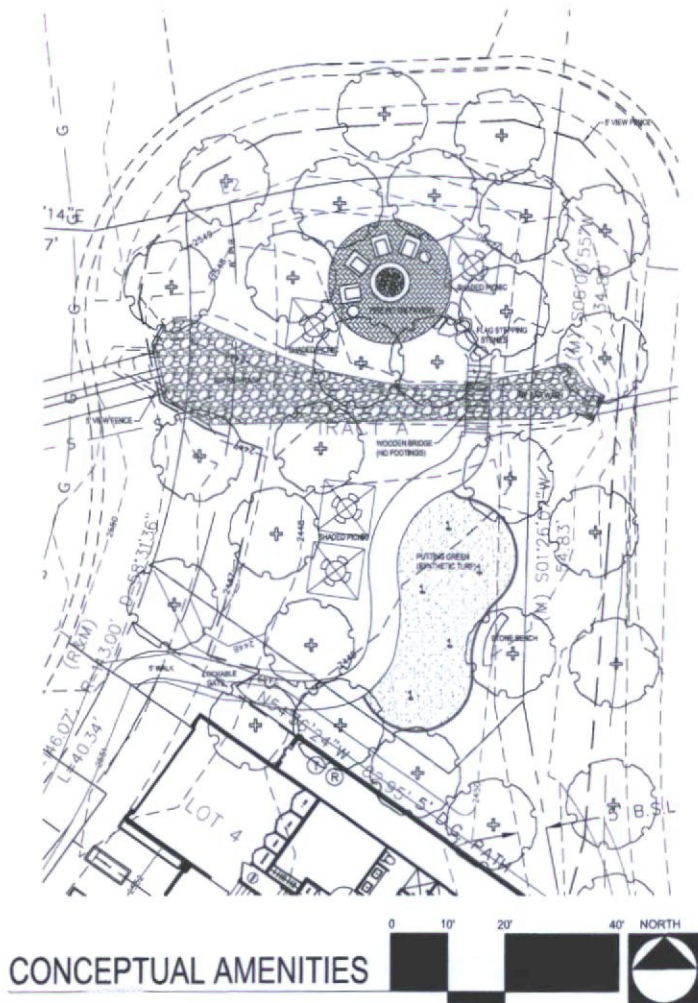
Thank you very much for your consideration.

Troon Eagles, LLC



Richard Rossmiller
Project Manager.

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



CASE NAME: 10-PP-2015
MCR 398-05
APN# 218-72-584
NATIVE PLANT CASE# 0000

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

Ironwood Planning

Landscape Architecture
Land Planning

Phoenix Office

(Ph.) 480-540-7556
(Fax) 623-362-2813

(Fax) 623-362-2813

25809 N. 55th Dr.
Phoenix, AZ 85083

Phoenix, AZ 85083

E-mail: brude9@cox.net

These Drawings and Specifications are to be an instrument of service and shall remain the property of International Plumbing, L.L.C. They are not to be used on other projects or associated to this project except by agreement in writing from International Plumbing, L.L.C.

International Plumbing, L.L.C. is not responsible for construction means, methods, sequences or procedures, or for safety precautions and programs in connection with the project.

Landscape Improvement Plans
TROON GOLF VILLAS
Scottsdale, Arizona

Tron Eagles, LLC
8325 East Via De Las Flores
Scottsdale, Arizona 85258

Project Number: DR100

Design by BH

James Dobson 8/1/10

Scale _____ See Plan _____

Reservas



CONCEPTUAL
SITE PLAN

Sheet Number

SP-01

**Stipulations for Case:
Lot V On The Green
Case: 10-PP-2015**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
 - a. The preliminary plat submitted by Gilbert Land Surveying, PLC., with a city staff date of 12-15-2015.
 - b. The Amended Development Standards submitted by Alair Homes, with a city staff date of 12-15-2015.
 - ~~c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Ironwood Planning, with a city staff date of 12-15-2015.~~
 - d. The conceptual landscape plan submitted by Ironwood Planning, with a city staff date of 12-15-2015.
 - e. Master Drainage Plan for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - f. Case Drainage Report for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - g. Case Grading and Drainage Plan for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - h. Architectural elevations will be consistent with architecture approved through case 87-DR-1994#2.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB cases for the site were: 32-ZN-1982, 81-ZN-1983, 43-ZN-1994, 2-GP-1994, 3-ZN-1994, 87-DR-1994#2, and 9-PP-2013.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

DRB Stipulations

- ~~1. With the final plat, the owner shall dedicate minimum 5,412 square feet Natural Area Open Space (NAOS) area for this project.~~

EXTERIOR LIGHTING:

Ordinance

- A. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- C. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.

DRB Stipulations

- 8. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line.
- 9. Incorporate the following parking lot and site lighting into the project's design:
Parking Lot and Site Lighting:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

DRB Stipulations

- 10. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
E. White Feather Lane	Local Collector	Modify Street Median	Submit Street Median Modification for Transportation Approval
E. White Feather Lane	Local Collector	Extend existing stabilized shoulder to the west along the site frontage	None

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

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- 9. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

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3. The owner shall dedicate to the city on the final plat the following right-of-way:

Street Name	Street Type	Dedications	Notes
E. White Feather Lane	Local Collector	Modify Street Median	Submit Street Median Modification for Transportation Approval
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EASEMENTS DEDICATIONS:

Ordinance

- B. The owner shall dedicate to the City on the final plat a sight distance easement over the sight distance triangle(s) in conformance Section 5.3 of the DSPM.

IMPROVEMENT PLANS REQUIREMENTS

WALLS AND FENCES:

DRB Stipulations

4. Walls within an Intersection & Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to Section 5.3 of the DSPM.

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

5. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.

LANDSCAPE DESIGN:

DRB Stipulations

6. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median.

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DRIG



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

August 24, 2016

10-PP-2015

David Letourneau
White Feather Lane LLC
23235 N 90th Way
Scottsdale, AZ 85255

RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION

Case Reference No: 10-PP-2015 Lot V On The Green

The Development Review Board approved the above referenced case on August 18, 2016. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Preliminary Plat with Fire Dept. Requirements Notations
- Accepted Case Drainage Report
- 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>

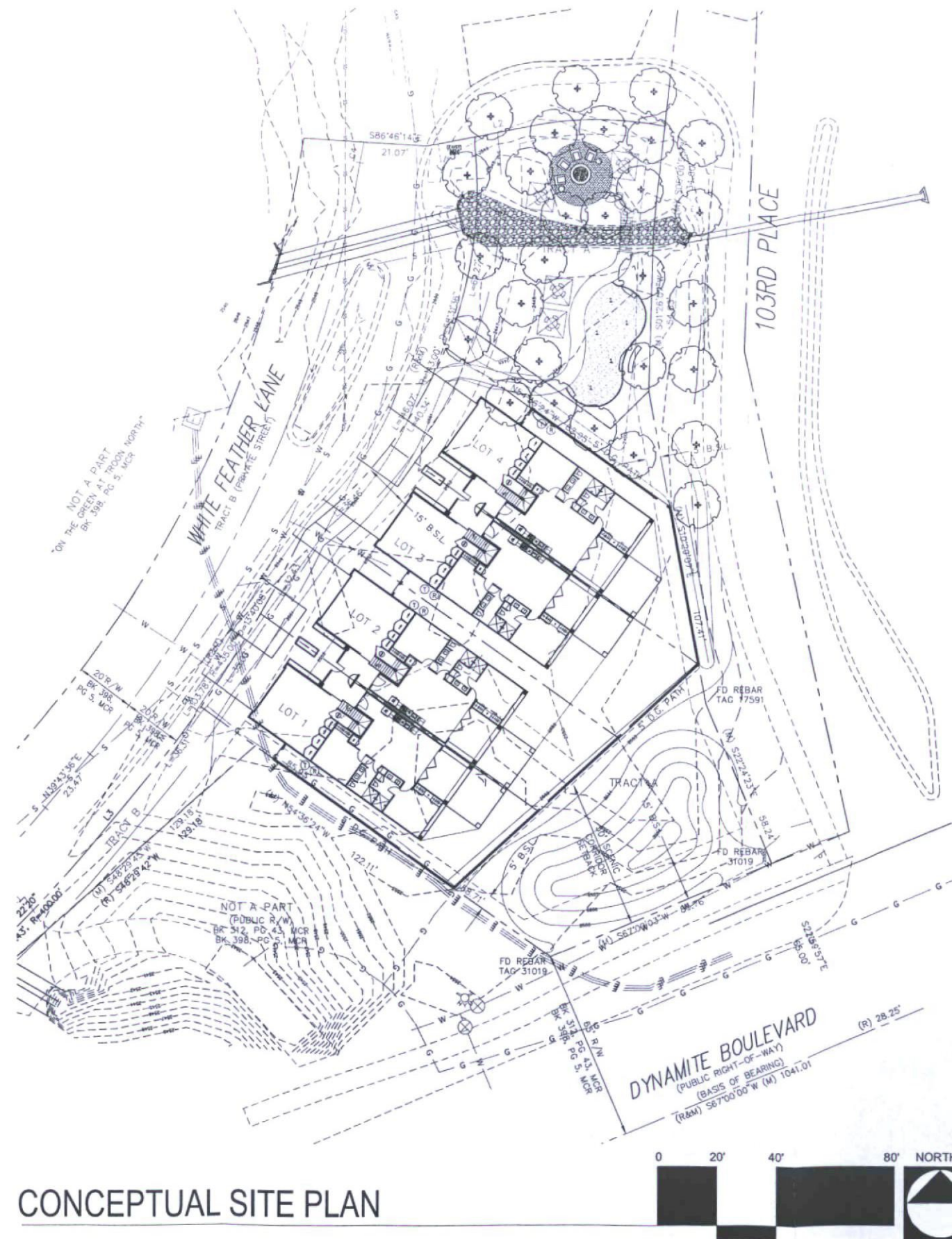
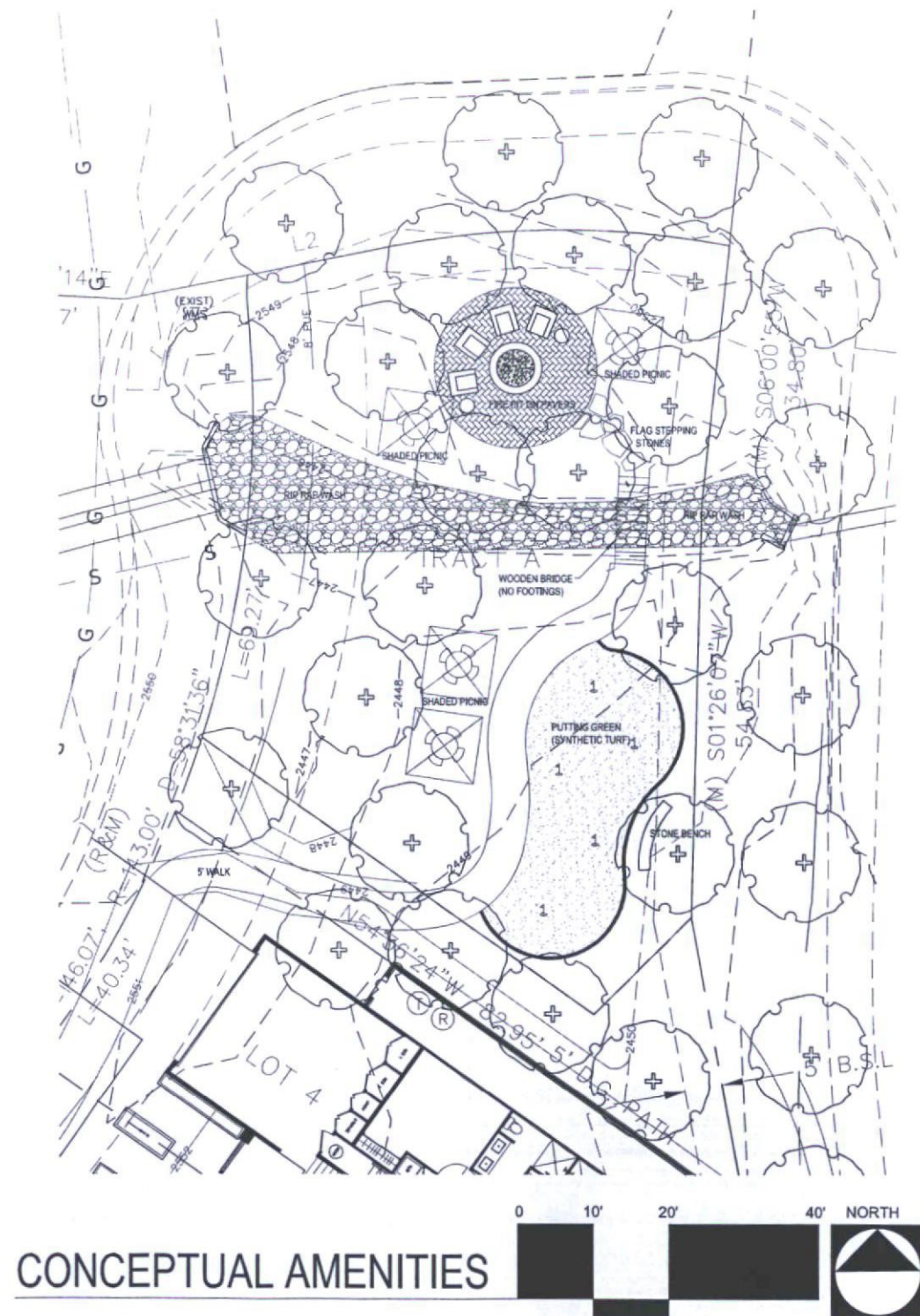
Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

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

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



CASE NAME: 10-PP-2015
MCR 398-05
APN# 216-72-584
NATIVE PLANT CASE# 0000

Ironwood Planning
Landscape Architecture
Land Planning

Phoenix Office
(Ph.) 480-540-7556
(Fax) 623-362-2813
25809 N. 55th Dr.
Phoenix, AZ 85083
Email: brude9@cox.net

These Drawings and Specifications are to be an instrument of service and shall remain the property of Ironwood Planning, L.L.C. They are not to be used on other projects or extensions to this project except by agreement in writing from Ironwood Planning, L.L.C. Ironwood Planning, L.L.C. is not responsible for construction means, methods, sequences or procedures, or for safety precautions and programs in connection with the project.

Landscape Improvement Plans
TROON VILLAS
Scottsdale, Arizona

Troon Eagles, LLC
8325 East Via De Las Flores
Scottsdale, Arizona 85258

Project Number: DR100
Drawn by: BR
Issue Date: 6/1/18
Scale: See Plan
Revisions:



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

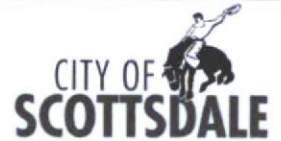
CONCEPTUAL SITE PLAN

Sheet Number

SP-01

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Owner: Troon Eagles, LLC	Applicant:
Company:	Company:
Address: 8325 East Via de las Flores	Address:
Phone: 602-486-5338	Fax: Phone: Fax:
E-mail: drossmiller2@cox.net	E-mail:
	
Owner Signature	Applicant Signature
Official Use Only Submittal Date: _____ Application No.: _____ -PA- _____	
Project Coordinator: _____	

Planning and Development Services

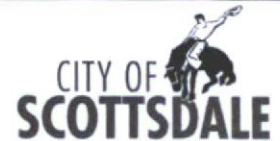
7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.Scottsdale.gov

Pre-Application Request

Page 1 of 2

10-PP-2015#2
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- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 1/2 x 11 paper, max. two per page.



☐ Other

- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.**
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.**

Additional Submittal Information

- ☐ Site Plan
- ☐ Subdivision plan
- ☐ Floor Plans
- ☐ Elevations
- ☐ Landscape plans
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Aerial of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

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



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

August 24, 2016

10-PP-2015

David Letourneau

White Feather Lane LLC

23235 N 90th Way

Scottsdale, AZ 85255

RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION

Case Reference No: 10-PP-2015 Lot V On The Green

The Development Review Board approved the above referenced case on August 18, 2016. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
 - Preliminary Plat with Fire Dept. Requirements Notation
 - Accepted Case Drainage Report
 - 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

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

**Stipulations for Case:
Lot V On The Green
Case: 10-PP-2015**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
 - a. The preliminary plat submitted by Gilbert Land Surveying, PLC., with a city staff date of 12-15-2015.
 - b. The Amended Development Standards submitted by Alair Homes, with a city staff date of 12-15-2015.
 - ~~c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Ironwood Planning, with a city staff date of 12-15-2015.~~
 - d. The conceptual landscape plan submitted by Ironwood Planning, with a city staff date of 12-15-2015.
 - e. Master Drainage Plan for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - f. Case Drainage Report for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - g. Case Grading and Drainage Plan for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - h. Architectural elevations will be consistent with architecture approved through case 87-DR-1994#2.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB cases for the site were: 32-ZN-1982, 81-ZN-1983, 43-ZN-1994, 2-GP-1994, 3-ZN-1994, 87-DR-1994#2, and 9-PP-2013.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

DRB Stipulations

- ~~2. With the final plat, the owner shall dedicate minimum 5,412 square feet Natural Area Open Space (NAOS) area for this project.~~

EXTERIOR LIGHTING:

Ordinance

- A. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- C. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.

DRB Stipulations

- 8. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line.
- 9. Incorporate the following parking lot and site lighting into the project's design:
Parking Lot and Site Lighting:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

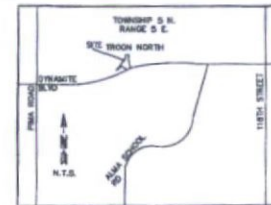
DRB Stipulations

- 10. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
E. White Feather Lane	Local Collector	Modify Street Median	Submit Street Median Modification for Transportation Approval
E. White Feather Lane	Local Collector	Extend existing stabilized shoulder to the west along the site frontage	None

PRELIMINARY PLAT TROON NORTH TRACT "V"

A MINOR SUBDIVISION OF TRACT "V", ON THE GREEN AT TROON NORTH
BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That BOB GARLAND, as owner, has subdivided under the name "Troon North Tract V" a portion of the South Half Section 29, Township 5 North, Range 5 East of the City and Salt River River and Meridian, Maricopa County, Arizona, as shown and defined herein, hereby publishes this Plat for "Troon North Tract V". Said plat sets forth the location and shows the dimensions of the lots, tracts, streets and easements constituting the same. Each lot, tract, and street shall be known by the number, letter, or name given said respectively on said plat. The easements are dedicated for the purposes stated herein.

Bob Garland, as owner, does hereby grant to the On the Green at Troon North Homeowners Association, Inc.

1) Tracts A & B shall be owned and indicated by the On the Green at Troon North Homeowners Association, Inc.

Bob Garland, as owner, does hereby dedicate to the City of Scottsdale, an Arizona municipal corporation:

1. A perpetual, non-exclusive Shared Corridor Easement (S.C.E.) upon, over, and across the parcel of land shown herein. The purpose is to preserve the property as a public corridor free of any obstructions to the view of persons looking across the Property. Without limitation, Grantor shall not alter or suffer to alter upon the Property any buildings, walls, fences, obstructions, structures, or other structures or things exceeding a height determined by the Grantee above original grade.

2. A perpetual, non-exclusive Public Utility Easement (P.U.E.) upon, over, and across the parcel of land shown herein. The purpose of the easement is for electricity, water, wastewater, telecommunications, and all other manner of utilities, and for construction, operation, use, maintenance, repair, modification, and replacement from time to time of improvements related thereto.

3. A perpetual, non-exclusive Vehicle Non-Access Easement (V.N.A.E.) upon, over, and across the parcel of land shown herein. The purpose of the easement is to prohibit vehicular access.

4. Natural Area Open Space (N.A.O.S.) easements are hereby dedicated to the City of Scottsdale upon, over, and across the area for the purpose of the preservation of said land in its natural state and as grading, grading, excavating, or construction of any structure or development of any kind shall be permitted on or within said easement except as allowed under City of Scottsdale ordinances.

Owner warrants to the City of Scottsdale that it is the sole owner of the property on this plat, and that every leader, easement holder or other person having any interest in the property adverse to or inconsistent with the dedications, covenants or other property interests created or transferred by the plat has consented to or joined in this plat, as evidenced by the instruments which are recorded in the Maricopa County Recorder's Office or which the owner will record not later than the date on which this plat is recorded.

No person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs in favor of the Grantor's successors and assigns.

DATED this _____ day of _____, 20____.

Grantor: _____

For: _____

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF _____
Notary Public
My commission expires: _____

APPROVAL

Approved by the General Manager of the City of Scottsdale, Arizona this the _____ day of _____, 20____.

By _____ General Manager _____ Date _____

This plat has been reviewed for compliance with the City of Scottsdale's Design Standards and Policy Manual specifications.

By _____ Chief Development Officer _____ Date _____

This subdivision has been reviewed for compliance with the development standards of the City of Scottsdale's Development Review Board (DRB) Case No. _____ and Zoning Code(s) No. _____ and all other related stipulations.

By _____ Project Coordinator _____ Date _____

PROPERTY USE TABLE

Name/Number	Area	Use	Responsible Party
Lot 1	3,337 SF, 0.076 AC	Single family residence	Lot owner
Lot 2	3,656 SF, 0.083 AC	Single family residence	Lot owner
Lot 3	3,981 SF, 0.092 AC	Single family residence	Lot owner
Lot 4	3,779 SF, 0.086 AC	Single family residence	Lot owner
Tract A	14,123 SF, 0.324 AC	Open space/NAOS	HDA
Tract B	1,536 SF, 0.035 AC	Open space	HDA

SITE DATA

Assessor's Parcel Number (APN): 716-72-584

Existing Zoning: R-4X ES (H)

Proposed Zoning: N/A

Site area: 30,019 SF

(including easements) = 14,358 SF

Number of lots: 4

Minimum lot size: 3,337 SF

Average lot size: 3,556 SF

Density: 8.0 DU/acre

NAOS Required: +0.0 SF

NAOS Provided: = 5,412 SF

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN SHADDED ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 440330133A, DATED OCTOBER 18, 2013. SHADDED ZONE "X" IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR NEW DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

REFERENCE DOCUMENTS

- TITLE COMMITMENT ISSUED BY SECURITY TITLE AGENCY INSURANCE COMPANY, NO. 3013280-030-00 DATED EFFECTIVE SEPTEMBER 25, 2015.
- MAP OF DEDICATION RECORDED IN BOOK 312, PAGE 43, MARICOPA COUNTY RECORDS.
- PLAT OF ON THE GREEN AT TROON NORTH RECORDED IN BOOK 396, PAGE 48, MARICOPA COUNTY RECORDS.
- PLAT OF ON THE GREEN AT TROON NORTH RE-PLAT, RECORDED IN BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.

BENCHMARK

GPS POINT: 1382
BRASS CAP FLUSH LOCATED IN THE CENTER INTERSECTION OF DYNAMIC BOULEVARD & PIMA ROAD.
EL=2276.325 (NAVD 88 DATUM)

CIVIL ENGINEER

EMEREST CONSULTING SERVICES, PC
8574 W. BLACKWATER DR.
GLENDALE, AZ 85308
(602) 533-0334
CONTACT: PUNYA P. KHANAL, PH.D., PE

SURVEYOR

GILBERT LAND SURVEYING, P.C.
4381 E. SQUIRES LANE
GILBERT, AZ 85237
(480) 275-8050
CONTACT: RYAN D. GILBERT, RLS

OWNER

BOB GARLAND
7400 E. McDONALD DRIVE, #21
SCOTTSDALE, AZ 85250

LEGAL DESCRIPTION

TRACT V, ON THE GREEN AT TROON NORTH, ACCORDING TO BOOK 390 OF MAPS, PAGE 48, CERTIFICATE OF CORRECTION RECORDED FEBRUARY 24, 1999 IN INSTRUMENT NO. 95-00893 AND RE-PLATED IN BOOK 398 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED APRIL 5, 1999 IN INSTRUMENT NO. 98-24748 RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE MONUMENT LINE OF CONDUIT BULKHEAD, AS SHOWN ON THE RE-PLAT OF "ON THE GREEN AT TROON NORTH", AS RECORDED IN 398/50 MCR, IS THE BASIS OF BEARING FOR THIS SURVEY.

SAID BEARING = SOUTH 67° 00' 00" WEST

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2015, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

NAME: RYAN D. GILBERT

REGISTERED LAND SURVEYOR #04333



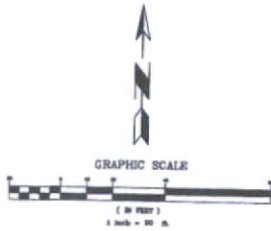
PRELIMINARY PLAT
TROON NORTH TRACT V
SCOTTSDALE, ARIZONA
MARICOPA COUNTY, ARIZONA

GILBERT LAND SURVEYING, P.C.
4381 E. SQUIRES LANE, GILBERT, ARIZONA 85237
PHONE: (480) 275-8050, info@gilbertsurvey.com

DATE: 4/29/16
FIELD: RD
DRAWN: RLJ
JOB NO.: 151107
SHEET: 10/2

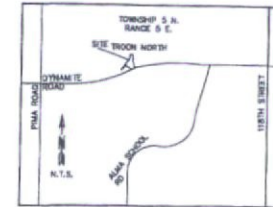
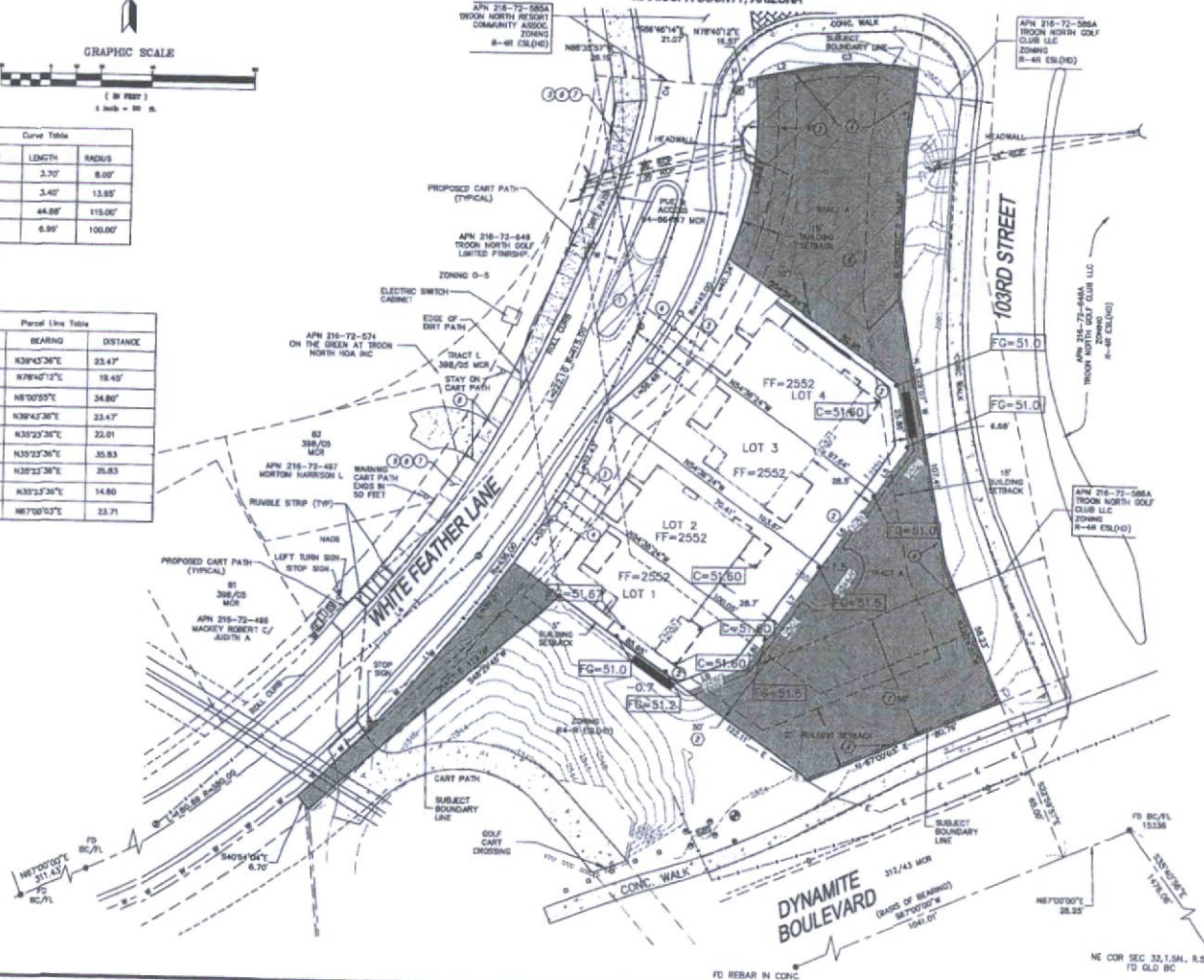
PRELIMINARY PLAT TROON NORTH TRACT "V"

A MINOR SUBDIVISION OF TRACT "V", ON THE GREEN AT TROON NORTH
BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 28,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



Curve Table		
CURVE #	LENGTH	RADIUS
C1	3.70'	8.69'
C2	3.40'	13.85'
C3	44.88'	115.00'
C4	6.89'	100.00'

Parcel Line Table		
LINE #	BEARING	DISTANCE
L1	N39°45'36"E	23.47'
L2	N78°40'12"E	19.45'
L3	N8°00'55"E	34.80'
L4	N38°45'36"E	23.47'
L5	N35°23'36"E	22.01'
L6	N35°23'36"E	35.83'
L7	N35°23'36"E	35.83'
L8	N35°23'36"E	14.80'
L9	N67°00'03"E	23.71'



LEGEND

- BRASS CAP FLUSH
- SEWER MANHOLE
- WATER VALVE
- FIRE METER
- FIRE HYDRANT
- BOLLARD
- SIGN
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- FD REBAR STAND
- FD REBAR 3018
- FD REBAR 17581
- PROPOSED FINISH GRADE ELEV.
- PROPOSED FLOOR ELEV.
- PROPOSED CONCRETE ELEV.
- CONCRETE
- D.G. PATH
- DECORATIVE PAVEMENT
- TRACT A & B
- SEWER LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- BREAK

CONSTRUCTION NOTE

1. PORTION OF RAISED MIDDIAN TO BE REMOVED FOR ACCESS TO LOTS 3 & 4.
2. SCREEN WALL
3. SEWER CONNECTION
4. WATER CONNECTION
5. CONCRETE W/EXPOSED AGGREGATE FINISH
6. RESTORE LANDSCAPE EDGE ALONG CART PATH
7. PLACE EXPANSION JOINTS ALONG CART PATH AT 9 FOOT INTERVALS
8. MATCH EXISTING GRADE AT DRIVEWAY

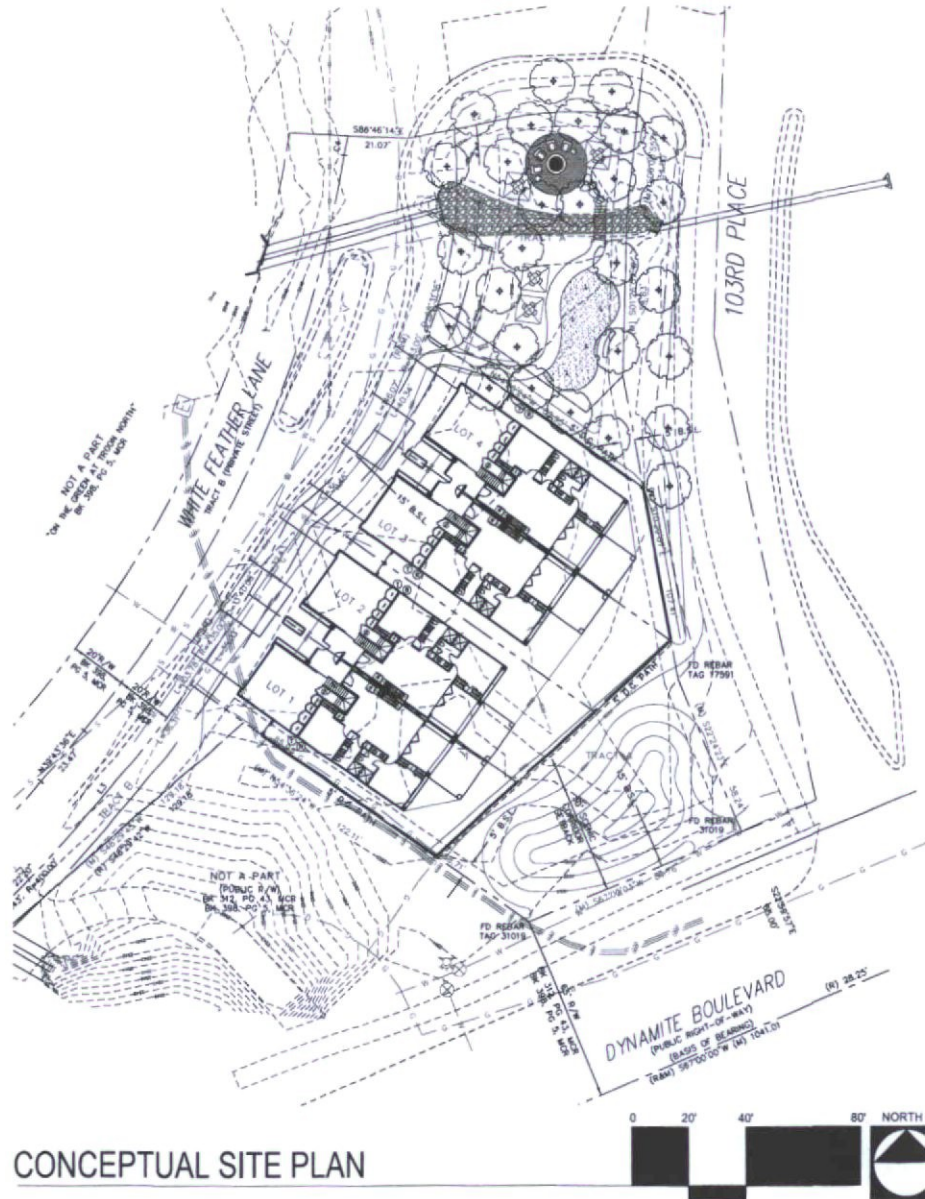
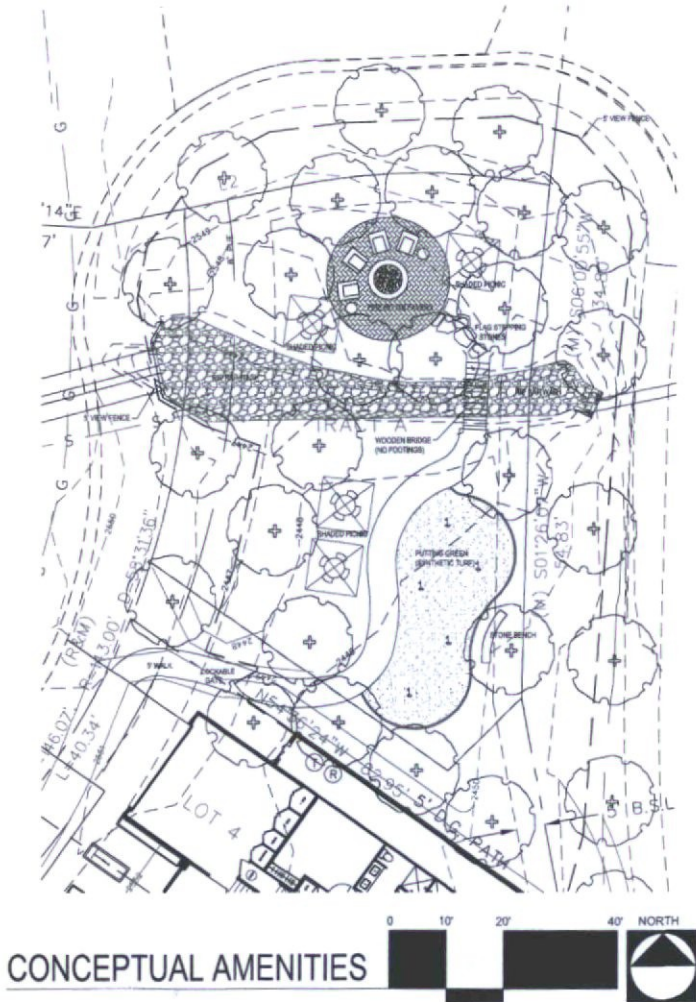
EASEMENT LIST

1. PROPOSED 50' SCENIC CORRIDOR EASEMENT.
2. 30' GOLF COURSE ACCESS EASEMENT, DOC. NO. 2005-043117, TO BE RELEASED.
3. IF PUE PER BOOK 390, PAGE 48, & BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.
4. PROPOSED 1' VEHICULAR HIGH ACCESS EASEMENT
5. HADS EASEMENT

**PRELIMINARY PLAT
TROON NORTH TRACT V
SCOTTSDALE, ARIZONA
MARICOPA COUNTY, ARIZONA**

GILBERT LAND SURVEYING, PLC
4091 S. Baseline Lane, Gilbert, Arizona 85295
Phone: (480) 779-4800 Fax: (480) 779-4801

DATE: 8/29/18
FIELD: RD
DRAWN: RLS-JS
JOB NO.: 151107
SHEET: 2 OF 2



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

CASE NAME: 10-PP-2015
MCP# 308-05
APN# 216-72-584
LATIVE PLANT CASE# 0000

Ironwood Planning
Landscape Architecture
Land Planning

Phoenix Office
(Ph.) 480-540-7556
(Fax) 623-362-2813
25809 N. 55th Dr.
Phoenix, AZ 85083
Email: bruleh@ironwood.com

These drawings and specifications are to be an instrument of service and shall remain the property of Ironwood Planning, L.L.C. They are not to be used on any other project or for any other purpose without the written consent of Ironwood Planning, L.L.C. Ironwood Planning, L.L.C. is not responsible for any errors or omissions, or for any consequences or damages, or for any delays or interruptions, or for any other matters arising out of or in connection with this project.

Landscape Improvement Plans
TROON GOLF VILLAS
Scottsdale, Arizona

Troon Eagles, LLC
8325 East Via De Las Flores
Scottsdale, Arizona 85258

Project Number:	06100
Drawn by:	HK
Issue Date:	8/1/18
Scale:	See Plan
Revisions:	



CONCEPTUAL
SITE PLAN

Sheet Number

SP-01