



Correspondence Between Staff and Applicant

Approval Letter

## CCBG Comment and Response Tracker

Project: Raintree  
DRB Review comments  
11.27.19

CASE # 48-DR-2019

prepared by: CCBG  
reviewer: Brad Carr  
email: [bcarr@scottsdaleaz.gov](mailto:bcarr@scottsdaleaz.gov)  
phone # (480) 312-7713

No.	Category	Sheet	Comment	Responsible Party	Response
1	Zoning	A1.1	Please revise the site plan to include all development information, including current zoning, number of dwelling units, density, building gross square footage, FAR, bicycle parking requirements, parking lot landscaping, ect. (Zoning Ordinance, Sec. 1.303.)	CCBG	Sheet A1.1 has been updated to include all development information in the Project Data section
2	Zoning	A4.2	Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver panel systems that are utilized for screening shall be equal to or exceed, the height of the tallest roof mounted mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 71.05.A.3	CCBG	Sheet A4.2 illustrates the 100% screen coverage of mechanical units on the roof behind the parapet walls
3	Zoning	A2.5	Provide information and details related to the roof drainage system. Roof drainage systems, excluding scuppers, shall be concealed within the design of the structure. Please refer to Zoning Ordinance Section 7.105.C	CCBG	Sheet A2.5 illustrates the concealed drainage system and the scupper details
4	Zoning		Please provide paint cards or drawdowns and the Color & Material Sample Board per the Development Review Application Checklist, Part III - Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple layered foam core board so that heavier samples can be recessed into the board.	CCBG	Drawdowns were submitted to City Hall reception desk addressed to Brad Carr.
5	Zoning	A1.1	Please revise the project plans to relocate a few of the bicycle parking spaces so that they will comply with Zoning Ordinance Section 9.106.C.2	CCBG	Sheet A1.1 shows the updated site plan with four (4) bike parking racks for guests
6	Zoning		Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 -30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700	Anderson Baron	Planting density and layouts have been revised to reduce the proximity of plant material
7	Zoning		Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light pole/ fixtures. Please refer to Sec. 7.600 of the Zoning Ordinance.	Anderson Baron	All lighting and Landscape has been coordinate and lg
8	Drainage		Please submit the required Drainage Report for the project to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.	SEG	The draingage report has been submitted.
9	Site Design	A1.6	Please revise the project plans to ensure proposed bike racks meet city standard detail #2285 or receive written approval from Transportation Department staff for alternative bike rack design. (DSPM, Sec. 2-1.308)	CCBG	Sheet A1.6 contains two (2) bike details used. The Offset Vertical Bike Rack has been approved by the C.O.S.
10	Landscape Design		Please add a note to the Landscape Plan, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/ canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM Sec. 2-1.501.L.	Anderson Baron	Note has been added to the landscape plans
11	Landscape Design		Please show the locations of building mounted and free-standing exterior light fixtures on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.	Anderson Baron	Exterior lighting has been shown on the landscape plan
12	Landscape Design		Avoid conflicts between the size of mature trees and light fixtures. Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Scottsdale Sensitive Design Principle 13.	Anderson Baron	All tree and light locations have been coordinated and adjusted
13	Landscape Design		Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.305	Anderson Baron	Base map has been revised to show building as requested

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No.	Category	Sheet	Comment	Responsible Party	Response
14	Landscape Design		Please provide a landscape plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the landscape plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.	Anderson Baron	Base map has been revised to show building as requested
15	Landscape Design		Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Please refer to DSPM Sec. 2-1.808 B.	Anderson Baron	Bike rack location has been added to the plans
16	Landscape Design		Please provide information, illustrations, and details regarding the proposed retaining walls that are indicated on the site plan and the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.	Anderson Baron	Site retaining wall detail has been provided for review on this submittal
17	Building Elevation Design		Please revise the proposed materials and color scheme to that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.	CCBG	Drawdowns were submitted to City Hall reception desk addressed to Brad Carr. Awaiting response.
18	Building Elevation Design	A3.4	Provide window sections that indicate that all exterior window glazing will be recessed a minimum of (50) percent of the wall thickness, including glass curtain walls/ windows within any tower/ clerestory elements. Please demonstrate demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive, of external detailing. Please refer to the Scottsdale Sensitive Design Principal 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.	CCBG	Sheet A3.4 illustrates the fifty (50) percent minimum requirement for recessed exterior window glazing
19	Building Elevation Design	A3.4	Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principal 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.	CCBG	Sheet A3.4 illustrates the thirty (30) percent minimum requirement for recessed exterior doors
20	Building Elevation Design	A3.4	Provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/ shade that will be accomplished by the proposed shade devices given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principal 9. Please refer to the following internet link: <a href="http://www.scottsdaleaz.gov/design/Shading">http://www.scottsdaleaz.gov/design/Shading</a> .	CCBG	Sheet A3.4 illustrates the proposed shading devices at balconies
21	Building Elevation Design	A3.1	Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305	CCBG	Sheets A3.1, A3.2 & A3.3 contain the locations of all building light fixtures
22	Building Elevation Design	A3.1	Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of the building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402	CCBG	Sheets A3.1, A3.2 & A3.3 illustrate the location of the screened SES panel where it occurs

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No.	Category	Sheet	Comment	Responsible Party	Response
23	Building Elevation Design	A4.2	All exterior mechanical, utility, and communications equipment shall be screened by a parapet or louver panel system that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed, the height, the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1	CCBG	Sheet A4.2 illustrates the 100% screen coverage of mechanical units on the roof behind the parapet walls
24	Building Elevation Design	A3.1	Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building away from the building foundations. Please refer to design Standards & Policies Manual, Section 2-1.401.4	CCBG	Sheets A3.1, A3.2 & A3.3 show the roof scuppers, the remaining drainage system is concealed
25	Building Elevation Design	A3.1	Please revise the building elevation drawings to be at a larger scale in order to improve readability of the building elevations. (Zoning Ordinance, Sec. 1.303)	CCBG	Sheets A3.1, A3.2 & A3.3 contain elevations at a larger scale to improve readability
26	Building Elevation Design	A3.1	In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) that indicate the difference between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.	CCBG	Sheets A3.1, A3.2 & A3.3 contain notations to indicate the differences between planer surfaces
27	Lighting Design	A3.1	Avoid conflicts between light fixtures and the soze of mature trees. Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to the Scottsdale Sensitive Design Principal 13.	Leon Electrical Design	The lighitng has been revised to accomadte the landscaping.
28	Floor Plans	A2.5	Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3	CCBG	Sheet A2.5 indicates the roof access location

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No.	Category	Sheet	Comment	Responsible Party	Response
29	Floor Plans	A2.1	Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.	CCBG	Sheet A2.1 illustrates the location of the SES panels. Sheet A2.3 illustrates the location of the meter closet
30	Floor Plans	A2.1	Please provide floor plans for all levels of the garage structure, with dimensional information and notations on the floor plan conformance with Zoning Ordinance Section 9.106.A	CCBG	Sheets A2.1, A2.2, A2.3, A2.4, & A2.5 have been provided with dimensional information for all levels of the parking structure
31	Engineering		Please provide documentation regarding a Property Owners' Association that will be utilized to operate and maintain all private sewers. (Zoning Ordinance, Sec. 1.303.)	SEG	The Property owners Association is being formed. Documentation will be provided as it is complete.
32	Engineering		Thr proposed private sewer lines will require an easement to be dedicated to the Property Owners' Association for the maintenance fo the line. (Zoning Ordinance, Sec. 1.204.)	SEG	There will be an easement dedicated via an MOD (map of dedication).
33	Other	A2.1	Notes and dimentions on the 24" x 36" plan sheets appear to be 6-point font size, or less. Please revise the notes and dimensions so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305	CCBG	Sheets A2.1, A2.2, A2.3, A2.4, & A2.5 have been revised to include a larger text size
34	Landscape Plan		Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.305.	Anderson Baron	Landscape plan exhibit has been revised to show the site areas and square footages.
35	Circulation	N/A	Please revise the project plans to provide details regarding the entry design, including the location of gates and turn-around areas. (Zoning Ordinance, Sec. 1.303.)	CCBG	Not applicable. This project does not contain any site gates or turn-arounds.



11/14/2019

John Berry  
Berry Riddell LLC  
6750 E Camelback Rd Ste 100  
Scottsdale, AZ 85251

RE: 48-DR-2019  
Wood Partners - Raintree  
F6835 (Key Code)

Dear Mr. Berry:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/1/2019. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Zoning:**

1. Please revise the site plan to include all development information, including current zoning, number of dwelling units, density, building gross square footage, FAR, bicycle parking requirements, parking lot landscaping, etc. (Zoning Ordinance, Sec. 1.303.)
2. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver panel systems that are utilized for screening shall be equal to, or exceed, the height of the tallest roof-mounted mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.A.3.
3. Provide information and details related to the roof drainage system. Roof drainage systems, excluding scuppers, shall be concealed within the structure, or architecturally integrated with the design of the structure. Please refer to Zoning Ordinance Section 7.105.C.
4. Please provide paint color cards or drawdowns and the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board.
5. Please revise the project plans to relocate a few of the bicycle parking spaces so that they will comply with Zoning Ordinance Section 9.106.C.2.

6. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.
7. Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light pole/fixtures. Please refer to Sec. 7.600 of the Zoning Ordinance.

Drainage:

8. Please submit the required Drainage Report for the project to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

**Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

9. Please revise the project plans to ensure proposed bike racks meet city standard detail #2285 or receive written approval from Transportation Department staff for alternative bike rack design. (DSPM, Sec. 2-1.308)

Landscape Design:

10. Please add a note to the Landscape Plan, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM Sec. 2-1.501.L.
11. Please show the locations of building mounted and free-standing exterior light fixtures on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
12. Avoid conflicts between the size of mature trees and light fixtures. Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Scottsdale Sensitive Design Principle 13.
13. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.305.
14. Please provide a landscape plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the landscape plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
15. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Please refer to DSPM Sec. 2-1.808 B.

16. Please provide information, illustrations, and details regarding the proposed retaining walls that are indicated on the site plan and the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

Building Elevation Design:

17. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.
18. Provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.
19. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.
20. Provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
21. Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
22. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
23. All exterior mechanical, utility, and communications equipment shall be screened by a parapet or louver panel system that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed, the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
24. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.401.4.
25. Please revise the building elevation drawings to be at a larger scale in order to improve readability of the building elevations. (Zoning Ordinance, Sec. 1.303.)

26. In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.

Lighting Design:

27. Avoid conflicts between the light fixtures and the size of mature trees. Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to the Scottsdale Sensitive Design Principle 13.

Floor Plans:

28. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3. Steve
29. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
30. Please provide floor plans for all levels of the garage structure, with dimensional information and notations on the floor plan in conformance with Zoning Ordinance Section 9.106.A.

Engineering:

31. Please provide documentation regarding a Property Owners' Association that will be utilized to operate and maintain all private sewers. (Zoning Ordinance, Sec. 1.303.)
32. The proposed private sewer lines will require an easement to be dedicated to the Property Owners' Association for the maintenance of the line. (Zoning Ordinance, Sec. 1.204.)

Other:

33. Notes and dimensions on the 24x36-inch plan sheets appear to be 6-point font size, or less. Please revise the notes and dimensions so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

**Technical Corrections**

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Landscape Plan:

34. Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.305.

Circulation:

35. Please revise the project plans to provide details regarding the entry design, including the location of gates and turn-around areas. (Zoning Ordinance, Sec. 1.303.)

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 29 Staff Review Days since the application was determined to be administratively complete.

These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7713 or at [bcarr@ScottsdaleAZ.gov](mailto:bcarr@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr".

Brad Carr, AICP  
Principal Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **48-DR-2019**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each identified below.

- One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- One copy: Revised digital submittal (PDF format)

Site Plan:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

Open Space Plan:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

Elevations:

Color	_____ 1 _____	24" x 36"	_____ 11" x 17"	_____ 8 ½" x 11"
B/W	_____ 1 _____	24" x 36"	_____ 11" x 17"	_____ 8 ½" x 11"

Elevation Worksheet(s):

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

Perspective(s):

Color \_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

Landscape Plan:

Color	_____ 1 _____	24" x 36"	_____ 11" x 17"	_____ 8 ½" x 11"
B/W	_____ 1 _____	24" x 36"	_____ 11" x 17"	_____ 8 ½" x 11"

Lighting Site Plan(s):

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

Photometric Analysis Plan(s):

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 11" x 17" 8 ½" x 11"

Floor Plan(s):

1 24" x 36" 11" x 17" 8 ½" x 11"

Floor Plan worksheet(s):

1 24" x 36" 11" x 17" 8 ½" x 11"

Site Cross Sections:

1 24" x 36" 11" x 17" 8 ½" x 11"

Technical Reports: Please submit one (1) digital copy of each report requested

1 Digital copy of Drainage Report