



Simulations

Photos

All Graphics (no plans)

Color Boards

Color Drawdowns

Exterior Building Color

Material Samples



JammonStudios, LLC  
 6738 E Osborn Rd #3  
 Scottsdale, AZ 85251  
 ATTN: JONATHAN AMBON  
 Jammon@JammonStudios.com  
 602.889.9552

FHP BUILDERS LLC  
 7465 E Osborn Rd  
 Scottsdale, AZ 85251  
 ATTN: CASEY FROMM  
 CFfromm@fhpbuilders.com  
 602.616.4563

CONSULTANT

PROJECT  
**7700 E INDIAN SCHOOL**

PROJECT ADDRESS  
 7700 E INDIAN SCHOOL  
 SCOTTSDALE AZ 85251

PROJECT NUMBER  
 805

**ISSUE RECORD**

DATE  
 02/05/19

DRAWN BY  
 Designer

REGISTRATION

SHEET TITLE  
**CONTEXT AERIAL**

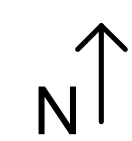
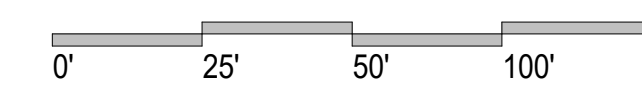
SHEET NUMBER

1 CONTEXT AERIAL  
 1/32" = 1'-0"      CONTEXT AERIAL WITH PROPOSED SITE PLAN SUPERIMPOSED

CONTEXT AERIAL WITH PROPOSED PLAN IS SHOWN IN RELATION TO SURROUND DEVELOPMENT.

ONLY IMPROVEMENTS INCLUDE:

- NEW LANDSCAPE, SITE LIGHTING, DRIVE ENTRANCE, PARKING LAYOUT
- EXPANDED BUILDING FOOTPRINT
- NO CHANGES TO EXISTING SITE WALLS / REFUSE ENCLOSURE (SHARED WITH ADJACENT PARCEL)



# Development Application



**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)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<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)	<b>Other</b>
<input type="checkbox"/> Development Agreement (DA)	<b>Wireless Communication Facilities</b>	<input type="checkbox"/> Annexation/De-annexation (AN)
<b>Exceptions to the Zoning Ordinance</b>	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<b>Signs</b>	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	<b>Other Application Type Not Listed</b>
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

**Project Name:** 7700 E Indian School

**Property's Address:** 7700 E Indian School Rd. Scottsdale, AZ 85251

**Property's Current Zoning District Designation:** S-R Service Residential

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


<b>Owner:</b> MICHAEL BLAIRS	<b>Agent/Applicant:</b> Casey Fromm
<b>Company:</b> DIAMONDBACK COMMONS II, LLC	<b>Company:</b> FHP Builders LLC
<b>Address:</b> 10921 N. 140 WAY SCOTTSDALE AZ 85259	<b>Address:</b> 7465 E Osborn Rd
<b>Phone:</b> 480.221.8511 <b>Fax:</b>	<b>Phone:</b> 602.616.4563 <b>Fax:</b>
<b>E-mail:</b> jammon@jammonstudios.com	<b>E-mail:</b> jammon@jammonstudios.com
<b>Designer:</b> Jonathan Ammon	<b>Engineer:</b> Wills Benbow
<b>Company:</b> JammonStudios	<b>Company:</b> Welch&Sandon Design
<b>Address:</b> 6738 E Osborn Rd #3	<b>Address:</b> 4864 E Baseline Rd #103
<b>Phone:</b> 602.689.9552 <b>Fax:</b>	<b>Phone:</b> 480.641.6383 <b>Fax:</b>
<b>E-mail:</b> jammon@jammonstudios.com	<b>E-mail:</b> wills@welch-sandon.com

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

**Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

**Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

  
 \_\_\_\_\_  
 Owner Signature

  
 \_\_\_\_\_  
 Agent/Applicant Signature

**Official Use Only**

Submittal Date:

Development Application No.:

## Planning and Development Services

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

## Ordinances, Master Plans, General Plan, and Standards

- Service Residentially zoned site with multiple C1 and R5 zoning in its approximate surroundings. The land use is for collaborative, medical, professional office

## Site Planning and Concept Principles

- Build onto existing structure, increase building footprint, maximize open space availability, upgrade appeal of overall property
- Re-use existing wall structures to preserve attributes of the current building
- Increase pedestrian flow and create the safest pedestrian space possible through the redesign of existing parking lot and structure
- Increase use of native foliage to assist in summer's thermal heat gain and exposure and bring as much desert to the site as possible
- Decrease onsite water consumption through the use of xeric and Sonoran landscaping per City of Scottsdale General Plan
- Maximize northern sunlight exposure
- Minimize evening light pollution to surrounding neighbors

## Architectural Character, Landscaping and Site Design

- *The design promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood:*
  - o The horizontal steel member spanning a majority of the western façade connects two separate structures and an open courtyard entrance
  - o In connection with the *horizontal steel member*, a custom metal overhead structure provides an inviting entrance as well as utility shade mitigation sun exposure
  - o The 12'-0" height of all window and glazing elements terminate at the horizontal steel member. This provides a unique architectural character to frame modern window transparency with a clean traditional stucco style, emblematic of high-end Scottsdale buildings
- *Both excessive variety and a monotonous repetition are avoided in the building's exterior design through the use of the following conditions:*
  - o The horizontal steel member
  - o The 12'-0" termination height for all northern, western and southern glazing elements
  - o The percentage of solid vs transparent surfaces (stucco vs glazing) on each façade is unique and a design element in itself
    - North façade: the existing openings are increased in elevation to meet the building's common termination elevation
    - East façade: no changes to any window openings with the inclusion of additional 12'-0" high windows
    - South façade (facing Indian School Road): symmetrical balance of storefront glass and stucco
    - West façade: an increase in the percentage of glazing material from the northern to the southern end of the façade, ultimately wrapping around the southern façade to enhance its symmetrical balance seen from Indian School
  - o The **color/texture** of the building is typical to the approximate character area
    - The color/texture is typical to higher-end Scottsdale development and is sensitive to the requests and feedback from the City of Scottsdale during our collaborative discussions
      - Texture: Smooth finish stucco
      - Color: Lighter colors in in with LRV allowance
      - Material: Custom steel eyebrow, accent and shade element
      - High quality, low-e darkened dual pane glass

- The redesign of the western parking layout from 90 to 45 & 60 degree parking yields an increase in the amount of open space and provides an inviting aesthetic to the neighborhood
- **Climatic and environmental factors** that respond to the Sonoran Desert's environment, as specified in the Sensitive Design Principles are employed through the use of:
  - Xeric desert landscaping with low water consumption will be employed to bring as much desert to the site as possible. Landscape design is crucial to the character and value of this area.
  - A high degree of tree shading to frame and accent the building
  - Shade elements on the exterior of the building. Shade elements are both horizontal and vertical and minimize southern sun exposure
  - Maximal Low-E glass on the south and west facades. A majority of the west façade's exposure is mitigated by both the overhangs and shaded exterior patio entrance. To further mitigate western sun exposure, low-e tinted glass is utilized
  - Shaded custom canopy on the western patio entrance/exit
- **Unique architectural characteristics and features**
  - Shaded entrance courtyard serves three (3) primary transitions:
    - Transition between exterior and interior environments
    - Transition of materials from stucco/storefront to vertical board formed concrete (the design's primary accent wall)
    - Transition of building height from 19'0" to 22'-0"
  - Elegant material employment accenting clean building lines through the use of high-end finishes in line with Scottsdale's urban environment
  - Durably and beautifully crafted material connections:
    - Custom steel connections between façade and main entrance shade system
    - Vertical board formed concrete to door, window and header systems
  - Vertical board formed concrete provides texture and visual depth

#### **Ingress, Egress, On-Site Circulation, Parking, and Pedestrian**

- The site layout promotes safety and convenience for pedestrian and automobile access and flow.
  - A one-way 60-degree parking solution increases the site's open space while decreasing automobile speed.
  - This ultimately increases pedestrian safety
  - Direct pedestrian access off Indian School Rd is also prominent

#### **Mechanical and Utility Equipment**

- All utility equipment is located on the roof
- All rooftop systems are blocked from view through parapet walls and screening
- All screening elements are in-line with the design of the building

#### **Exterior Lighting**

- Exterior lighting design balances ambient light levels and designated focal lighting needs
- Lighting glare is minimal and designed to conserve energy while reflecting the character of the area
- Lighting is adequate to meet pedestrian safety needs

#### **Community Values**

- The architectural aesthetics and the quality of construction proposed speak to the high standards of appearances required in this area. A clean, orderly and balanced architectural and structural design to look as relevant in the future as it would today
- The design utilizes the building's existing walls to minimize material waste and preserve the attributes of the current site and its connection to neighborhood
- The design respects the environmental character of the building by *bringing as much desert to the site as possible*: low water consumption, xeric landscaping and plants native to the Sonoran Desert are dominant

# Request To Submit Concurrent Development Applications

## Acknowledgment and Agreement



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

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

Owner: MICHAEL BLAIRE  
 Company: DIAMONDBACK COMMONS II, LLC  
 Address: 10921 N. 140 WAY, SCOTTSDALE, AZ 85259  
 Phone: 480-221-8511 Fax: \_\_\_\_\_  
 E-mail: MICHAEL.BLAIRE@DIAMONDBACKDWGS.COM

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): Casey Fromm Title: Agent for Owner

Signature \_\_\_\_\_ Date: 2/5/2019

<b>Official Use Only:</b>	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

February 6, 2019

City of Scottsdale,

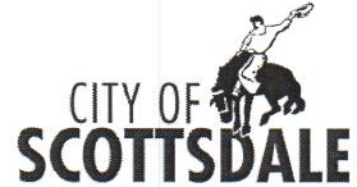
I am the owner of the property on 7700 E Indian School Road in Scottsdale, AZ 85251 (Pre-App # 40-PA-2019). This letter is the serve as authorization for Greg Hartman and Casey Fromm of FHP Builders LLC to serve as *Owner Agents & Representatives* regarding any and all applications and paperwork for this proposed development project.

Thank you,

A handwritten signature in blue ink, appearing to be "J. Hartman", with a long horizontal flourish extending to the right.

Owner

# Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 7700 E Indian School Road
- b. County Tax Assessor's Parcel Number: 173-53-007K
- c. General Location: NEC Indian School and N Parkway Ave (east of Miller Road)
- d. Parcel Size: 26250 SF (0.603 ACRES)
- e. Legal Description: See attached legal Description

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

Date

Signature

Casey Fromm

February 6th, 2019

Greg Hartman

February 6th, 2019

Jonathan Ammon

February 6th, 2019

\_\_\_\_\_

\_\_\_\_\_, 20\_\_

## Planning and Development Services

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

# Appeals of Dedication, Exactions or Zoning Regulations



## Rights of Property Owner

In addition to the other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) when an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decision.

## Appeal Procedure

The appeal must be in writing and specify the City action appealed and the date final action was taken, and must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken

- No fee will be charged for filing
- The city Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply
- Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- The City will submit a takings impact report to the hearing officer.
- In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- The hearing officer must render his decision within five working days after the appeal is heard.
- The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial *nevo* with the Superior Court within 30 days of the hearing officer's decision.

For questions, you may contact:

City's Attorney's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
480-312-2405

Address your appeal to:

Hearing Officer, C/O City Clerk  
3939 Drinkwater Blvd  
Scottsdale, AZ 85251

Please be aware that City Staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

## Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

Owner Certification  
Acknowledging Receipt  
Of  
Notice Of Right To Appeal  
Exactions And Dedications

I hereby certify that I am the owner of property located at:

7700 E. INDIAN SCHOOL RD

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



\_\_\_\_\_  
Signature of Property Owner

2/19/19

\_\_\_\_\_  
Date

## Legal Description

The West 180 feet of the South 240 feet of the East half of the Southwest quarter of the Southeast quarter of Section 23, Township 2 North, Range 4 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona

EXCEPT the South 65 feet; and  
FURTHER EXCEPT the West 30 feet.

# Request for Site Visits and/or Inspections

## Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 40 -PA- 2019

Project Name: 7700 E Indian School

Project Address: 7700 E Indian School Road, Scottsdale, AZ 85251

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: Casey Fromm \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

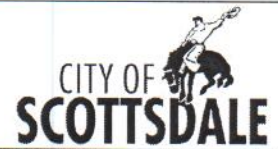
### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

### Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

# Deferred Submittal Form



This does NOT permit the violation of any section of the International Building Code, or any federal, state or local regulations.

Project Name: 7700 E Indian School Plan Check No.: 40-PA-2019  
Address: 7700 E Indian School Road, Scottsdale, AZ 85251 Building Permit No.: \_\_\_\_\_

Deferred Submittal Work to be covered by this Form:  Struc.  Arch.  MPE  Other


Deferral of any submittal items shall have the prior approval of the building official. The *registered design professional in responsible charge shall list the deferred submittals on the construction documents* for review by the building official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official *when requested* with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved. (Section 107.3.4.1 of the International Building Code)

## OWNER'S ACKNOWLEDGEMENT

To be completed and signed by Owner before a building permit is issued.

I hereby acknowledge that the person listed below is designated as the registered design professional in charge who shall be responsible for reviewing and coordinating deferred submittal items for compatibility with the design of the building. The deferred submittal items shall not be installed until approved by *the professional in responsible charge* and accepted by the Building Official *when requested*.

Owner/Agent Signature:  Date: 2/19/19  
(Agent: include title, relationship to project, and furnish letter signed by owner authorizing you as agent)

 Date: \_\_\_\_\_  
(Registered professional in responsible charge)

**Identify work to be deferred submittal (use additional pages if needed).**

## CERTIFICATE OF COMPLIANCE FOR DEFERRED SUBMITTALS

To be signed by registered professional responsible upon completion of the work.

I certify that I have reviewed the deferred submittal work for structural component or subsystem for conformance to the intent of the structural contract documents.

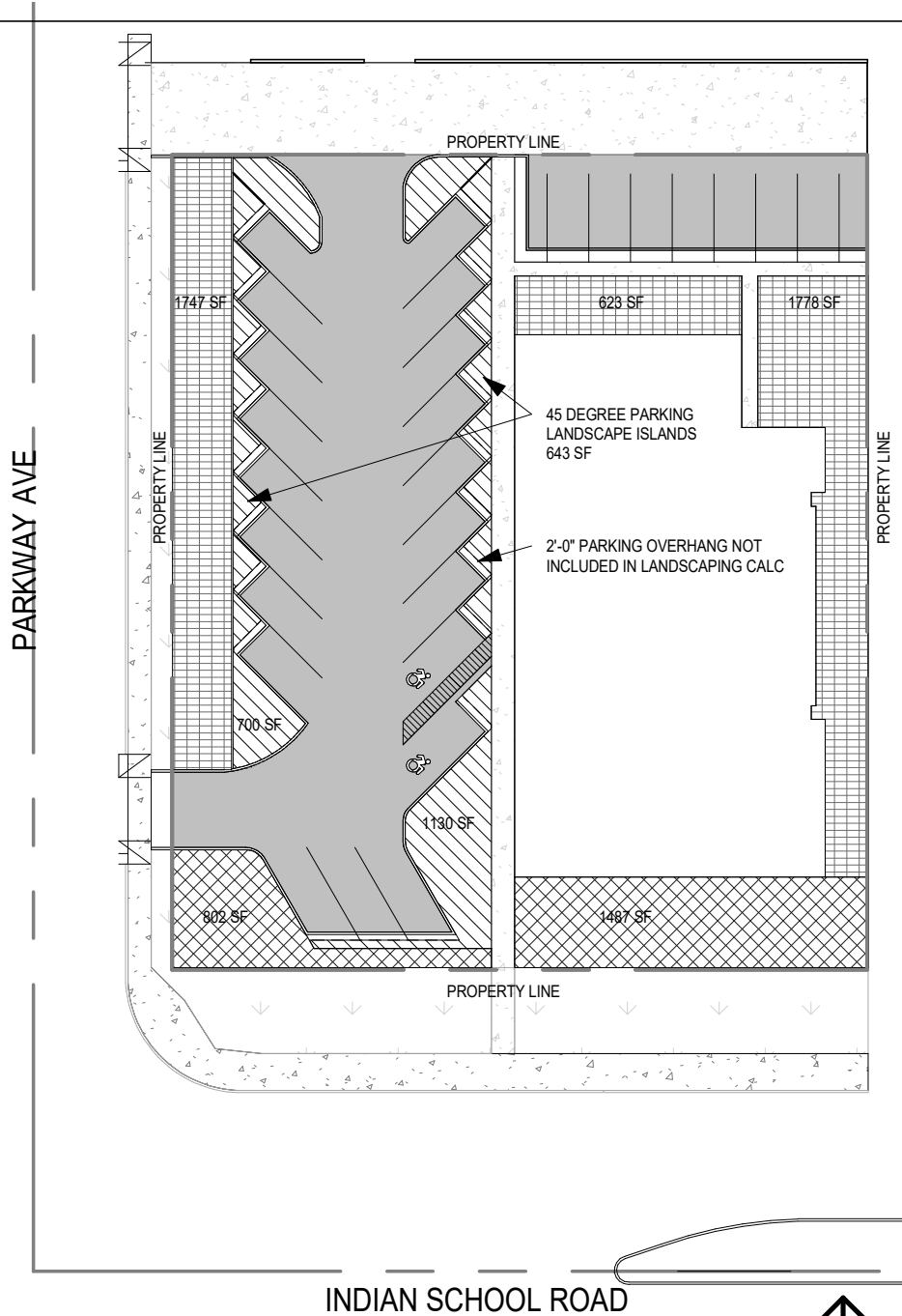
I further certify that I have reviewed the shop fabrication and layout drawings as submitted by the contractor; and found the supplier-designed drawings of components or subsystems as being in conformance with the structural contract documents.

Seal, Signature & Date

**Planning and Development Services Department**

7447 E Indian School Road, Suite 125, Scottsdale, AZ 85251 • www.scottsdaleaz.gov

# OPEN SPACE PLAN (SITE PLAN WORKSHEET)



PROJECT DATA ZONING S-R  
 NET LOT AREA 26250 SF  
 PROPOSED BUILDING HEIGHT 22' PER PRE-APP MEETING ON 01/23/2019 AT 1PM






**SR ZONING OPEN SPACE REQUIREMENTS**  
 REQUIRED OPEN SPACE : SEC 5.1103.C.2 (NON-DENSITY BASED USE)  
 (NOT INCLUDING PARKING NET LOT AREA X 0.24  
 LOT LANDSCAPING) 26250 X 0.24 = 6300 SF  
 PROVIDED OPEN SPACE : 6437 SF

PARKING LOT LANDSCAPING PARKING LOT SF X 15%  
 REQUIRED: 8660.0 SF X .15 = 1300.0 SF  
 PROVIDED: 1830.0 SF

**NOTE: PARKING LOT LANDSCAPING REQUIREMENTS IN ADDITION TO REQUIRED OPEN SPACE**

\*10.501.H.2.A:  
 GREATER THAN 1/3RD REQUIRED PARKING LOT LANDSCAPE AREA SHALL BE IN LANDSCAPE ISLANDS DISTRIBUTED WITHIN THE PARKING AREA

TOTAL PARKING LANDSCAPE PROVIDED 1830.0 SF  
 TOTAL LANDSCAPE ISLANDS REQUIRED 610.0 SF  
 TOTAL LANDSCAPE ISLANDS PROVIDED 643.0 SF

-  PARKING AREA 8660.0 SF
-  DENOTES FRONT OPEN SPACE 2289.0 SF
-  DENOTES OPEN SPACE OTHER THAN FRONTEL OPEN SPACE 4148.0 SF
-  DENOTES PARKING LOT LANDSCAPING 1830.0 SF
-  DENOTES 1/3 RD OF PARKING LOT LANDSCAPING 643.0 SF

1 OPEN SPACE PLAN  
 1" = 40'-0"



**A** 127595 CAT 7695 PAGE 141

STATE OF ARIZONA }  
 County of MARICOPA } ss. I hereby certify that the within instrument was filed and recorded

In DOCKET CAT 7695 PAGE 141 and indexed in deeds

At 15 69-2 30 at the request of TRANSAMERICA TITLE INSURANCE COMPANY

When recorded, mail to:  
 Transamerica Title Insurance Company  
 114 W. Adams St., Phoenix, Arizona  
 Escrow #05004076-6 TA

Witness my hand and official seal.  
 PAUL N. MARSTON  
 County Recorder.  
 By *Esella*  
 Deputy Recorder

Fee No. 1  
 01-DEED  
 Compared Photostated Fee: 4.00

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, the undersigned TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation as Trustee and not personally, hereby quit-claim to the CITY OF SCOTTSDALE, a municipal corporation,

all right, title, or interest in the following real property situated in Maricopa County, Arizona:

The North 20 feet of the West 180 feet of the South 260 feet of the East half of the Southwest quarter of the Southeast quarter of Section 23, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT the West 30 feet thereof.

FOR PUBLIC RIGHT-OF-WAY PURPOSES

Dated this 24 day of June, 19 69

Transamerica Title Insurance Company of Arizona, as Trustee  
 By *Ray Martin*  
 Trust Officer

STATE OF ARIZONA }  
 County of MARICOPA } ss.

This instrument was acknowledged before me this 14th day of July, 19 69, by RAY MARTIN

who acknowledged himself to be a Trust Officer of the TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Trustee, by himself as such officer.

My commission will expire: My Commission Expires July 30, 1972

*Brenda J. Solwin*  
 Notary Public

STATE OF \_\_\_\_\_ This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_

My commission will expire:  
 FORM 8-18

Notary Public

## Refuse Sharing Agreement

Properties Involved:

- 7700 East Indian School Rd. Scottsdale, AZ 85251
- 7712 East Indian School Rd. Scottsdale, AZ 85251

Property Owners:

- Casey Fromm (Agent) for 7700 East Indian School
- *Thomas Newland* for 7712 East Indian School

This document serves as an agreement to continue to share the refuse bins for both properties. There is no proposed change to the current status of refuse sharing. The existing location of the refuse and its enclosure is on the 7712 property.



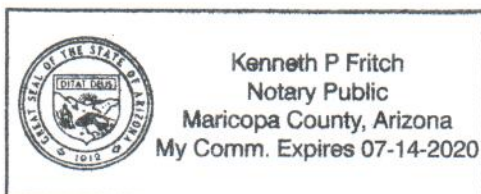
Casey Fromm  
Agent for 7700



Property Owner/Agent for 7712

Notarization

The foregoing Refuse Sharing Agreement, dated February 6, 2019 and consisting of 1 page, was acknowledged before me this 28 day of FEB, 2019, by Casey Fromm AND Thomas Newland, a member of FHP Builders LLC.



Notary Public

# Review Methodologies For Application for Permitting and Development Applications



## Review Methodologies

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:

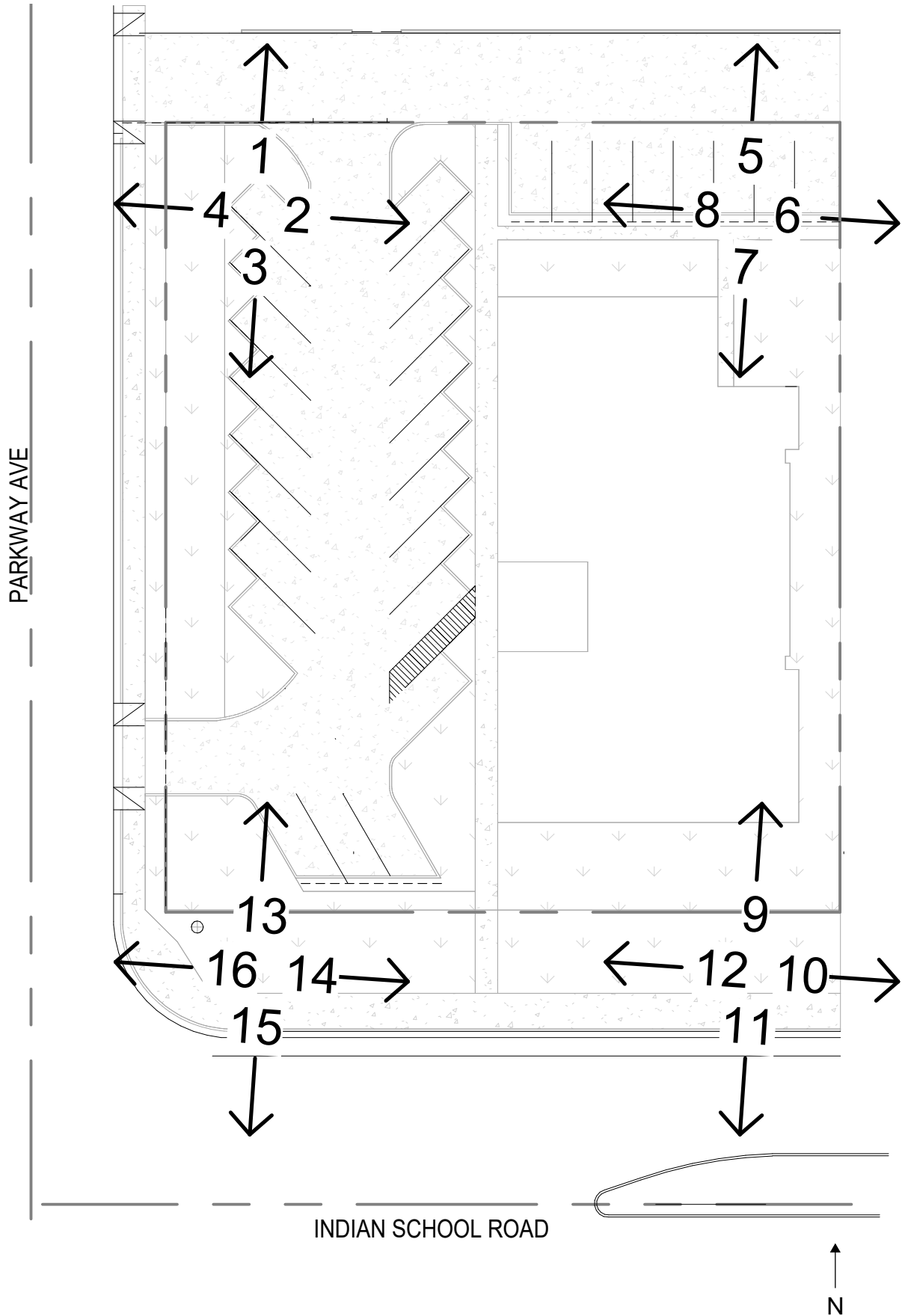
Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy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

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

<input checked="" type="checkbox"/>	<b>Enhanced Application Review:</b>	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/>	<b>Standard Application Review:</b>	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.
Owner Signature		Agent/Applicant Signature
<b>Official Use Only:</b>		
Submittal Date: _____	Development Application No.: _____	

**Planning and Development Services**  
7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)



Northwest  
Corner



1 Looking north



4 Looking west



Looking east

2



3 Looking south

Northeast  
Corner



5 Looking north



8 Looking west



Looking east

6



7 Looking south

Southeast  
Corner



9 Looking north



12 Looking west



Looking east

10



11 Looking south

Southwest  
Corner



13 Looking north



16 Looking west



Looking east

14



15 Looking south



# 7700 E Indian School Road

10-DR-2019

Development Review Board

July 18, 2019

Coordinator: Meredith Tessier





Fry's

N. Parkway Ave

Site

Adobe Animal Hospital

E. Indian School Rd

# Detail Aerial

# 10-DR-2019



N. Parkway Avenue



C-2

R-5

R-4

Site

S-R

N. 78th Street

E. Indian School Road

C-3

C-1

N. Karama Avenue

C-2(C)

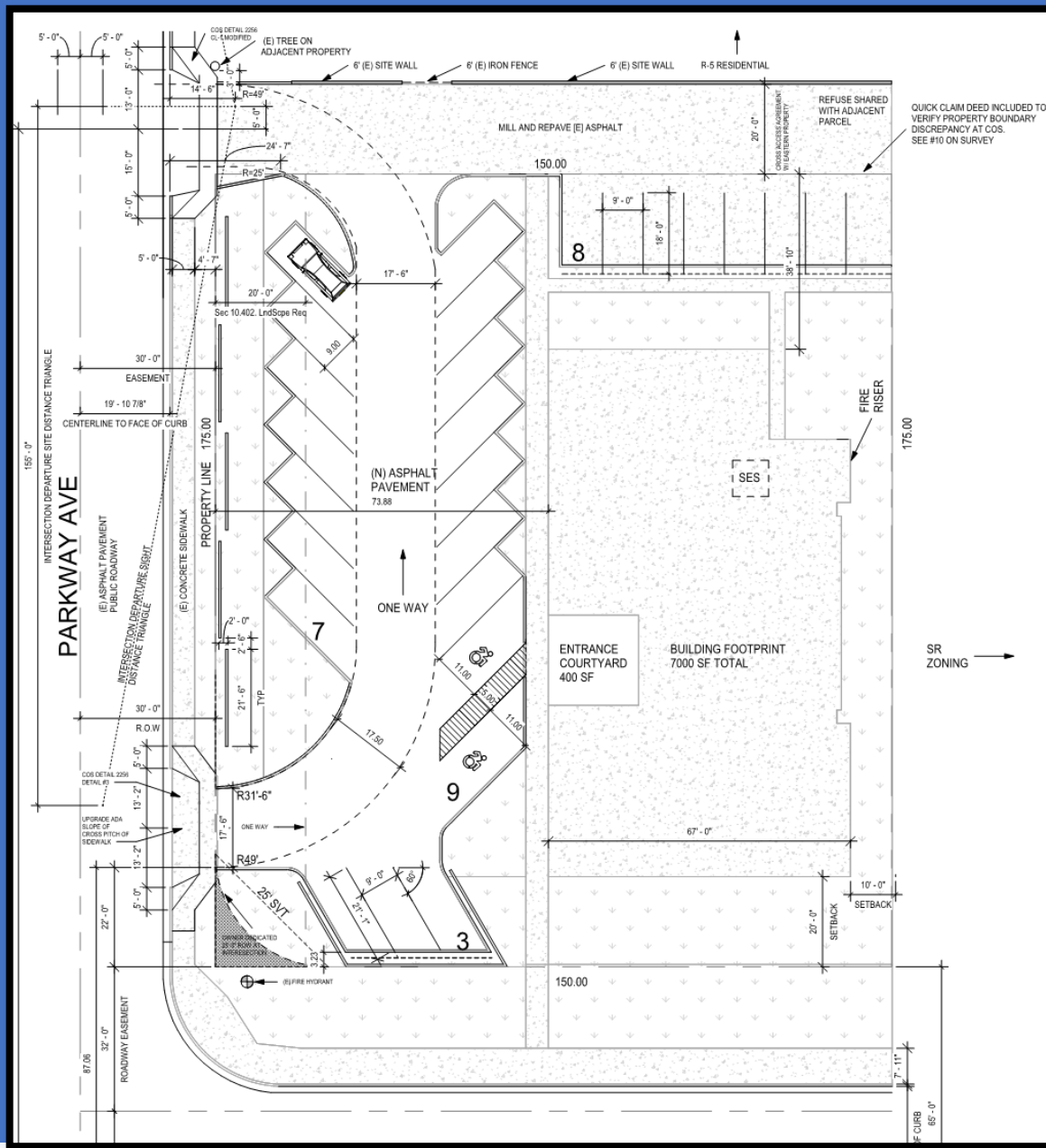
R-4

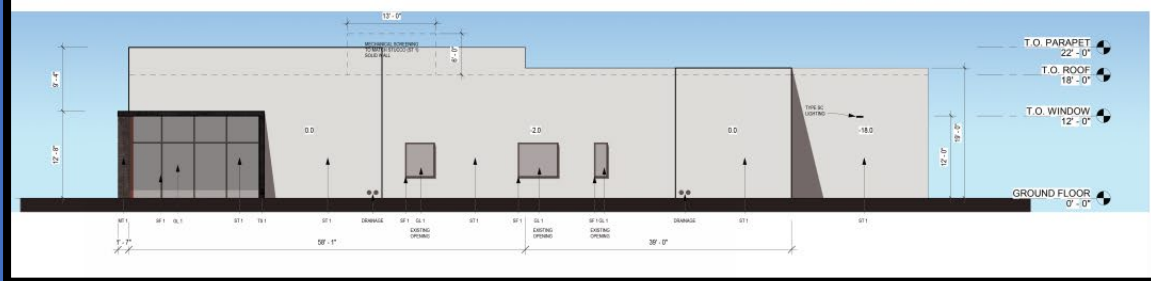
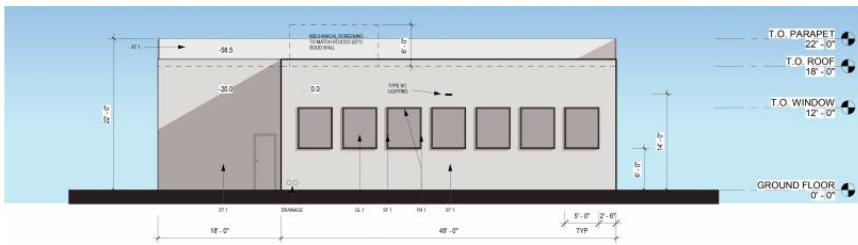
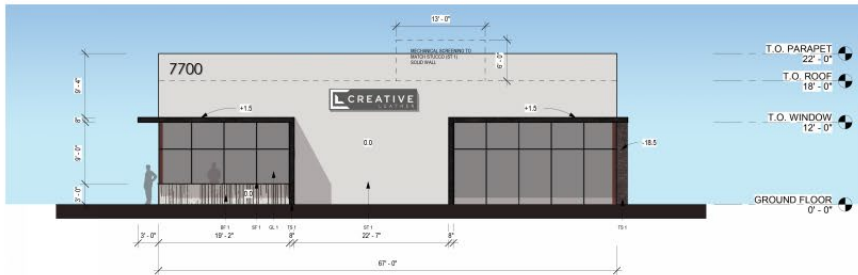
PCD

E. 1st Avenue

# Existing Zoning

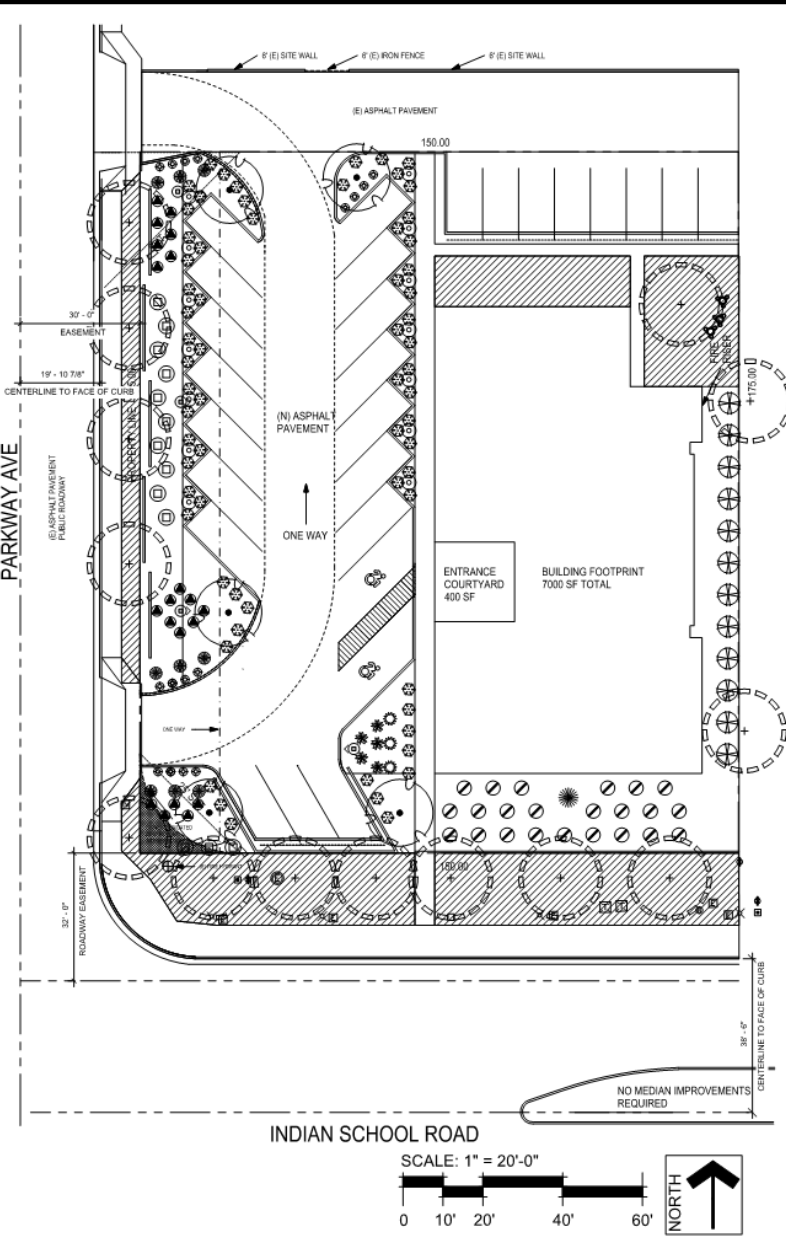
# 10-DR-2019





MATERIAL SCHEDULE

TAG	MATERIAL	COLOR
ST 1	STUCCO	SW 626R DISCREET WHITE
BF 1	BOARD FORMED VERTICAL CONCRETE	BOARD FORMED VERTICAL CONCRETE
SF 1	STOREFRONT MULLION	ARCADE BRONZE
GL 1	GLASS	TINTED GREY LOW E-GLASS
MT 1	METAL	POWDER COAT BLACK
TS 1	TUBE STEEL	POWDER COAT BLACK



### LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
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#### EXISTING LANDSCAPE TO REMAIN

	EXISTING TREE TO REMAIN	
	EXISTING SAGUARO TO REMAIN	
	EXISTING LANDSCAPE TO REMAIN	
<b>TREES</b>		
	CAESALPINIA CACALACO "SMOOTHIE"	36" BOX (1.5" CAL. MULTI-TRUNK) 5

#### ACCENTS

	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL	5
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL	9
	EURPHOBIA ANTSPHIFICA	CANDELILA	5 GAL	12
	PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 GAL	14
	FOUQUIERIA SPP.	OCOTILLO	8 CANE MIN	3
	HESPERALOE SPP.	HESPERALOE "BRAKE LIGHTS"	5 GAL	20
	YUCCA BACCATA	BANANA YUCCA	24" BOX	1
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	23

#### SHRUBS, GRASSES AND GROUNDCOVERS

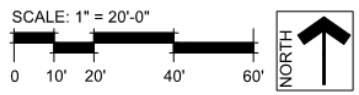
	DODONAEA VISCOSEA	HOPSEED BUSH	5 GAL	12
	CHRYSACTINIA MEXICANA	DAMIANITA	5 GAL	66
	SIMMONDSIA CHINENSIS	JQJOBA	5 GAL	13

#### MATERIALS

	DECOMPOSED GRANITE	3/4" SCREENED EXPRESS BROWN	7,888
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#### SITE / LANDSCAPE DATA

ON-SITE LANDSCAPE AREA:	5,578 SF
RIGHT-OF-WAY LANDSCAPE AREA:	612 SF
PARKING LOT LANDSCAPE AREA:	1,698 SF





# 7700 E Indian School Road

10-DR-2019

Development Review Board

July 18, 2019

Coordinator: Meredith Tessier

PROJECT  
**7700 E INDIAN SCHOOL**

PROJECT ADDRESS  
 7700 E INDIAN SCHOOL  
 SCOTTSDALE AZ 85251

PROJECT NUMBER  
 805

**ISSUE RECORD**

2019-03-05	COS DRB SUBMITTAL 1
2019-04-16	COS DRB RESPONSE 1
2019-05-20	COS DRB SUBMITTAL 2

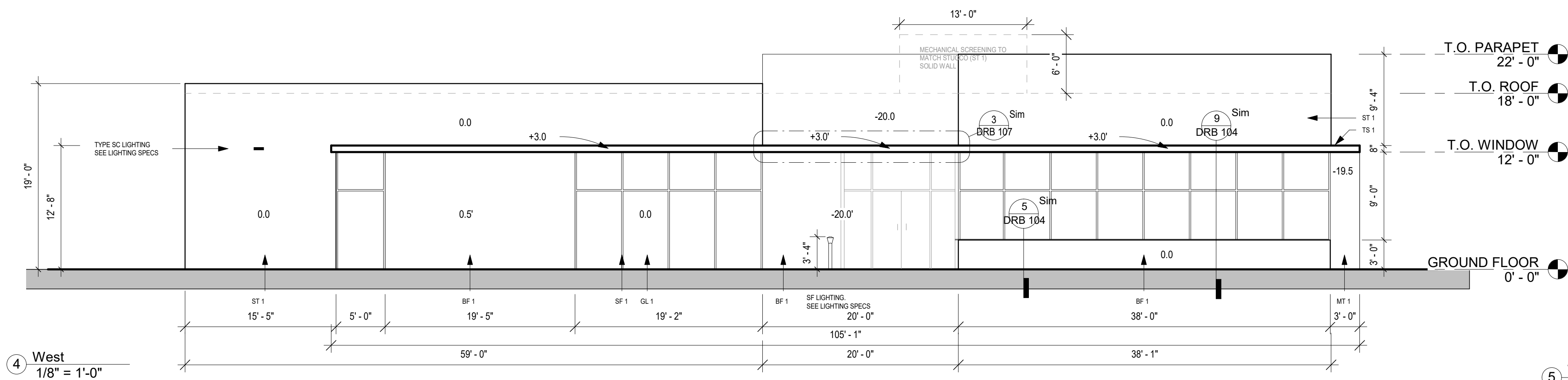
DATE  
 5/20/2019

DRAWN BY  
 Designer

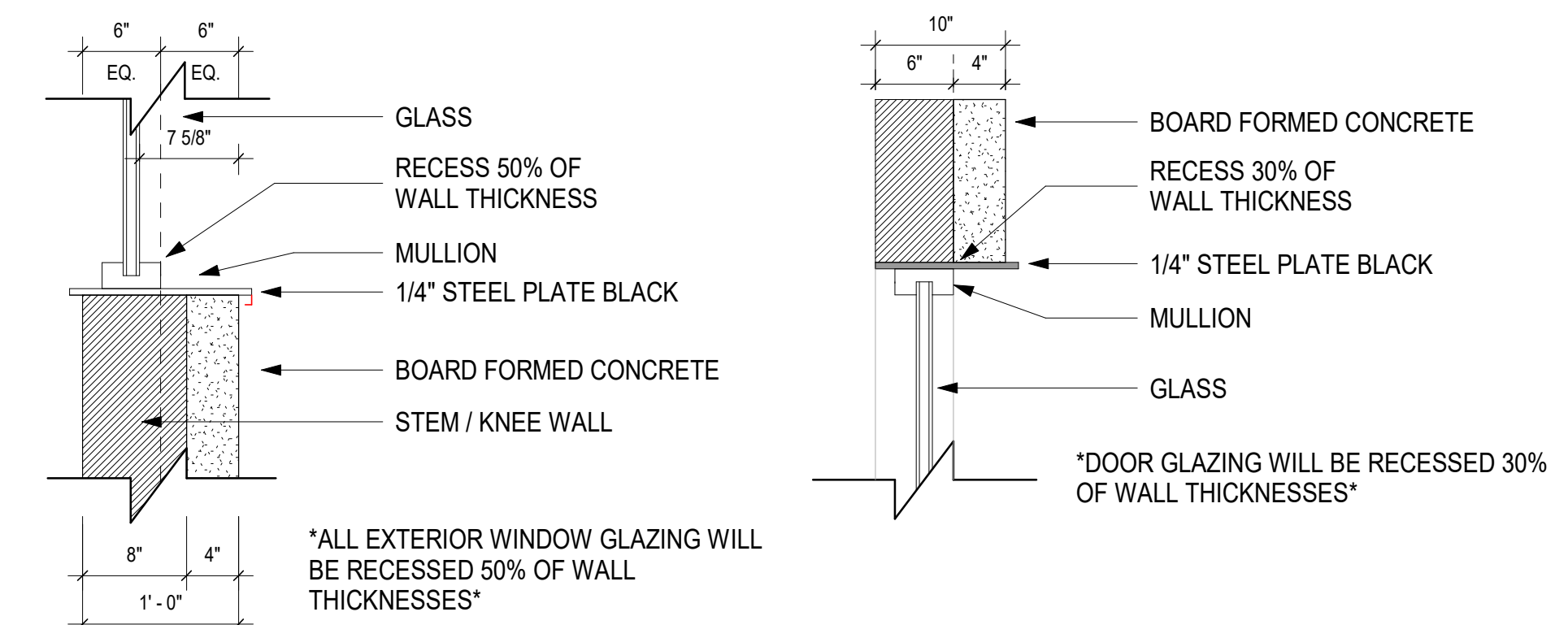
REGISTRATION

SHEET TITLE  
**ELEVATIONS**

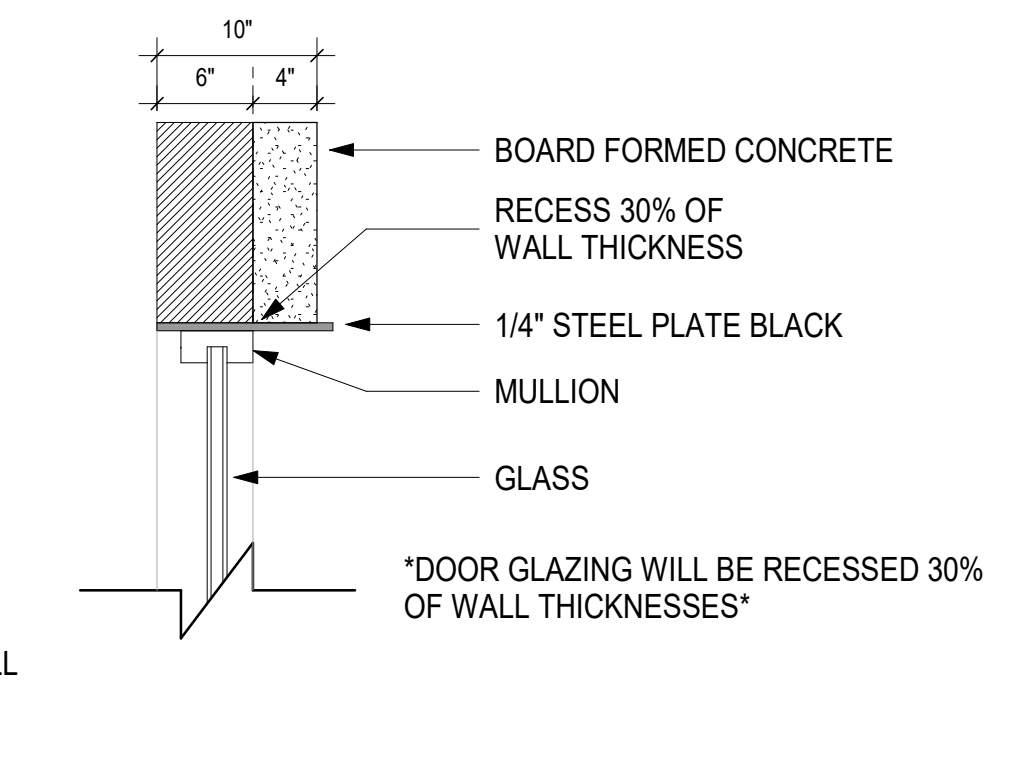
SHEET NUMBER



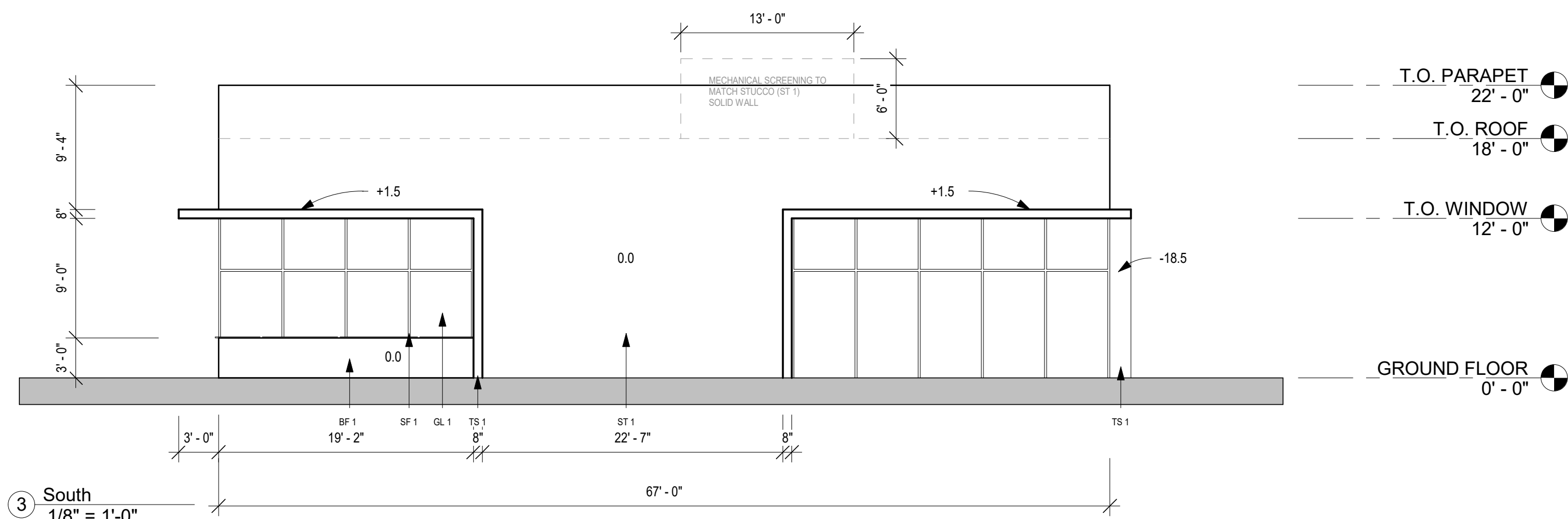
4 West  
 1/8" = 1'-0"



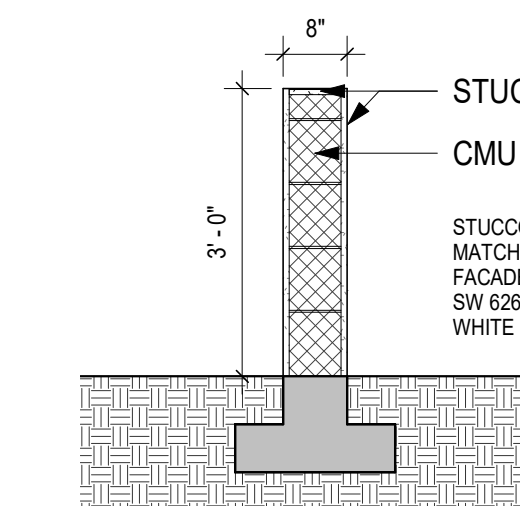
5 WINDOW SECTION  
 1" = 1'-0"



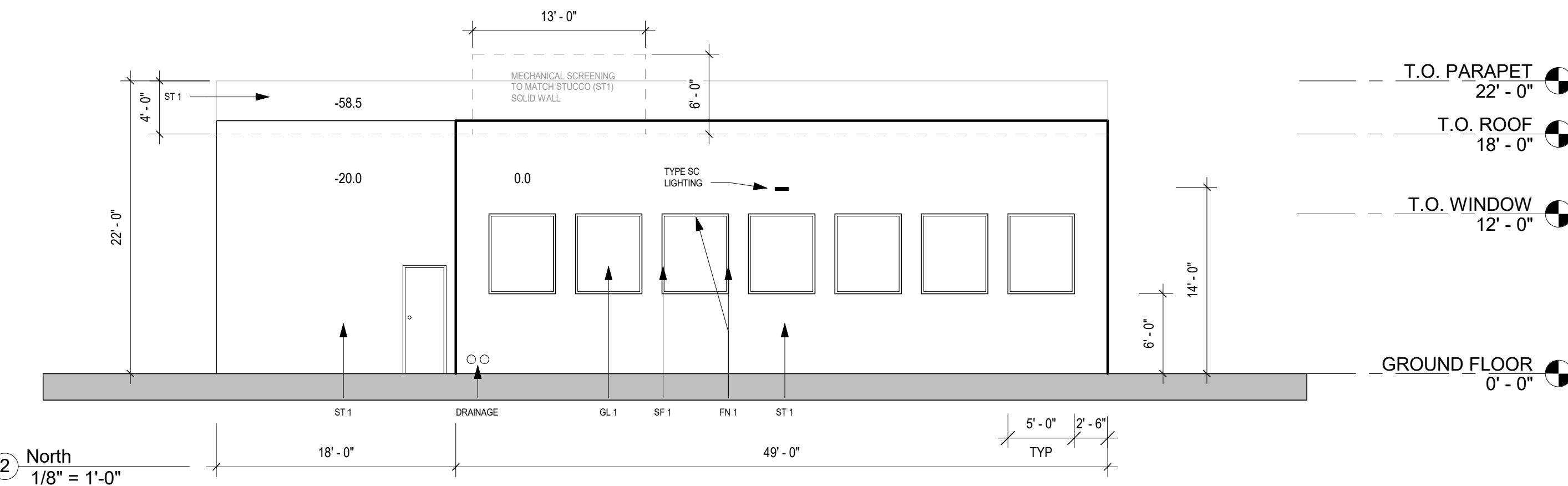
6 DOOR SECTION  
 1" = 1'-0"



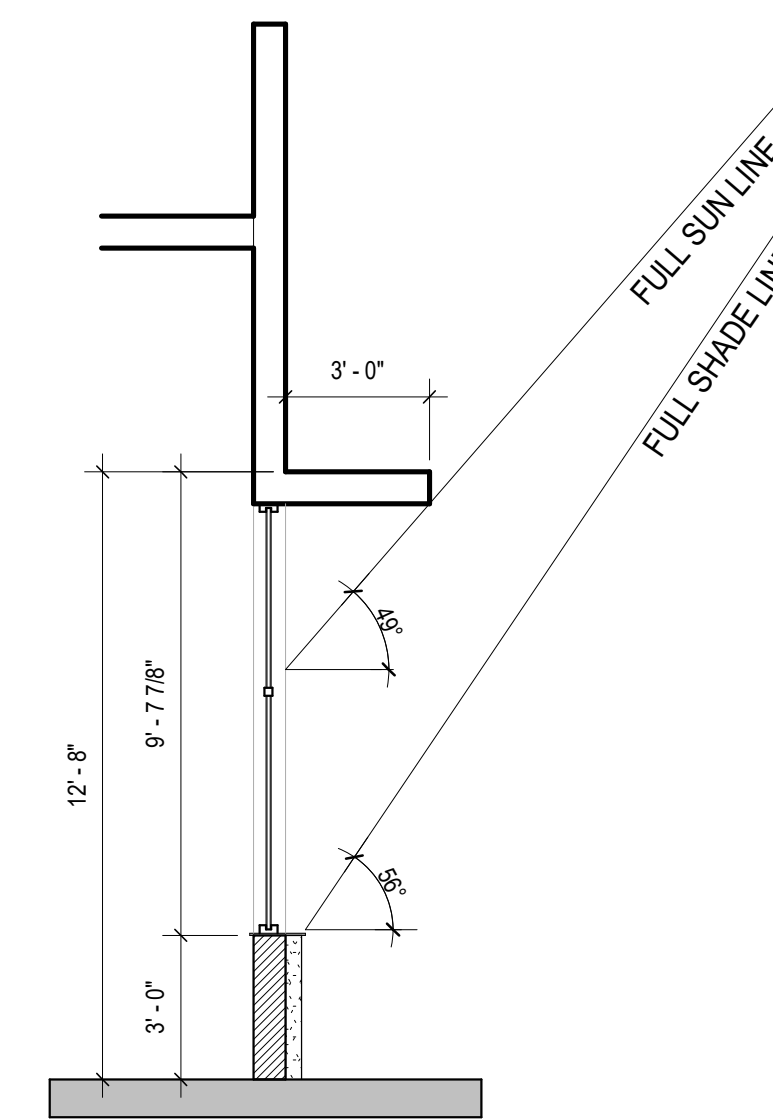
3 South  
 1/8" = 1'-0"



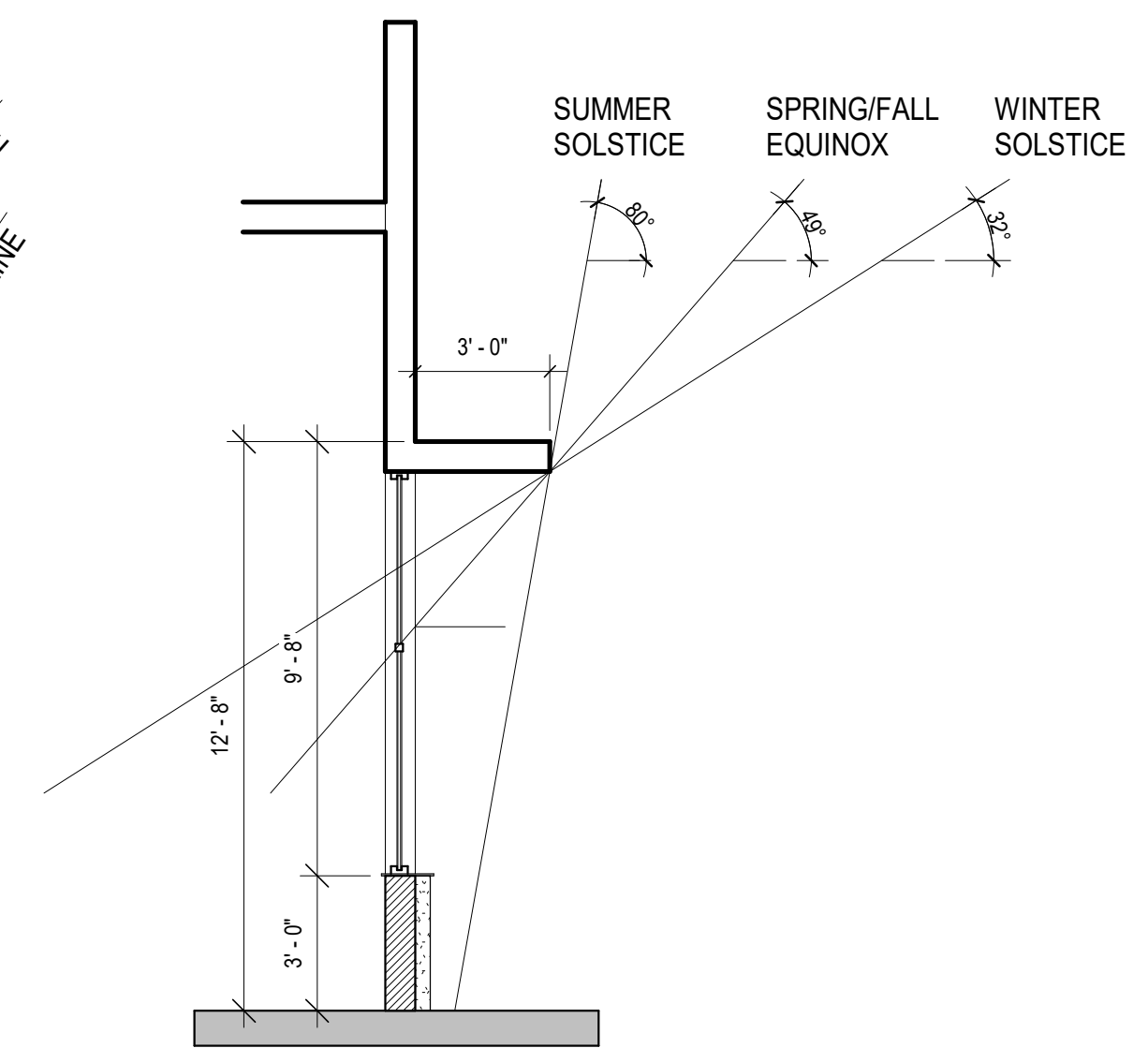
10 SITE WALL  
 1/2" = 1'-0"



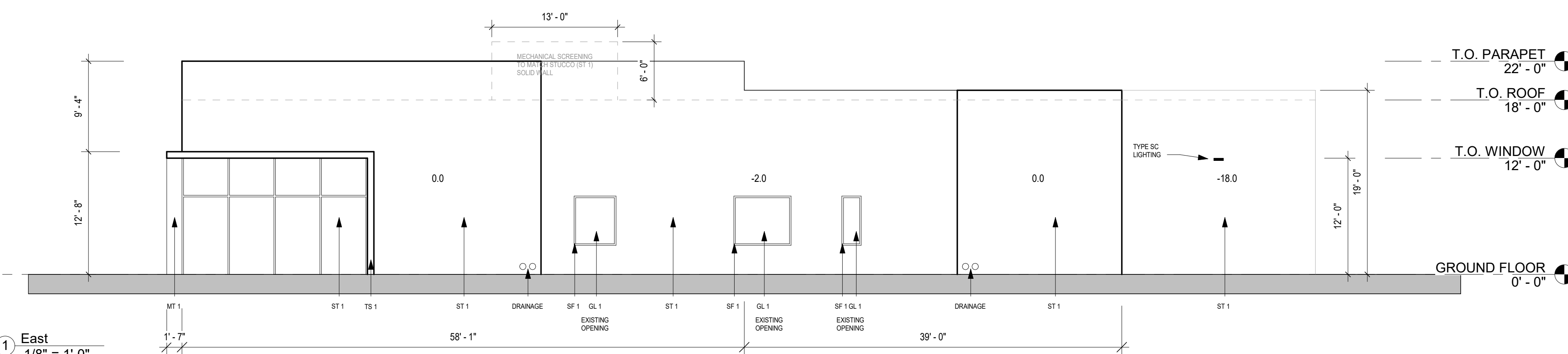
2 North  
 1/8" = 1'-0"



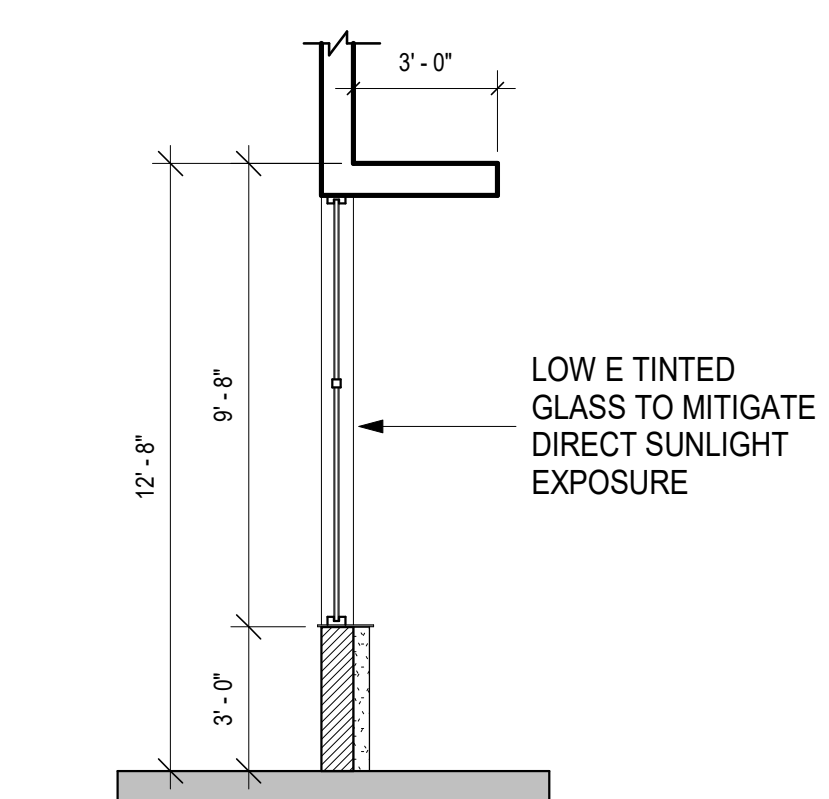
7 EXTERIOR SHADING - SOUTH  
 1/4" = 1'-0"



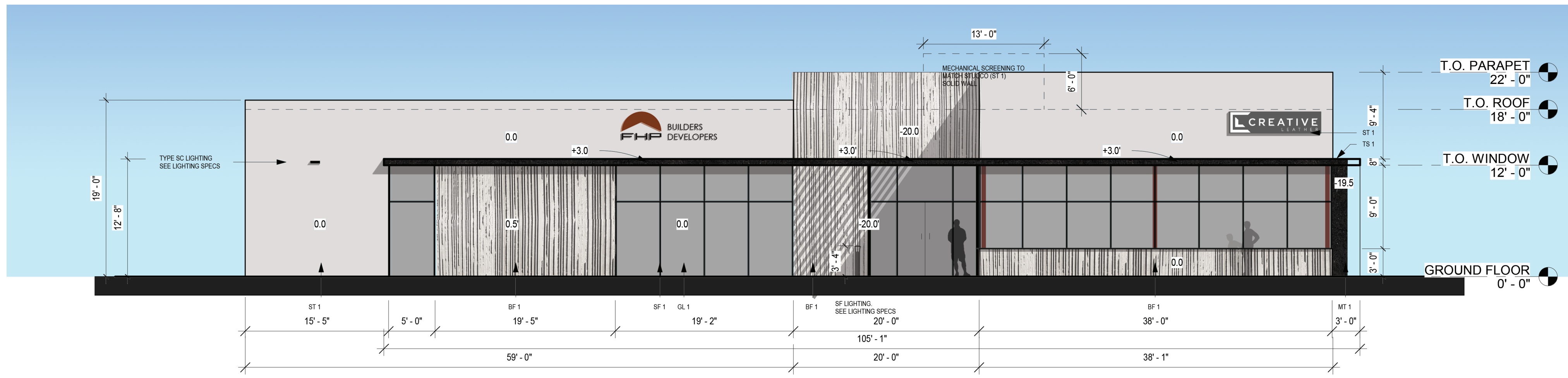
8 EXTERIOR SHADING - SOUTH 2  
 1/4" = 1'-0"



1 East  
 1/8" = 1'-0"



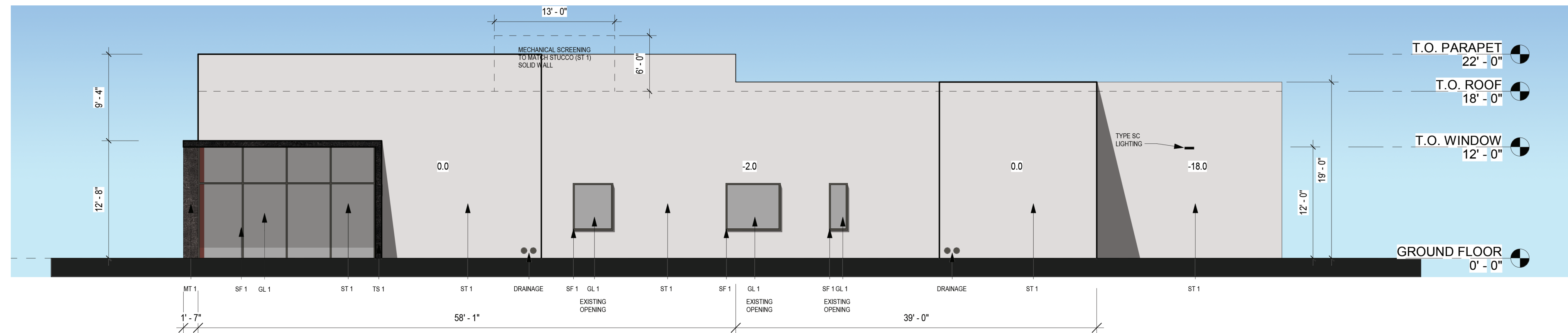
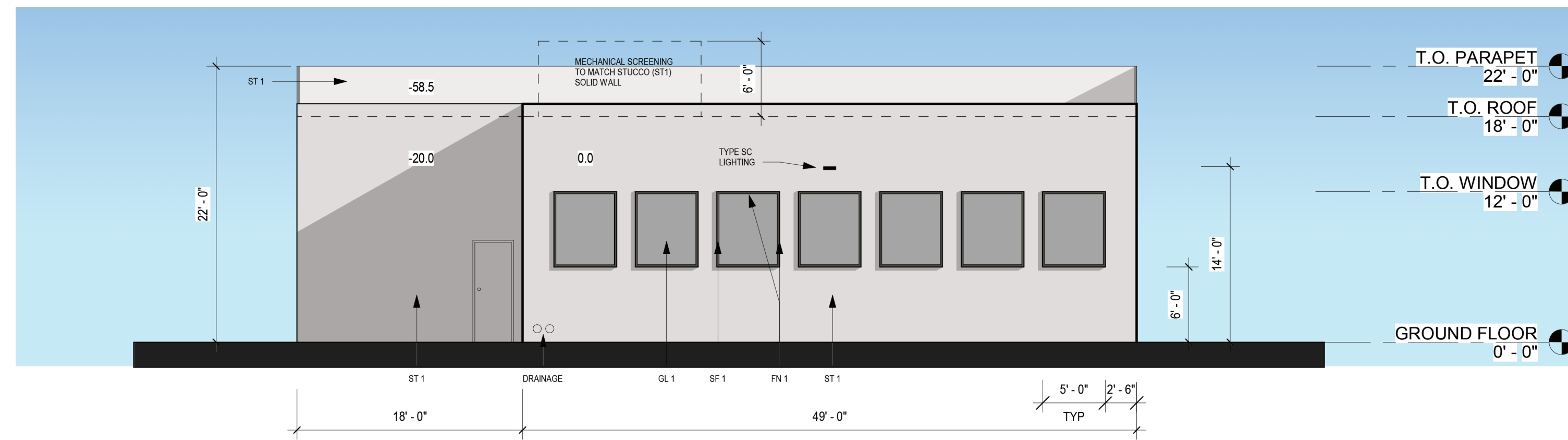
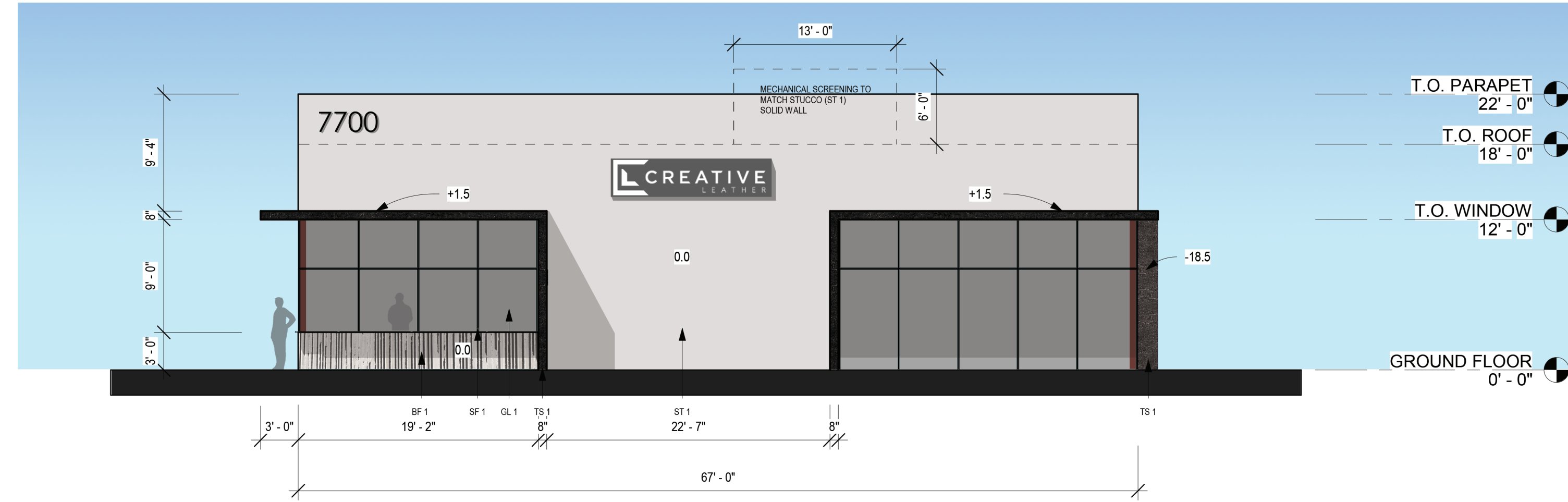
9 EXTERIOR SHADING - WEST  
 1/4" = 1'-0"



**MATERIAL SCHEDULE**

TAG	MATERIAL
ST 1	STUCCO
BF 1	BOARD FORMED VERTICAL CONCRETE
SF 1	STOREFRONT MULLION
GL 1	GLASS
MT 1	METAL
TS 1	TUBE STEEL

COLOR
SW 6266 DISCREET WHITE
BOARD FORMED VERTICAL CONCRETE
ARCADIA BRONZE
TINTED GREY LOW E-GLASS
POWDER COAT BLACK
POWDER COAT BLACK



JammonStudios, LLC  
 6738 E Osborn Rd #3  
 Scottsdale, AZ 85251  
 ATTN: JONATHAN JAMMON  
 Jammon@JammonStudios.com  
 602.889.8552

FHP BUILDERS LLC  
 7465 E Osborn Rd  
 Scottsdale, AZ 85251  
 ATTN: CASEY FROMM  
 CFromm@fhpbuilders.com  
 602.816.4563

CONSULTANT

PROJECT

**7700 E INDIAN SCHOOL**

PROJECT ADDRESS  
 7700 E INDIAN SCHOOL  
 SCOTTSDALE AZ 85251

PROJECT NUMBER  
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**ISSUE RECORD**

2019-03-05 COS DRB SUBMITTAL 1  
 2019-04-16 COS DRB RESPONSE 1  
 2019-05-20 COS DRB SUBMITTAL 2

DATE  
 05/16/2019

DRAWN BY  
 JAMMON

REGISTRATION

SHEET TITLE  
**ELEVATIONS\_COLOR**

SHEET NUMBER

**DRB 105**