



**CERTIFICATE OF APPROPRIATENESS  
- HISTORIC RESOURCES**

**36-HP-2019**

**Lentz Townhouse Front Yard Landscape  
Renovation**

**APPLICATION INFORMATION**

LOCATION: 7714 E Northland Dr	APPLICANT: Debra Lentz
PARCEL: 173-30-196	COMPANY: Debra Lentz
Q.S.: 18-46	ADDRESS: 7714 E Northland Dr Scottsdale, AZ 85251
CODE VIOLATION #:	PHONE: (602) 743-9544

**Request:** approval of a Certificate of Appropriateness-Historic Resources for front yard landscape renovation including installation of brick patio, lighting and landscaping in the front yard in the Villa Monterey Unit 4 Historic District zoned Townhouse Residential Historic Property (R-4 HP).

**Certificate of Appropriateness Criteria:**

In accordance with the Section 6.122.G. of the Zoning Ordinance, the Historic Preservation Commission:

- Finds that the proposed work is consistent with the Historic Preservation Plan for the resource.

**STIPULATIONS**

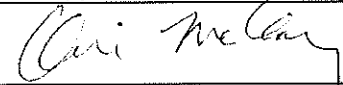
1. Approval for the front yard landscape renovation including installation of brick patio, lighting and landscaping in the front yard shown on the plans submitted with a City staff approval date of 8/2/19.

**CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS**

No additional reviews or permits are required.

**Expiration of this Certificate of Appropriateness Determination**

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.

SIGNATURE:  DATE: 8/2/19  
Doris McClay, 480-312-4214

**Planning and Development Services**

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

# HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: August 1, 2019 Item No. 3  
General Plan Element: *Preservation and Environmental Planning*  
General Plan Goal: *Enhance the quality of life in Scottsdale by protecting historical and archaeological resources.*

## ACTION

**Case Name:** Lentz Townhouse Front Yard Landscape Renovation  
**Case Number:** 36-HP-2019  
**Location:** 7714 East Northland Drive  
**Request:** Request approval of a Certificate of Appropriateness-Historic Resources for front yard landscape renovation including installation of brick patio, lighting and landscaping in the front yard in the Villa Monterey Units 1-7 Historic District.

## OWNER/APPLICANT

Debra Lentz  
(602) 743-9544

## BACKGROUND

### Zoning

This site is zoned Townhouse Residential, Historic Property (R-4 HP). The Historic Property overlay designation was approved by City Council on June 7, 2011 (4-HP-2010 and 13-ZN-2010).

### Historic Preservation Plan

Interim Historic Preservation Guidelines for Villa Monterey Units 1-7 are currently in effect. The interim guidelines are modeled after the guidelines for the Village Grove 1-6 Historic District subdivision. Currently, an update to the interim guidelines, Case 4-HP-2010#2 Villa Monterey Units 1-7 Historic District Historic Preservation Plan and Guidelines, are being prepared for future action by the Historic Preservation Commission.

### Certificate of No Effect-Historic Resources

The property received a Certificate of No Effect-Historic Resources in 2017 for replacement of windows, doors and roofing. In 2017 shutters around the front windows were removed; the steel bars were removed from the front windows and landscape changes including turf removal and removal of the palm tree were completed. Since that time, awnings have been added to the front windows and the townhouse has been repainted. These types of alternations are included under Zoning Ordinance Section 6.121 Alternations of historic resources; approvals required.

### Context

Located on the north side of East Northland Drive, the surrounding developments are within Villa Monterey Unit Four.

### Adjacent Uses and Zoning

Action Taken \_\_\_\_\_

**Adjacent Uses and Zoning**

- North Existing residential townhouses in Villa Monterey Unit Four, Townhouse Residential, Historic Property (R-4 HP)
- South Existing residential townhouses in Villa Monterey Unit Four, Townhouse Residential, Historic Property (R-4 HP)
- East Existing residential townhouses in Villa Monterey Unit Four, Townhouse Residential, Historic Property (R-4 HP)
- West Existing residential townhouses in Villa Monterey Unit Four, Townhouse Residential, Historic Property (R-4 HP)

**Key Items for Consideration**

- Compliance with the Interim Historic Preservation Guidelines for Villa Monterey Units 1-7
- Villa Monterey Units 1-7 Historic District Historic Preservation Plan and Guidelines (Case 4-HP-2010#2)

**DEVELOPMENT PROPOSAL**

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**Description of Historic Property**

Villa Monterey Units 1-7 Historic District consists of 758 homes and 13 common tracts. Its boundaries are generally the Arizona Canal to the west, East Medlock Drive on the north, East Meadowbrook Avenue to the south and North 79th Place on the east.

Villa Monterey Units 1-7 Historic District is an example of typical post-World War II townhouse development practices from the 1960s in Scottsdale. Villa Monterey Historic District is considered historically and architecturally significant as a collection of homes that illustrate a building, and a development pattern that was influential on the physical form of Scottsdale in the postwar era; and remains discernible and distinctive today. Furthermore, it is associated with an individual, David Friedman, who pioneered successful practices that influenced how townhouses were subsequently developed in Arizona.

Although varied in their styling and detail, Villa Monterey townhouses have certain architectural features that define the style. These features relate to the technological, social and economic influences which shaped the building of the postwar era. They also provide a sense of scale and aesthetic quality to the façade of a building. Consequently, it is important that these character-defining features be preserved and receives sensitive treatment during exterior rehabilitation and restoration work.

**Goal/Purpose of Request**

The request is to add a brick patio (8 feet by 8 feet) in the front yard with two stepping pads (2 feet by 3 feet), landscaping and rip rap rock in the front yard.

**Neighborhood Communication**

A sign identifying the project name, number, request, and HPC hearing date has been posted at the site. A postcard containing case information has been sent to property owners within 750 feet of this property. The property owner contacted the adjacent neighbors.

## **HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS**

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While the historic styling of the individual townhouses and the collection of those townhouses and streetscapes that make up the development are the primary elements that contribute to the significance of the district, other aspects of setting also contribute to a sense of place and time. These include such things as landscaping, fencing, paving and accessory structures. Alteration of these primary elements require approval from the Historic Preservation Office even though many of these items may not require a building permit to construct or install. The following guidance is provided to encourage the preservation of those elements of the historic district and to help homeowners plan improvements that will not diminish the integrity and significance of the district.

The following guidelines identify standards for the need of low-scale improvements.

### **Interim Guidelines for Villa Monterey Units 1-7:**

Chapter 8, Policy 16: Retain the traditional landscaping that was found within the development.

Applicable Guidelines:

16.3 Maintain the mature trees and shrubbery wherever possible.

Staff Analysis:

The property originally had turf and a large palm tree which was removed. The applicant is proposing to plant a 24" box Palo Verde or Palo Brea tree in the front yard and drought tolerant groundcover and Golden Barrel cactus plants.

16.4 Continue the pattern of utilizing a mix of landscape elements including lawns, trees, shrubs, ground covers, flowers and front patios. However, select plants that are native to the area or incorporate plants that are well adapted to the arid climate.

Staff Analysis:

The applicant is proposing to use drought tolerant plants.

Chapter 8, Policy 17: Fencing should remain traditional and not disrupt the historic streetscape in the development.

Applicable Guidelines:

17.1 Where no fence exists in the front yard, keeping the front lawn open is encouraged.

Staff Analysis:

The applicant is not proposing to enclose the patio area.

### **Draft Guidelines for Villa Monterey Units 1-7:**

Chapter 8, Policy 8.A.2: Landscaping in front yards should not fully or primarily obstruct views of the front façade from the street.

Applicable Guidelines:

- a. In general, shrubs and groundcover plants that are installed in the front yards should not fully cover window openings.

- b. If the mature size of existing trees and shrubbery are large enough to conceal the townhouse from the street, then consider a landscape renovation that will improve natural surveillance from the townhouse to the street and vice versa, which is similar to the original landscape character of the historic district.
- c. Front yard paved patios and seating areas created by seating walls, planters and potted plants or shrubs may be allowed. Refer to the Appendix for each HOA to determine whether front yard patio or seating area is allowed.

**Staff Analysis:**

The applicant is proposing one tree and the rest of the landscaping proposed is low scale groundcover providing visibility to the façade and windows of the townhouse. The property owner has received approval from their HOA for the brick patio and landscaping.

**Description of historic property**

This townhouse is classified as International/Streamlined architectural style in the draft Guidelines.

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Historic Preservation Commission approve Lentz Townhouse Front Yard Landscaping Renovation finding that the provisions of General Plan Preservation and Environmental Planning and the Interim Villa Monterey Units 1-7 Historic Preservation Guidelines have been met.

**OPTIONS FOR CERTIFICATE OF APPROPRIATENESS**

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- Approve as submitted with reference to how the project meets the guidelines
- Approve selected elements, deny others, referencing relevant design guidelines for decision
- Approve with stipulations
- Continue case to allow time for additional work or information to be provided
- Deny as submitted with reference to how the project does NOT meet the guidelines

**RESPONSIBLE DEPARTMENT(S)**

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Planning and Development Services  
Historic Preservation Office

**STAFF CONTACT(S)**

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Doris McClay Senior Planner 480-312-4214 E-mail: dmccly@ScottsdaleAZ.gov

**APPROVED BY**

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*Doris McClay*

Doris McClay, Report Author

*7/29/19*

Date

*Steve Venker*

Steve Venker, Historic Preservation Officer

*7/29/19*

Date

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

**ATTACHMENTS**

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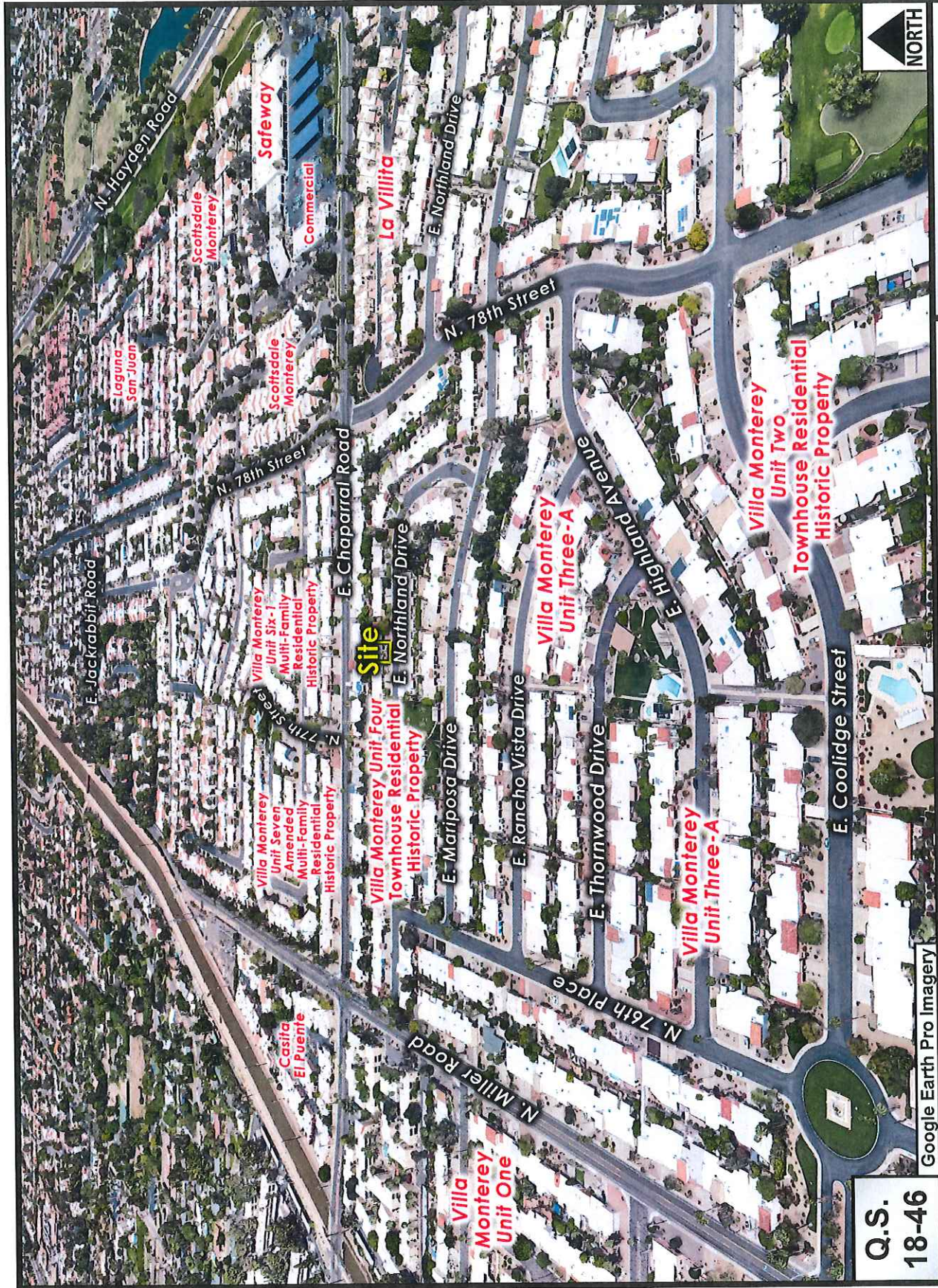
1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Photograph of property
5. Front yard Landscape plan
6. Rendering of proposed front yard improvements
7. HOA approval

Front yard design consists of:

- 1) Installation of 1- 8'X8' brick patio (brick will match current driveway)
- 2) Installation of 2- 2'X3' stepping pads (brick will match current driveway) to connect driveway to new brick patio
- 3) Installation of dual-zone irrigation system, including timer
- 4) Installation of low-voltage landscape lighting
- 5) Use of current 1.5" Apache Tears rock mulch
- 6) Installation of Rip-Rap rock river starting at façade (2' width) extending/curving to sidewalk (3-3.5' width)
- 7) Installation of drought tolerant cactus, shrubs and groundcover to include:

1 Palo Verde or Palo Brea	24" Box
2 Mexican Fence Post or Totem Pole Cactus	15-25 gallon
2-3 Golden Barrel Cactus	5 gallon
8-10 Slipper Plants	5 gallon
1-2 Yellow Bells	5 gallon
1 Orange Tecoma Bell	5 gallon
1 Coral Fountain	5 gallon
3-4 Bear Grass	5 gallon
2-3 Hesperaloe	5 gallon
2-3 Lantana	5 gallon

Numbers of plantings may change but will still consist of drought tolerant varieties

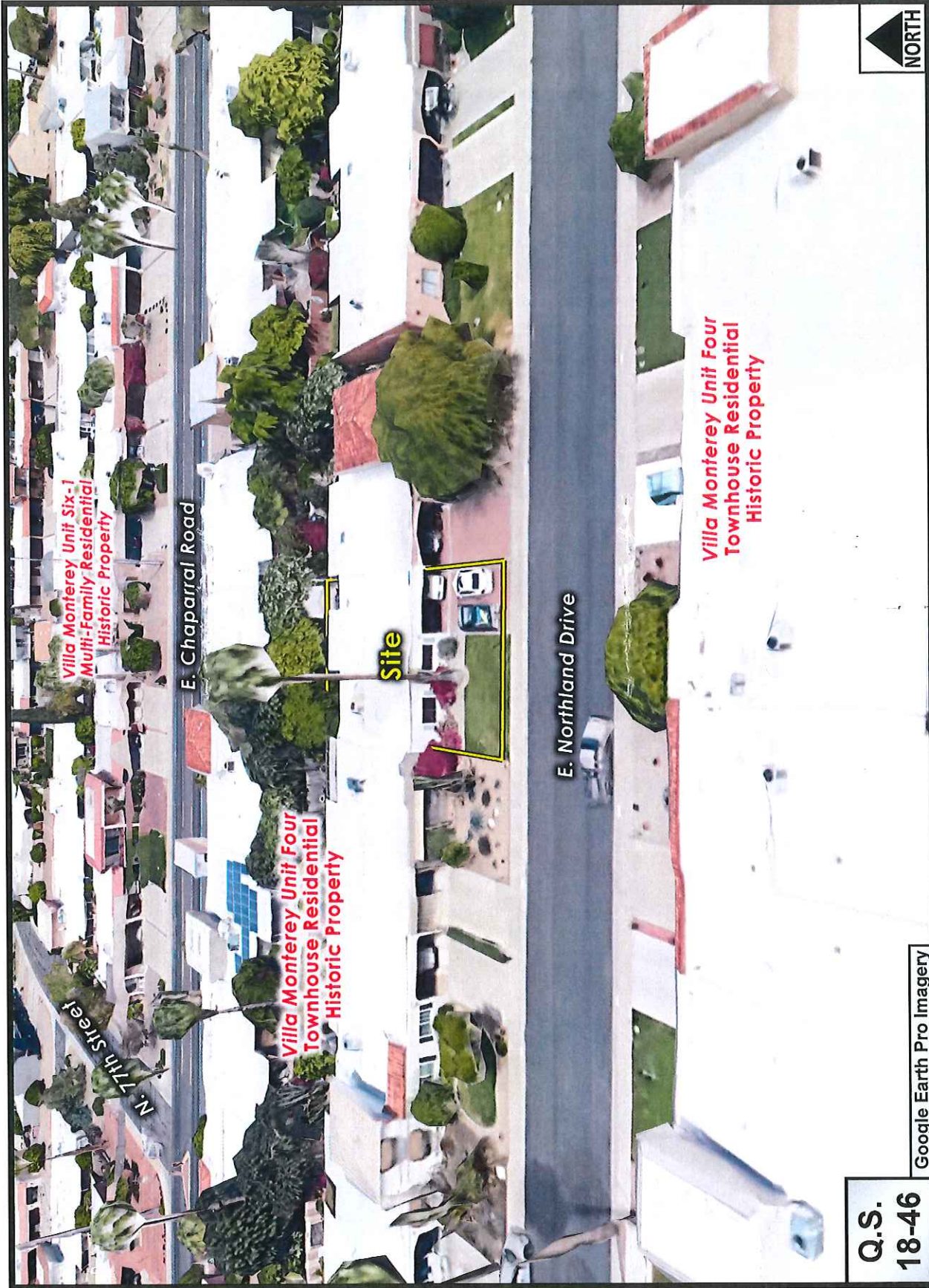


Q.S.  
18-46

Google Earth Pro Imagery

36-HP-2019

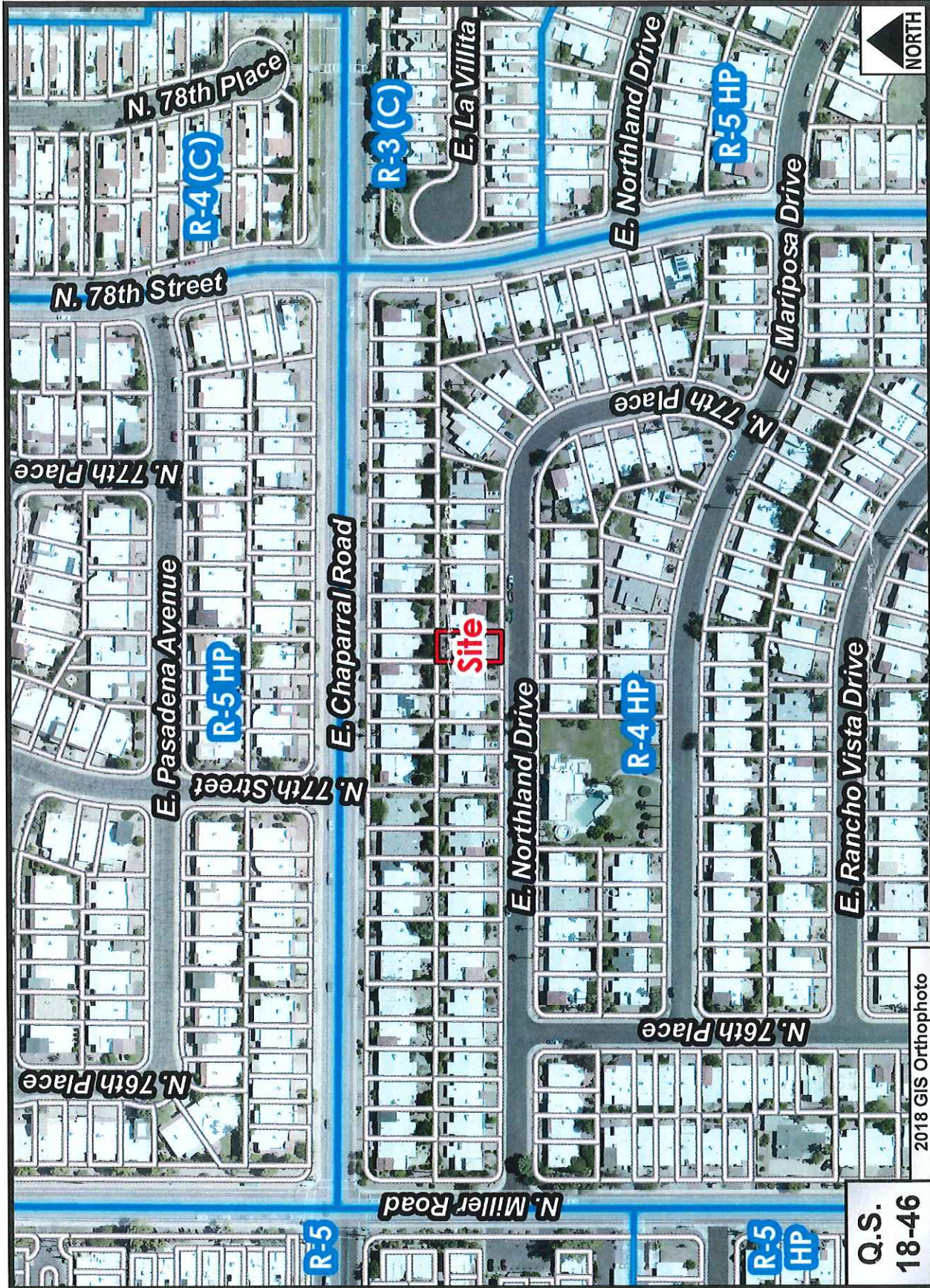
# Lentz Townhouse Front Yard Landscape Renovation



**Q.S.  
18-46**

**36-HP-2019**

**Lentz Townhouse Front Yard Landscape Renovation**



# 36-HP-2019

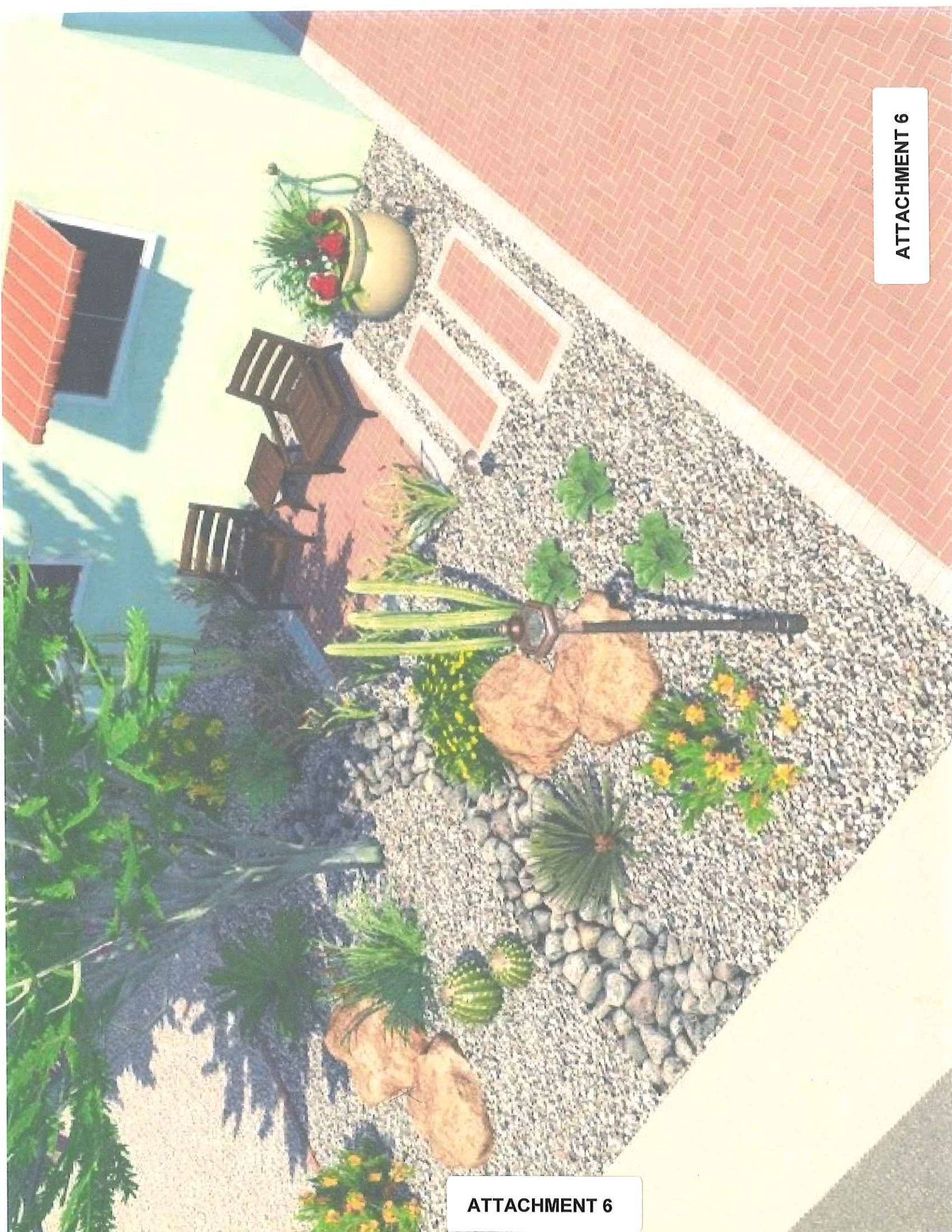
## Lentz Townhouse Front Yard Landscape Renovation



ATTACHMENT 4

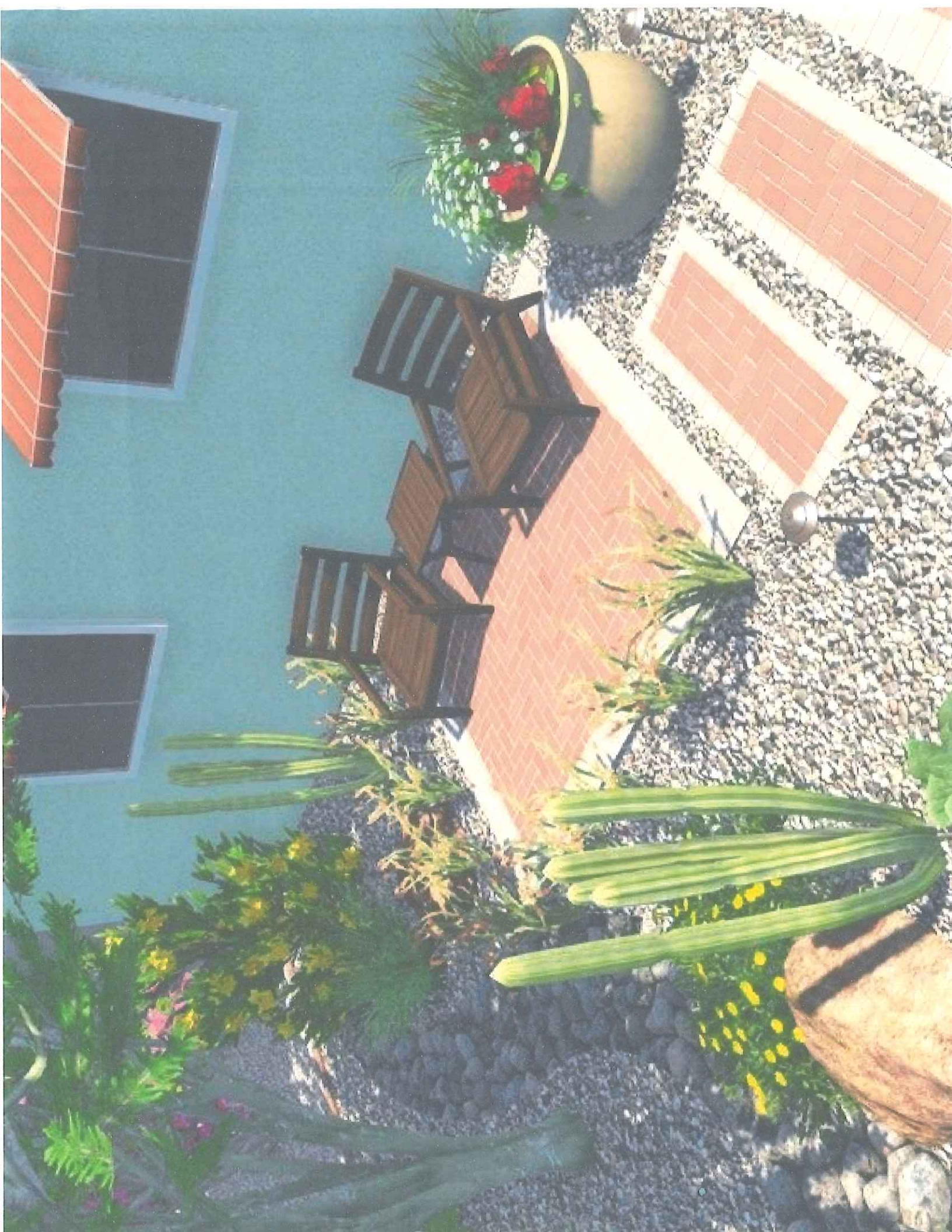
ATTACHMENT 4





**ATTACHMENT 6**

**ATTACHMENT 6**



VILLA MONTEREY IV  
RESORT PARK INC HOMEOWNERS ASSOCIATION

7667 E NORTHLAND DRIVE SCOTTSDALE AZ 85251 480-990-2529 INFO@RESORTPARK.ORG

Date: May 15, 2019

Re: Landscape Plan for residence 7714 E Northland Drive, Scottsdale, AZ 85251

Owners: Debra Lentz

Address: 7714 E Northland Drive, Scottsdale, AZ 85251

To Whom It May Concern:

The Board of Directors of Resort Park Association (AKA Villa Monterey IV) has approved your request to renovate your front yard located at 7714 E Northland Dr, Scottsdale, AZ 85251.

Construction details have been submitted to the Villa Monterey IV Board of Directors on May 15, 2019 and are in compliance with Villa Monterey IV HOA rules and regulations.

This approval is contingent upon the proper permitting by the City of Scottsdale and the approval of the Historic Preservation Commission. A building permit, if applicable and an Historic Preservation Commission approval certificate must be submitted to Resort Park Association (Villa Monterey IV) via email or US mail prior to beginning construction.

Respectfully submitted,



Susan Thomas

President

Villa Monterey IV Board of Directors

Resort Park Association Inc.

# Historic Property Development Application Checklist



### Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately and may result in additional fees. A Development Application that is received by the City is not complete until it is verified that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements for Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's Historic Preservation Plan design guidelines.

If you have any questions regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 6 of this application.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

### Digital Submittal:

For applications submitted digitally, please follow the plan and document submittal requirements below. All files shall be uploaded in PDF format. Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11. A digital submittal Key Code is required to upload your documents and will be provided by your coordinator.

Key Code: \_\_\_\_\_

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalMenu>

## PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Development Review Application Checklist (this list)
<input type="checkbox"/>	<input type="checkbox"/>	2. Application Fee - None
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> <li>• The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review).</li> <li>• If a review methodology is not selected, the application will be review under the Standard Application Review methodology.</li> </ul> Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

## Planning and Development Services

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# Historic Property Application Checklist

PART II -- REQUIRED PLANS & RELATED DATA		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>18. Application Narrative</b> 8 ½" x 11" – ④ copies 1. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan. 2. HRER program. The narrative for a Historic Residential Exterior Rehabilitation (HRER) program request shall address the project justification criteria specified in the HRER Guidelines.
<input type="checkbox"/>	<input type="checkbox"/>	<b>19. Historic Residential Exterior Rehabilitation Scope of Work and Estimates (form provided)</b> 8 ½" x 11" – ④ copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>20. Site Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ② copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>21. Site Details</b> (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.) <ul style="list-style-type: none"> <li>• 24" x 36" – ② copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>22. Landscape Plan</b> <i>Combined</i> <ul style="list-style-type: none"> <li>• 24" x 36" – ② copies, <u>folded</u> of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>23. Building Elevations</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ② copies, <u>folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted.)</li> <li>• 24" x 36" – ② color copies, <u>folded</u></li> <li>• 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① color copy, (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy black and white line drawing copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>24. Perspectives</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① color copy, <u>folded</u></li> <li>• 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> </ul>

## Planning and Development Services

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## Historic Property Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>34. Exterior Building Color &amp; Material Sample Board(s):</b></p> <ul style="list-style-type: none"> <li>• 8-1/2" x 14" material sample board(s) The material sample board shall include the following:               <ul style="list-style-type: none"> <li>○ A color elevation of one side of the building</li> <li>○ 3" x 3" Glass samples mounted on the board with reflectivity identify</li> <li>○ 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.)</li> <li>○ 2"x 2" of proposed paint colors</li> <li>○ All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation.</li> </ul> </li> <li>• 11" x 17" – ① copy, <u>folded</u> of a printed digital photo of the material board</li> </ul>
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**PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION**

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>35. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>378 -PA-2019</u>.</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>36. Submit all items indicated on this checklist pursuant to the submittal requirements.</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>37. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>38. Delayed Submittal.</b> Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>39. Other:</b></p> <hr/> <hr/> <hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>40. If you have any questions regarding this application checklist, please contact your Project Coordinator.</b></p> <p>Coordinator Name (print): <u>Doris McCarty</u> Phone Number: <u>480-312-4214</u></p> <p>Coordinator email: <u>Dmccarty</u> @scottsdaleaz.gov Date: <u>5/20/19</u></p> <p>Coordinator Signature: <u>Ceri McCarty</u></p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p>

# Development Applications Process

## Enhanced Application Review

### Historic Property (HP)

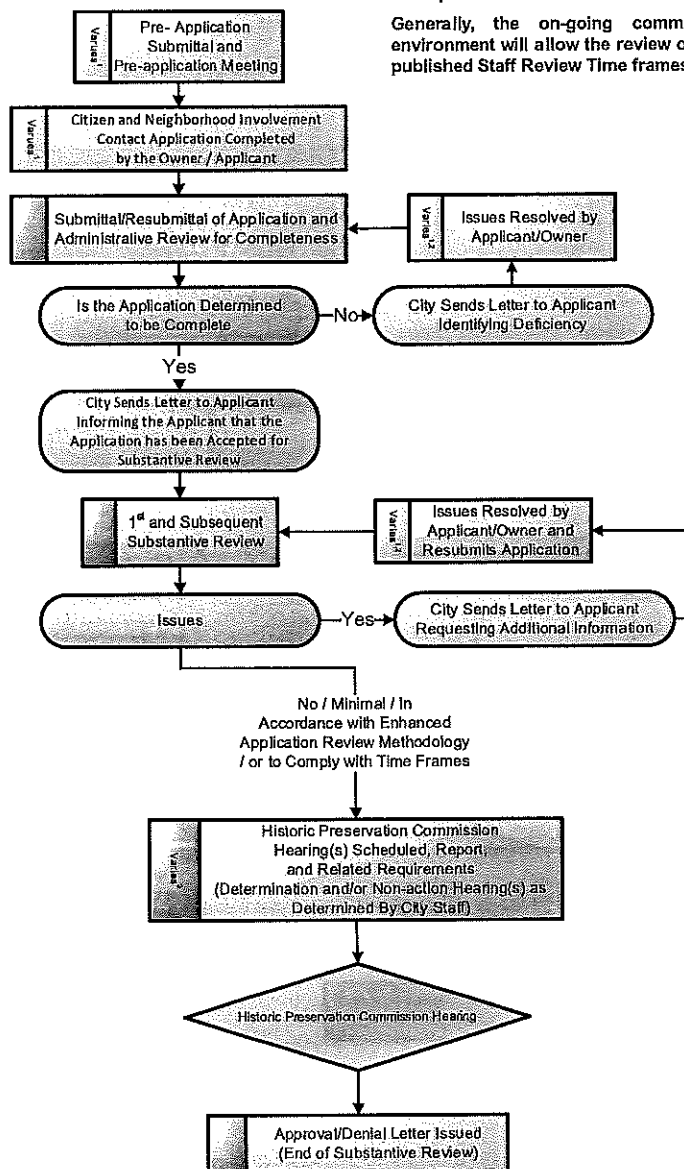


#### Enhanced Application Review Methodology

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

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

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



#### Note:

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

#### Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
35 Total Staff Working Days	Multiple Reviews in This Time Frame	Time Frames Vary	

## Planning and Development Services

# Development Application



### Development Application Type:

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

Zoning		Development Review		Signs	
<input type="checkbox"/>	Text Amendment (TA)	<input type="checkbox"/>	Development Review (Major) (DR)	<input type="checkbox"/>	Master Sign Program (MS)
<input 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 checked="" 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"/>	

Project Name: DEBRA LENTZ

Property's Address: 7714 E NORTHLAND DR

Property's Current Zoning District Designation:

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.

Owner: <u>DEBRA LENTZ</u>	Agent/Applicant:
Company:	Company:
Address: <u>7714 E NORTHLAND DR</u>	Address:
Phone: <u>(602) 743-9544</u> Fax:	Phone: Fax:
E-mail: <u>DLENTZ@COX.NET</u>	E-mail:
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	E-mail:

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.

Debra L. Lentz \_\_\_\_\_  
 Owner Signature Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.:

## Planning and Development Services

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# Development Application

## Arizona Revised Statutes Notice



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

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

## Planning and Development Services

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

# Request for Site Visits and/or Inspections

## Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 378 -PA- 2019

Project Name: DEBRA LENTZ

Project Address: 7714 E NORTHLAND DR

### 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: DEBRA LENTZ

Print Name

[Handwritten Signature]

Signature

### City Use Only:

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

### Planning and Development Services

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A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
1. Present photo identification on entry of the premises.
  2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
  3. Disclose any applicable inspection fees.
  4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
  5. Provide notice of the right to have:
    - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
    - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
    - (c) Copies of any analysis performed on samples taken during the inspection.
  6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
  7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
1. The rights described in subsection A of this section.
  2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
  3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
1. At the time of the inspection.
  2. Notwithstanding any other state law, within thirty working days after the inspection.
  3. As otherwise required by federal law.

Our community at Villa Monterey is very neighborhood friendly. On a daily basis you will see homeowners out walking, quail and rabbits in abundance, neighbors visiting with each other and walking dogs. As a Historical District we do have a standard to uphold with respect to the design and planning of Villa Monterey. As our properties mature, we have a responsibility to maintain them and have an opportunity to update the facades and front yards while keeping the architectural interest intact.

New paint, windows, awnings, landscaping, irrigation systems, patios and low-voltage lighting only adds to our property values while enhancing the neighborhood.

I feel this design takes into account these values while respecting our need to conserve water and provide shade and shelter to the local wildlife.

Front yard design consists of:

- 1) Installation of 1- 8'X8' brick patio (brick will match current driveway)
- 2) Installation of 2- 2'X3' stepping pads (brick will match current driveway) to connect driveway to new brick patio
- 3) Installation of dual-zone irrigation system, including timer
- 4) Installation of low-voltage landscape lighting
- 5) Use of current 1.5" Apache Tears rock mulch
- 6) Installation of Rip-Rap rock river starting at façade (2' width) extending/curving to sidewalk (3-3.5' width)
- 7) Installation of drought tolerant cactus, shrubs and groundcover to include:

1 Palo Verde or Palo Brea	24" Box
2 Mexican Fence Post or Totem Pole Cactus	15-25 gallon
2-3 Golden Barrel Cactus	5 gallon
8-10 Slipper Plants	5 gallon
1-2 Yellow Bells	5 gallon
1 Orange Tecoma Bell	5 gallon
1 Coral Fountain	5 gallon
3-4 Bear Grass	5 gallon
2-3 Hesperaloe	5 gallon
2-3 Lantana	5 gallon

Numbers of plantings may change but will still consist of drought tolerant varieties







Holland  
Brick pavers :

off white (gray) 4" x 8"

Enego Blend (red) 4" x 8"

Stone :

Currently in place

3/4" Apache Tear