

**Application
Narrative
Cash Transmittals
Pre-Application
Pre_App Narrative
Pre-App Cash Transmittal
Development Standards**

February 15, 2019

Diamond Mountain Estates

City of Scottsdale, Arizona

Preliminary Plat Narrative

Developer:

Diamond Creek Family Partnership

6318 E Sage Drive

Scottsdale, AZ 85253

Attn: C/O Robert J. Campo

602-421-2047

Planning/Civil Engineering Consultant:

Coe & Van Loo Consultants, Inc.

4550 North 12th Street

Phoenix, Arizona 85014-4291

Attn: Curt Johnson

602-285-4708

Cjohnson@cvlci.com



8-PP-2018
2/15/2019

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for
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1. Introduction

Diamond Mountain Estates is proposed as three overall lots with custom-lot single family homes proposed on Lot 1 and Lot 2, Lot 3 shall remain undisturbed at this time. The 3 proposed Lots shall utilize approximately 45.10 gross acres of land located at the northwest corner of East Jomax Road and the 112th Street alignment in Scottsdale, Arizona. The site is located at the south half of the southeast quarter of section 33.

The focus of the site is to develop Lots 1 & 2 as custom lots while Lot 3 shall remain as undisturbed with the potential to be developed at a later time. The focus of Lots 1 & 2 is to blend naturally with the rolling terrain of this site and to incorporate many of the unique site characteristics and features into this new design. Those features include the wash corridors, existing rock outcroppings, hillside areas, view corridors and NAOS distribution.

Careful consideration was given to make this project stand alone on its own merits as homes that can maintain a rural desert character with carefully planned building envelopes and site design, while maintaining the Single Family Residential R1-190 ESL standards without any proposed amendment to those standards.

The resulting plan promotes special consideration for the building envelopes between wash corridors and utilizes the existing rock outcroppings as site amenities and landmarks. The plan proposes a driveway alignment within a public right of way that closely relates to the existing terrain and makes every effort to minimize the impact on the site.

The primary access off of Jomax Road is designed as a 40 foot public right-of-way with a 22 foot drive lane to have a lesser impact on the terrain and the existing homes on the eastern boundary of this site. To further reduce the impact on the terrain, the driveway is designed to the minimum length necessary to provide adequate access to Lots 1 & 2 while locating the cul-de-sac in an area of minimum slope and vegetation.

The proposed access is directly in line with an existing rock outcropping. A modification to the short, narrow driveway with the intent to meander around the rocks would require sharp reverse curves and generate considerable obstructions to traffic safety visibility. Additionally, if left in place, the rock outcropping would provide undesirable screening from Jomax Road, creating an alcove of limited public visibility with the potential to pose safety concerns for residents.

Detailed information regarding the site design is provided on the Preliminary Plat.

2. Existing Conditions

The site contains one parcel, APN 216-80-007H, which is undeveloped and in a natural state. The parcel is currently zoned R1-190 ESL. The site is characterized by a hillside area and protected ridgeline, which rises approximately 200 feet in elevation above the remainder of the site. It is proposed that no development occur on that hillside protected ridgeline.

The project falls within the Dynamite Foothills Character Area Plan. The site also fronts to a "Desert Scenic Roadway", a third level scenic roadway designation as part of the Scenic Corridor Overlay. This designation applies to the one-mile and half-mile roads within the

Environmentally Sensitive Lands overlay district, which includes Jomax Road. The scenic corridor is 50' wide, measured from East Jomax Road.

3. Project Description

The applicant is seeking a Preliminary Plat approval for three lots. Lots 1 & 2 will be custom lots with a proposed minimum lot size of 190,000 square feet or 4.36 acres. Lot 3 has a proposed lot size of 35.41 gross acres and shall remain as an undisturbed lot with the potential to be developed at a later time. The main focus of this plan is the development of Lots 1 & 2 as no improvements are planned on Lot 3 at this time.

In accordance with the R1-190 ESL property development standards, Lots 1 & 2 shall be developed with one home on each lot, resulting in density of 0.04 du/ac. This proposed density conforms to the current City of Scottsdale General Plan designation of Rural Neighborhood. Diamond Mountain Estates proposes 70% NAOS with this application, maintaining compliance with the City of Scottsdale requirements for Natural Area Open Space (NAOS). Final design shall be coordinated with City of Scottsdale staff.

4. Project Context

Diamond Mountain Estates is located within the Dynamite Foothills Character Area Plan.

Surrounding properties include:

- Northern Boundary: Developed Single Family Residential parcels zoned R1-190 ESL abut the northern boundary of the project site.
- Eastern Boundary: Developed Single Family Residential parcels zoned R1-70 ESL abut the eastern boundary of the project site.
- Southern Boundary: The Jomax Road right-of-way is located directly to the south of the site. The existing improvements along the property are currently two paved lanes. Jomax Road is developed to four-lanes with a median. Directly to the south of Jomax Road are developed Single Family Residential parcels zoned R1-18 HD.
- Western Boundary: Directly to the west of the project are Single Family Residential parcels zoned R1-10.

The site will adhere to all required R1-190 ESL standards and the requirements of the Dynamite Foothills Character Area Plan. The proposed density conforms to the current City of Scottsdale General Plan designation of Rural Neighborhood.

The residential lots are designed to have building envelopes and NAOS easements that were sited to respond to the natural topography, wash corridors, rock outcroppings, and vegetation. The natural site will be the focus of the project and its inherent amenity. The open space and rock outcroppings have been integrated into the design at entry locations, with rock outcroppings becoming part of the entry experience, and views focused on open space to be preserved.

No walls will be built on the project perimeter; rather, security walls and fences will be provided with each individual lot and contained within the building envelopes.

5. Compliance with General Plan

This proposed development is in conformance with the General Plan Elements, Goals, and Approaches. Below are a listing of the Approaches used to comply with the Goals for the Character and Design, Land Use, Housing, Neighborhoods, and Community Mobility elements of the General Plan.

Character and Design Element

Goal 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

The following approaches were utilized:

- Relationships to surrounding land forms and land uses.
- Consistently high community quality standards.
- Visual Impacts - Visual and accessibility connections and separations.
- Enrich the lives of all Scottsdale citizens by promoting safe, attractive and context compatible developments.
- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive the people's needs.
- Ensure that all development is part of and contributes to the established or planned character of the area of the proposed location.

Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

The following approaches were utilized:

- Promote development that respects and enhances the unique climate, topography, vegetation, and historical context of Scottsdale's Sonoran Desert Environment.

Goal 3: Identify Scottsdale's historic, archaeological and cultural resources, promote and awareness of them for future generations, and support their preservation and conservation.

The following approaches were utilized:

- Continue the process of identifying Scottsdale's historic, archaeological, and cultural resources.

Goal 4: Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

The following approaches where utilized:

- Visually significant roadways include Jomax Road with buffered setbacks and Desert Scenic Roadways (in ESLO districts).

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community, and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

The following approaches were utilized:

- Substantial existing landscaping to remain as part of the new development.
- Maintain the landscaping materials and pattern within a character area.
- Discourage plant materials that contribute substantial air-borne pollen.
- Promote water conservation and reduce heat island.
- Encourage retention of mature landscape plants.

Land Use Element

Goal 1: Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

The following approaches were utilized:

- Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within the region.

Goal 3: Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

The following approaches were utilized:

- Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes or maintain equivalent intensities.

Goal 6: Promote Land Use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people within the community.

The following approaches were utilized:

- Respect and preserve the biodiversity of the Sonoran Desert Environment in development.

Goal 7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

The following approaches were utilized:

- Protect sensitive natural features from incompatible design.
- Incorporate appropriate land uses to help integrate into surrounding neighborhoods.

Goal 8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

The following approaches were utilized:

- Promote development patterns and standards that are consistent with the surrounding uses and reinforce the area's character.

Housing Element

Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.

The following approaches were utilized:

- Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.

Goal 4: Encourage housing development that provides for “live, work, play” relationships as a way to reduce traffic congestion, encourage economic expansion, and increase overall quality of life for our residents.

The following approaches were utilized:

- Encourage housing linked/connected to our city’s mobility system.

Goal 4: Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.

The following approaches were utilized:

- Maintain and expand the Character Area and Neighborhood Plans program developed by the city to recognize, preserve and enhance the unique and diverse neighborhoods found throughout Scottsdale.
- Create, preserve and enhance pedestrian, vehicular, and alternative transportation mode connections and links between the neighborhoods and other neighborhood supporting land uses throughout the community.

Goal 5: promote and encourage context-appropriate new development in established areas of the community.

The following approaches were utilized:

- Encourage new development efforts toward existing developed areas in Scottsdale.
- Promote the use of existing infrastructure.

Open Space and Recreation Element

Goal 1: Protect and improve the quality of Scottsdale’s natural and urban environments as defined in the quality and quantity of its open spaces.

The following approaches were utilized:

- Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.
- Evaluate open space design with these primary determinants: aesthetics, public safety, maintenance needs, water consumption, drainage considerations, and multi-use and desert preservation.
- Protect the visual quality of open space, unique city characteristics, and community landmarks.
- Preserve scenic views and vistas of mountains, natural features, and rural landmarks.
- Protect and use existing native plants, and design themes of character areas within which they are sited, and respond to local conditions in the landscape design.

- Apply a Desert Scenic Roadway designation along the one mile and half mile streets within the ESLO district that are not classified as scenic corridors or buffered roadways to maintain and enhance open space along roadways in ESL areas.

Preservation and Environmental Planning Element

Goal 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

The following approaches were utilized:

- Retain Scottsdale's image and heritage of the Sonoran Desert.
- Preserve the unique, rare, and significant features of Scottsdale's natural environment.
- Encourage developments to retain and integrate the desert ecosystem where appropriate.
- Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long term sustainability of the area's ecology.
- Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

Goal 4: Reduce energy consumption and promote energy conservation.

The following approaches were utilized:

- Use landscaping that contributes to energy conservation in residential environments.

Goal 5: Conserve Water and encourage the reuse of wastewater.

The following approaches were utilized:

- Encourage the retention of mature native trees as they use less water to maintain.
- Encourage landscape improvements, which limit the amount of turf area and make optimal use of indigenous desert plants.
- Promote residential water conservation.

Goal 9: Protect and conserve native plants as a significant natural and visual resource.

The following approaches were utilized:

- Enhance, restore and sustain the health, productivity and biodiversity of our Sonoran desert ecosystem through native plant retention.
- Retain and preserve native plants to retain a Sonoran desert character.
- Encourage the retention of mature trees because trees recycle air pollutants through photosynthesis.
- Retain and protect indigenous native vegetation to reduce water consumption, stabilize the soil, and provide desert wildlife habitat.
- Encourage the landscape improvements that limit the amount of turf area and make optimal use of indigenous desert plants.
- Discourage non-indigenous plants that produce pollen in the landscape design.

Community Mobility Elements

Goal 1: Protect the function and form of regional air and land corridors.

The following approaches were utilized:

- Maintain Scottsdale's high development standards. The character of regional corridors in Scottsdale should reflect an image that is uniquely Scottsdale through unified streetscapes, street signage, and public art.
- Enhance the natural beauty and unique character of Scottsdale through design and aesthetics of regional corridors.
- Protect the regional corridor flow and function by considering use of grade separations to enhance safety and provide choices for mobility of different modes.

Goal 5: Relieve traffic congestion.

The following approaches were utilized:

- Provide for alternative modes of transportation on city wide corridors that are accessible to all socio-economic and demographic groups within the community.

Goal 7: Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

The following approaches were utilized:

- Ensure that the streets designated as scenic corridors are sensitively integrated into the natural desert setting and the integrity of the scenic setback is preserved.

Goal 9: Protect neighborhoods from negative impacts of regional and citywide networks.

The following approaches were utilized:

- Provide neighborhood systems that safely move people and connect neighborhoods to citywide and regional networks, while discouraging citywide and regional cut-through automobile traffic.
- Protect livability of local neighborhoods from citywide and regional network influences by developing measures to reduce noise levels, and discourage high volume traffic and speeds within local neighborhoods.
- Minimize traffic speeds, volumes and through traffic by appropriate street planning and design.
- Provide open space and buffering in design to protect neighborhoods.

Goal 11: Provide opportunities for building "community" through neighborhood mobility.

The following approaches were utilized:

- Provide a high level of service for pedestrians through facilities that are separated and protected from vehicle travel.
- Emphasize strong pedestrian orientation to foster strong sense of community.

6. Dynamite Foothills Character Area

This proposed development is in conformance with the Goals and strategies of the 2000 Dynamite Mountain Foothills Character Area Plan. Below are the three goals from the plan and a description of the strategies utilized in this proposed development.

GOAL 1: Preserve the existing Rural Desert Character of the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.

Strategy 2: Use infrastructure to preserve the Rural Desert Character.

This strategy has been utilized as follows:

- The 50' scenic corridor has been utilized along Jomax Road. This setback also meets the requirements for the Desert Scenic Corridors.
- Minimizing impact to wash and watercourse areas by protecting them in NAOS areas.
- Provide an augmented driveway access in lieu of a full local street cross section to mitigate impact to the site and adjacent neighbors as well as maintaining a Rural Desert Character.

Strategy 3: Promote use of site planning techniques which minimize the visual impact of development and promote a Rural Desert Character.

This strategy has been utilized as follows:

- Use of construction envelopes to limit impact to the site.
- Restricting walls to the construction envelope and eliminating perimeter walls around the site. The openings between lots will also allow for wildlife migration.

GOAL 2: Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.

Strategy 4: Encourage property developers to provide meaningful open space following the guidelines of the Desert Preservation Task Force.

This strategy has been utilized as follows:

- The western portion of the hillside area/protected ridgeline within our boundary has been incorporated into the site plan and is part of the future protected NAOS area.
- NAOS areas are contiguous and connect to the future protected peak area and wash corridors.

GOAL 3: Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.

Strategy 3: Use open space and conservation/preservation areas to preserve a Rural Desert Character through the following methods:

From the methods listed in the Dynamite Foothills Character Area Plan for this strategy, the following items have been implemented:

- Provide visual open space amenities along and near streets and use natural open space between new developments and existing roadways to minimize the impact on existing views.
- Encourage use of natural area open space in site planning.

- Sustain natural flora and fauna resources and systems through the provision of natural area open space.
- Encourage integration of natural area open space throughout development projects to ensure open space connections and a feel of openness throughout the area.
- Encourage the location of natural area open space where it will be a visual, recreation, or character enhancing amenity for development projects and the planning area.
- Preserve and protect unique open spaces and archaeological and historical sites.
- Encourage large continuous areas of open space (wash corridors, NAOS) rather than small fragmented pieces.

Strategy 4: Encourage open spaces throughout development projects and on the perimeter of projects where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.

This strategy has been utilized as follows:

- The entire perimeter of the project provides a continuous NAOS area.
- NAOS areas are central to the project, with the protected peak NAOS area connecting to adjacent development.

7. Drainage Statement

According to the Flood Insurance Rate Map (FIRM) Panel 04013C1330L, Lots 1 and 2 of Diamond Mountain Estates are located in FEMA Zone X. Zone X is defined as: Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood.

On-site drainage evaluations will be prepared by the individual lot owner as each lot develops. Evaluations will need to satisfy the City of Scottsdale Design Standards and Policies Manual and the requirements of the City's Single Family Engineering Checklist for plan submittals. There is a significant desert wash feature which passes through Lot 1 which will require verification of the Q100 peak flow and determination of the highest adjacent water surface elevation relative to the finished floor of any proposed structures. A revised Preliminary Drainage Report dated February 11th 2019 is provided with this application for review and approval.

8. Landscape Statement

The intent of the Diamond Mountain Estates landscape is to complement the existing natural landscape, while preserving the adjacent hillside and the beauty of its natural rock outcroppings and formations. Extensive research and analysis of the site was undertaken to understand the existing flora, hydrology, and geology of the area. The landscape approach is to maximize the amount of native undisturbed landscape (allocated as undisturbed NAOS), and return any disturbed areas to a natural state (revegetated NAOS).

In compliance with the of City of Scottsdale's Natural Open Space (NAOS) requirements, Diamond Mountain Estates shall leave approximately 70% of the site undisturbed for Lots 1 & 2, Lot 3 shall remain undisturbed until future development is proposed at which time a CAE will be dedicated in conjunction with that future development. There shall be minimal disturbance necessary for 112th Street leading to custom Lots 1 and 2.

A pedestrian connection (currently not shown on this plan) will be provided from the cul-de-sac to Jomax Road. A future 20' wide trail access easement will be dedicated from the end of the driveway to the northeast corner of the project site. This access easement is provided to accommodate potential future trail improvements in the event the parcel directly to the north of the project site, APN 216-80-007E, provides a trail connection to the Diamond Mountain Estates community. This 20' wide trail easement will be dedicated to the city of Scottsdale at such time as adjacent community connections are made.

Disturbed NAOS along 112th Street and Jomax Road shall be revegetated with plant material similar to the adjacent undisturbed NAOS. Native seed mixes in addition to salvaged vegetation and desert appropriate plant material will be introduced into the disturbed NAOS to buffer and blend into the natural, surrounding landscape. Working within the Native Plant Ordinance, protected plants will be assessed and salvaged per city requirements for reuse on the site. An automatic irrigation system shall be installed in revegetated NAOS for the first 3 years as plants become established. The system shall be designed in order to comply with the city's water conservation requirements. Detailed landscape plans will be submitted as each lot develops.

9. Water and Wastewater Statement

The Diamond Mountain Estates water system will be owned and operated by the City of Scottsdale. There is no existing water infrastructure within the property resulting in the placement of an 8-inch distribution main along 112th Street connecting to the existing 12-inch waterline within Jomax Road. The water designed distribution system will maintain 30 psi pressure under design fire flow conditions of 1,000 gpm as per the City of Scottsdale. Utilizing the City of Scottsdale *Design Standards & Policies Manual*, dated January 2018, Diamond Mountain Estates is estimated to use an average day flow of 971 GPD, max day flow of 1942 GPD, and a peak flow of 3399 GPD.

Wastewater flows generated by the Diamond Mountain Estates were estimated using the City of Scottsdale *Design Standards & Policies Manual*, dated January 2018. The development is estimated to generate an average day flow of 500 GPD of wastewater and a peak flow of 880 GPD. There is no existing sewer infrastructure within the property as the project is currently on undeveloped desert. An 8-inch sanitary sewer line will be placed along the newly constructed 112th Street and tie into the existing 8-inch sewer in Jomax Road through gravity flow. The sewer then flows west to North Alma School Parkway, where it then turns south toward the City of Scottsdale Water Campus, located at 8787 East Hualapai Drive, Scottsdale, Arizona.

The Water and Wastewater Basis of Design Reports for Diamond Mountain Estates dated November 08th, 2018 are provided with this application for review and approval.

10. Conclusion

Diamond Mountain Estates provides a visual connection and a natural feel to the existing desert landscape. The proposed three lot neighborhood will serve as a positive catalyst among neighbors due to the minimal amount of site impact.

The development team believes that this request represents an appropriate and favorable planning of the site. We look forward to working with staff in the processing of this project.



City of Scottsdale Cash Transmittal

116051

116051
1 01142774
7/20/2018 PLN-1STOP
KHEMBY HP600G2019
7/20/2018 11:25 AM
\$2,580.00

Received From :

JAML LTD
6318 E SAGE DR
PARADISE VALLEY, AZ 85253

Bill To :

DIAMOND CREEK FAMILY LP
3120 E SIERRA MADRE WAY
PHOENIX, AZ 85016
602-955-0149

Reference # 866-PA-2017

Issued Date 7/20/2018

Address E JOMAX RD

Paid Date 7/20/2018

Subdivision

Payment Type CHECK/CREDIT CARD

Marketing Name

Lot Number

Cost Center

MCR

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 216-80-007H

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

DIAMOND CREEK FAMILY LP

Net Lot Area 0

Sewer Type

3120 E SIERRA MADRE WAY

Number of Units 1

Meter Size

PHOENIX, AZ 85016

Density

QS 49-54

602-955-0149

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$2,580.00	100-21300-44221

City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 7/20/2018
Office: PLN-1STOP
Tran #: 1
Batch #: 67222
Receipt: 01142774 Date: 7/20/2018 11:25 AM
116051
3150 PRELIMINARY PLAT
TENDERED AMOUNTS:
\$2,580.00

Check Tendered: \$2,490.00
Chk #: 3469 JAML LTD
American Express Tendered: \$90.00
CC Last 4: 4000 Auth Code: 0
Transaction Total: \$2,580.00

Thank you for your payment.
Have a nice day!

8-PP-2018
07/20/18

8-PP-2018

SIGNED BY CURT JOHNSON ON 7/20/2018

Total Amount

\$2,580.00

(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 # 116051



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 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 checked="" 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: Diamond Mountain Estates

Property's Address: N. W. Corner of Jomax Rd. and Bajada Drive

Property's Current Zoning District Designation: R1-190

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: Diamond Creek Family Partnership

Agent/Applicant: Curt Johnson

Company:

Company: Coe & Van Loo Consultants

Address: 6318 E. Sage Drive Scottsdale, Az 85253

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Engineer: Doug Chubin

Company: Coe & Van Loo Consultants

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E-mail: cjohnson@cvlci.com

E-mail: dchubin@cvlci.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 applications¹ 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, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

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