

Correspondence Between
Staff and Applicant
Approval Letter



August 14, 2017

Doug Hawkins
Rob Paulus Architects, Ltd.
990 East 17th Street, Suite 100
Tucson, Arizona 85719

RE: 27-DR-2017
Funke Mixed Use

Dear Mr. Hawkins:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on July 10, 2017. The following **1st 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:

Real Estate:

1. Prior to, or concurrent with the resubmittal of this application, the owner shall submit all information required by the City of Scottsdale real estate staff in the letter dated July 10, 2017 to owner, Ben Funke. Please be advised that a Development Review Board hearing for above referenced application will not be scheduled until the City Council has approved the owner's request to purchase the property at the southwest corner of North Marshall Way and East Indian School, and the Northwest corner of North Marshall Way and East 1st Avenue.

Zoning:

2. Please revise the ALTA survey to include the gross lot area of all properties include in this application (Sections 1.201 and 1.303 of the Zoning Ordinance and the Plan & Report Requirements for Development Applications (PRRDA)). In addition, please revise the site plan with the gross lot areas indicated on the revised ALTA survey, and associated calculations. Gross lot area is defined as the area of a lot including one-half (½) of all dedicated streets and alleys abutting the property (Section 3.100. of the Zoning Ordinance).
3. Notes and dimensions on the plans and the color and material sample board appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size (Sections 1.201, and 1.303 of the Zoning Ordinance and the PRRDA).

4. Please provide a picture of the type of stacked stone, and proposed method of installation for the proposed pocket park (Sections 1.201, and 1.303 of the Zoning Ordinance and the PRRDA).
5. Please provide the revise the site plan to include the following (Sections 1.201, and 1.303 of the Zoning Ordinance and the PRRDA):
 - A. The minimum separation dimension between the north and south commercial building on the phase one south parcel;
 - B. The property line dimensions;
 - C. The zoning (C-2 DO) on the adjacent parcels;
 - D. Dimension from each building/structure to the adjacent/abutting property line; and
 - E. Indicate the pavement types, and dimensions of all sidewalks.
6. The site plan for the phase one south parcel indicates keynote 2 as the 'overhead security gate'; however the 'Conceptual Hardscape Plan' indicates keynote 22 'garage wall' as the same site feature. Please resolve the discrepancy with the plans (Sections 1.201, and 1.303 of the Zoning Ordinance and the PRRDA).
7. The site plan indicates a demarcation line between C-2 DO and C-2 DO HP; however this differentiation does not exist. The demarcation line relates to the Downtown Core Boundary. Please revise the site plan to indicate this line as the Downtown Core Boundary, and remove the zoning references. Please refer to the Downtown Scottsdale Character Area Plan.
8. Please revise the provided density on the site plan in the site data for the phase two north parcel to be 17 dwelling units to an acre, and the phase one south parcel to be 4.74 dwelling units to an acre (Sections 1.201, and 1.303 of the Zoning Ordinance and the PRRDA).
9. Please eliminate the landscape symbols from the site plan. Showing the landscape symbols on the site plan results in too much information on the plan, making it difficult to read (Sections 1.201, and 1.303 of the Zoning Ordinance and the PRRDA).
10. Please provide a portion of the required bike parking adjacent to the commercial building located on the southwest corner of East Indian School Road and North Marshall Way, and within fifty (50) feet of the main entry (Section 2.1-808 of the Design Standards and Policies Manual (DSPM) and Section 9.103. of the Zoning Ordinance). A minimum of two (2) bicycle parking spaces, 1 rung, is required on the phase two north parcel within fifty (50) feet of the main entry to the building (Section 9.106.C.2.b. of the Zoning Ordinance).
11. Please revise the site plan to the remove the raised steel pipe planters proposed in the right-of-way and within the traffic safety triangle (Sections 2-1.1000.5 and 5-3.119.D and Fig. 5.3-27 of the DSPM) on the southwest corner of East Indian School Road and North Marshall Way. The maximum height of any improvements and maximum height growth potential of any plants in a sight distance triangle or in the right-of-way shall not exceed eighteen (18) inches (Sections 2-1.1000.5 and 5-3.119.D of the DSPM, Section 7.104 of the Zoning Ordinance, Section 47-46 of the Scottsdale Revised City Code (SRC)). Also, such improvements in public sidewalk have the potential of a tripping hazard and should be removed.
12. Please revise the parking calculations on the site plan to be based on the number of bedrooms per unit. In accordance with Table 9.103.B., one parking space is required per dwelling unit for units with one bedroom or less; and two parking spaces is required per dwelling unit, for units with more than one bedroom. Based on previous discussions, all units were to be studio, loft, or one bed units. Please list each unit type, quantities, and the associate parking requirements.

13. Please revise the accessible aisle adjacent to the accessible parking space to have a width of five (5) feet (Section 9.105.F.5. of the Zoning Ordinance). The additional width may be added to the accessible parking space.
14. Please orient the bike parking adjacent to East 1st Avenue so that the rungs are parallel to the street, and have a minimum width of two (2) feet and a minimum length of six (6) feet (Section 2.1-808.B of the DSPM and Section 9.106.A.2. of the Zoning Ordinance). This is to prevent the bicycles from the blocking or extending into the sidewalk when the bicycle parking is utilized (Section 9.106.C.2.b. of the Zoning Ordinance).
15. Please revise the site and building elevation worksheets to include dimensions, labels, etc. to demonstrate that the Type 2 area of building adjacent to East Indian School Road and the residential building adjacent to the East 1st Avenue will comply with the building location requirements of Section 5.3006.F.1.b. of the Zoning Ordinance. In accordance with this section, at least twenty-five (25) percent of the:
 - a. Length of the building façade shall be located at the minimum setback;
 - b. Length of a building façade at grade and up to a height of thirty (30) feet shall be set back at least ten (10) additional feet; and
 - c. Area of the building façade at grade and up to a height of thirty (30) feet shall be located at the minimum setback.

In addition, please revise the building elevation and site plan to address these requirements. The minimum setback of the building adjacent to East Indian School Road is thirty (30) feet, and the minimum setback of the residential building adjacent to the East 1st Avenue minimum setback is twenty (20) feet (Table 5.3006.C. and Section 6.1205.C.1. of the Zoning Ordinance).

16. Please revise the building location of the commercial building adjacent to the East 1st Avenue to comply Section 5.3006.F.1.a. of the Zoning Ordinance. In accordance with this section, at least fifty (50) percent of the:
 - a. Length of the building façade shall be located at the minimum setback; and
 - b. Area of the building façade at grade and up to a height of thirty (30) feet shall be located at the minimum setback.

The minimum setback of the commercial building adjacent to the East 1st Avenue is fourteen (14) feet (Table 5.3006.C. and Section 6.1205.C.1. of the Zoning Ordinance).

17. Please remove the propose loading zoning adjacent to the northeast corner of the residential building on the phase one south parcel; and, design this area as a landscape median with a sidewalk connection toward the refuse enclosure. A portion of the area is within the required twenty (20) foot setback from the back of the North Marshall Way curb, and no parking is allowed in the required setback (Table 5.3006.C. and Sections 5.306.L. and 6.1205.C.1. of the Zoning Ordinance). Based on the proposed site plan, once the area in the setback is removed, it appears that insufficient room would remain to be able to park a car that complies with the parking space requirements.
18. On the site plan, please label the location of the canopy that connects the north and south commercial building on the phase one south parcel (Sections 1.201, and 1.303 of the Zoning Ordinance and the PRRDA).
19. Please label the location of all the site screen walls on the site plan, and provide details of the screen walls (Sections 1.201, and 1.303 of the Zoning Ordinance and the PRRDA). Based on the information provided, the screen fence consist of open rails. It does not appear that these site

fences are in compliance with the zoning ordinance provision that they shall be a solid wall or fence (Section 7.105 of the Zoning Ordinance.) All screen walls and fences shall completely screen the operations, storage, facilities and equipment behind/within the screen area.

20. Please revise the Color & Material Sample Board so that all material manufacturer names and material identification names and numbers are be keynoted on the individual materials and the building elevation per the Development Review Development Application Checklist, Part III – Samples & Models (Sections 1.201, and 1.303 of the Zoning Ordinance and the PPRDA).
21. Please revise building elevation plans to include the average curb elevation calculation for the phase two north parcel and phase one south parcel. Please revise the building elevation plans to include the dimensions of the building elevations from the average top of curb elevation in accordance with the definition of building height of the Zoning Ordinance (Sections 1.201, 1.303, and 3.100 of the Zoning Ordinance and the PPRDA)
22. Please revise the site plan and building elevations so that face all service entrance section are flush with the façade of the building (Section 2-1.402 of the DSPM and Section 7.105.A.4. of the Zoning Ordinance.)
23. Please provide information and details related to the screening devices that will be utilized to screen the roof top mechanical equipment. Based on the information provided, the roof top mechanical screen walls consist of open rails, which does not appear to comply with the zoning ordinance provision that screen walls shall be a solid wall or fence (Section 7.105 of the Zoning Ordinance.) All screen walls and fences shall completely screen the equipment behind, and within the screen area.
24. Please provide information and details related to the roof drainage system. In accordance with Section 7.105.C. of the Zoning Ordinance. Roof drainage systems, excluding scuppers, shall be concealed within the structure, or architecturally integrated.
25. Please revise the landscape plan to include all plant quantities (Section 10.200 of the Zoning Ordinance).
26. Please revise the landscape plan to include the landscape area (in square feet) of on-site and right-of-way (Section 10.200 of the Zoning Ordinance).
27. Please revise the plant palette on the landscape plan to identify which plants are not on the Plant list for the Arizona Department of Water Resources Phoenix Active Management Area (ADWR-PHX) (Sections 1.204. and 1.303. of the Zoning Ordinance, and PPRDA). Any plant that is not on the ADWR-PHX, is considered water intensive landscape.
28. Please provide the water intensive landscape calculations on the landscape plan to comply with Section 49-246 (b) of the SRC. In addition, please indicate on the landscape plan the total area of water intensive landscaping proposed (Sections 1.204. and 1.303. of the Zoning Ordinance, and PPRDA). Please revise the total area of water intensive landscaping so that it does not exceed the area allowed in accordance with the SRC.
29. Please revise the landscape plan so that it shows the existing plants in the rights-of-way on East Indian School Road, North Marshall Way, and East 1st Avenue that are to remain (Sections 1.204. and 1.303. of the Zoning Ordinance, and PPRDA).
30. Please revise the landscape plan to show and label the location of any tree to be removed (10.402.A.5. of the Zoning Ordinance).
31. Within the 'Pocket Park' shown at the intersection of North Marshall Way and East 1st Avenue, there are five trees that appear to be located at a 20-foot-on-center spacing. Based on the

mature size, low branch structure, and root flare of these trees, there are too many trees proposed for the 'Pocket Park'. Please revise the landscape plan so that the landscape design for the 'Pocket Park' will be a more sustainable proposal (Sections 10.100 and 10.700. of the Zoning Ordinance). In addition, the proposed density of tree would obstruct the sight distance triangles at this intersection.

32. On the landscape plan there is a symbol that is a black, six-leaf shape; however this symbol is not included on the landscape legend. Please provide information and clarification accordingly (Sections 1.204. and 1.303. of the Zoning Ordinance, and PPRDA).
33. Please revise the site plan, building and floor plans of the work-live units to include private outdoor living space for each unit (Sections 5.3006.G.1. and 6.1205.C.5. of the Zoning Ordinance). Each private outdoor living space shall be at least six (6) feet deep and sixty (60) square feet in area (Sections 5.3006.G.2. and 6.1205.C.5. of the Zoning Ordinance).

Circulation:

34. Please dedicate an additional three (3) feet of north alley right-of-way for total ten (10) foot wide north alley right-of-way width abutting the south property lines (Section 47-10 of the Scottsdale Revised City Code (SRC) and Section 5-3.1100.F. of the Design Standards and Policies Manual (DSPM)). Please revise the site plan to show, dimension and label the existing and right-of-way dedication accordingly.
35. Please dedicate an additional three (3) feet of south alley right-of-way for total ten (10) foot wide south alley right-of-way width abutting the north property lines (Section 47-10 of the Scottsdale Revised City Code (SRC) and Section 5-3.1100.F. of the Design Standards and Policies Manual (DSPM)). Please revise the site plan to show, dimension and label the existing and right-of-way dedication accordingly.
36. Please revise the site plan to include the sight distance triangles at the East 1st Avenue site driveway, and alley intersection at North Marshall Way, in accordance with Section 5-3.119D and Fig. 5.3-26 of the DSPM and Section 7.104 of the Zoning Ordinance. Please dedicate a sight distance easement over any areas of the triangle that falls on the property (Section 5-3.119D of the DSPM). The maximum height of any improvements and maximum height growth potential of any plants in a sight distance triangle shall not exceed eighteen (18) inches, and tree canopy above seven (7) feet.
37. Please revise the site plan and landscape plan to include the sight distance triangles at the driveway entrance to East 1st Avenue, alley intersection to North Marshall Way, and at the intersection of the East 1st Avenue and North Marshall Way for southbound traffic and eastbound traffic, in accordance with Section 5-3.119D and Fig. 5.3-26 of the DSPM and Section 7.104 of the Zoning Ordinance. Please dedicate a sight distance easement over any areas of the triangle that falls on the property (Section 5-3.119D of the DSPM). The maximum height of any improvements and maximum height growth potential of any plants in a sight distance triangle shall not exceed eighteen (18) inches, and tree canopy above seven (7) feet. Based figure 5.3-26 of the DSPM, the proposed improvements on this corner may need to be modified to accommodate the sight distance triangles requirements.
38. Please revise the site plan and landscape plan to include the traffic safety triangle on the northwest corner of the of the East 1st Avenue and North Marshall, in accordance with Section 5-3.119.D and Fig. 5.3-27 of the DSPM and Section 7.104 of the Zoning Ordinance. Please dedicate a sight distance easement over any areas of the triangle that falls on the property (Section 5-3.119.D of the DSPM). The maximum height of any improvements and maximum height growth potential of any plants in a sight distance triangle shall not exceed eighteen (18)

inches, and tree canopy above seven (7) feet. Based on figure 5.3-27 of the DSPM, the proposed improvements on this corner may need to be modified to accommodate the traffic safety triangle requirements.

39. Please revise the landscape plan to include the traffic safety triangle on the northwest corner of the of the East Indian School Road and North Marshall, in accordance with Section 5-3.119.D and Fig. 5.3-27 of the DSPM and Section 7.104 of the Zoning Ordinance. Please dedicate a sight distance easement over any areas of the triangle that falls on the property (Section 5-3.119.D of the DSPM). The maximum height of any improvements and maximum height growth potential of any plants in a sight distance triangle shall not exceed eighteen (18) inches, and tree canopy above seven (7) feet. Based figure 5.3-27 of the DSPM, the proposed improvements on this corner may need to be modified to accommodate the traffic safety triangle requirements.
40. Please remove the existing western most driveway access to East 1st Avenue, and construct a new driveway access in accordance with COS MAG DETAIL 2256 CL-1 driveway, without the driveway inlet taper (Section 47-10 and 47-21 of the Scottsdale Revised City Code (SRC) and the Sections 5-3.200 and 5-3.205 of the DSPM). As part of these improvements, and to accommodate the driveway, apron, and sidewalk, please relocate the existing street light adjacent to the proposed driveway to be on the back side of the adjacent sidewalk, and outside of the driveway apron. A Please revise the site plan to show and label the detail number for these improvements accordingly. Please be advised that all new and relocated aerial utilities and service lines shall be placed underground (Section 47-80 of the SRC).
41. Please remove the eastern most existing driveway access to East 1st Avenue, and constructed curb, gutter, and sidewalk (Sections 47-10 of the SRC). Please label the site plan accordingly.
42. Please remove the existing sidewalk adjacent to East 1st Avenue, and west of the northwest corner of North Marshall Way and East 1st Avenue, and constructed a new 6-foot-wide sidewalk adjacent to the property (Sections 47-10 of the SRC and Figure 5.3-21 of the DSPM). Please revise the site plan to show and label these improvements accordingly.
43. As part of the proposed improvements on the southwest corner of North Marshall Way and East Indian School Road, please remove the existing curb ramps and construct new curb ramps in accordance with the COS MAG DETAILS, detail 2232. Please revise the site plan to show and label the detail number for these improvements accordingly.
44. The proposed sidewalk adjacent to East Indian School Road shall be revised to have a minimum width of ten (10) feet, and shall be constructed of gray concrete. Please revise the site plan and hardscape plan accordingly.
45. Please revise the hardscape plan to include the colors and material finishes of the proposed 'Sunburst' pattern in the sidewalk at the southwest corner of North Marshall Way and East Indian School Road. Also, please revise the site plan to include note to refer to the hardscape plan for material colors and finishes (Sections 1.201, and 1.303 of the Zoning Ordinance and the PRRDA).
46. Please revise fixture F indicated on the electrical plans and photometric plans to comply with the IES requirements for full cutoff (Table 7.602.A.2 of the Zoning Ordinance).

Fire:

47. Please revise the site plan to include the existing and proposed fire hydrant and demonstrate that the spacing is in compliance with the International Fire Code (IFC) 2015 (Fire Ord. 4283,

Section 507.5.1.2 of the IFC 2015). Also, please refer to the marked up site plan included as Attachment A

48. Please revise the site plan to include fire department connections, and demonstrate compliance with the International Fire Code (IFC) 2015 (Fire Ord. 4283, Section 912 of the IFC 2015).

Drainage:

49. Please submit two (2) copies of the revised Drainage Report with the grading and drainage plans and the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment D. In addition to the redline comments included as Attachment B, please address that following:
 - A. The development plan for this application is proposing phasing. The south parcel is phase one phase and the two north parcel is phase two. Please revise the Drainage Report and related grading and drainage plans to reflect the proposed phasing. All alley infrastructure improvements are to be completed with the first phase of construction.
 - B. In general, the Grading and Drainage report/memorandum and related information submitted to support the Development Review applications should be at minimum ninety (90) percent design and analysis level to allow an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff. A number of our comments contained below and within the report relate to meeting this requirement and our ability to understand and evaluate the proposed stormwater management system. Please review Chapter 37 of the Scottsdale Revised City Code, and Chapter 4 of the DSPM, and submit Grading and Drainage report and related plan in conformance with the DSPM.
 - C. Please revise the Grading and Drainage report to include a hydrologic analysis of site that includes the pre and post development flows.
 - D. Please revise the Grading and Drainage report to address the first flush analysis and depict associated retention volume on the grading and drainage plan. The Grading and Drainage statement submitted with the first review did not contain first flush analysis or discussion.
 - E. Review and evaluate the Lower Indian Bend Wash Area Drainage Master Study/Plan (LIBW ADMS/P) FLO-2D results and any potential impacts to subject site.

Water and Waste Water:

50. Please submit four (4) copies of the revised Water and Waste Water Basis of Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. In addition to the redline comments, please address the following comments:
 - F. The development plan for this application is proposing phasing. The south parcel is phase one and the north parcel is phase two. Please revise the Water and Waste Water Basis of Design Report(s) to reflect the proposed phasing. All alley infrastructure improvements are to be completed with the first phase of construction.
 - G. In accordance with Sections 6-1.205 and 7-1.403 of the DSPM, please provide demand calculations on a square foot and/or per room basis. All calculated water demands shall be provided in accordance with the International Plumbing Code 2015 (IPC 2015), Appendix B, on a fixture basis and add any continuous uses, landscaping, and large intermittent uses. In addition, please provide the flow for all metered connections and calculations. This instantaneous design flow will be in part used in hydraulic modeling.

- H. In accordance with Section 6-1.501 of the DSPM, please revise the Water Basis of Design Reports to include the design fire flow for modeling.
- I. In accordance with Section DSPM 6-1.205 of the DSPM, please revise the Water Basis of Design Reports to include the following model scenarios:
1. Apply design flows pursuant to IPC 2015 through onsite metered connections (including landscape). Maintain 50psi at highest finished floor of building. Apply max day flows to other offsite metered connections of the model.
 2. Apply fire flow to worst-case hydrant in the model. Apply the highest IPC 2015 design flows to domestic metered connections. Apply the maximum day flows to other domestic nodes. Maintain 30 pounds per square foot (psi) at the tee to hydrant, and 20 psi domestic pressure at highest finished floor level of any onsite structure.
- J. In accordance with Sections 6-1.405 of the DSPM, perform two (2) separate hydrant flow tests at consecutive, but not overlapping, times or consecutive days. Both tests should occur during the morning high demand period of 6-am to 8am. The tests shall be on two disparately connected sections of the water distribution system located in close proximity in the area which the applicant is proposing to interconnect. City water line maps indicate that the four (4) inch line distribution grid and the twelve (12) inch line distribution grid are on the same pressure zone but hydraulically separated within this area with a connection between them some distance upstream. The Water Resources department requires verification of the hydraulic conditions (via the hydrant flow tests) of each of these local distribution grids before authorizing their proposed connection as proposed.

One test shall be on the four (4) inch line in the alley between the North Goldwater Boulevard and North Marshall Way. The second test shall be on the twelve (12) inch line between North Goldwater Boulevard and North Marshall Way.

To test the four (4) inch line, the hydrant on the northeast corner of East 1st Avenue and North Marshall Way is to be used as the flow hydrant, and the hydrant on the west side of North Goldwater Boulevard, just north of the northwest corner of East 1st Avenue and North Goldwater Boulevard, is to be used as the residual pressure hydrant.

To test the twelve (12) inch line, use the hydrant on the south side of East 1st Avenue, between North Goldwater Boulevard and North Marshall Way as the flow hydrant. A residual pressure hydrant does not exist in the area to test the twelve (12) inch line. Therefore, a local business or home's service supply line, located east of the flow hydrant on E 1st Ave, will need to be isolated i.e. shut the building isolation valve downstream of the buildings' hose bib and measure the residual pressure at the property's hose-bib during the hydrant flow test; or, alternatively locate and utilize another equivalent pressure tap to measure the residual pressure on the 12" line during the flow test.

Please contact the One Stop Shop to coordinate these hydrant flow tests. The tests must be authorized and coordinated/witnessed by the COS testing staff and performed by a company experienced and certified to perform such tests. Refer to the City's test coordination page here:

<https://eservices.scottsdaleaz.gov/bldgresources/HydrantFlowTestPermit>. The general hydrant flow PDF test form and requirements can be found under Permit Application here: <http://www.scottsdaleaz.gov/building-resources/one-stop-shop>. Note that hydrant flow testing companies typically have equivalent forms and provide additional information. Also note that special coordination will be required for measuring residual pressure during the 12-inch line flow test as described. This may be as simple as direct coordination with the

subject property's business or home owner. This should be discussed with the City's hydrant testing coordinator/area inspector via the One Stop Shop. The previous link/page has their contact information.

- K. The existing waterline in the alleyway between North Goldwater Boulevard and North Marshall Way is a four (4) inch line. In accordance with Section 6-1.400 of the DSPM and Section 49-219 of the Scottsdale Revised City Code (SRC), the minimum service water line size for a development is six (6) inches. Therefore, the existing four (4) inch line in alley will need to be replaced with a six (6) inch line along the entire alley frontage. Since this line is on the outside edge of the water system grid for the area, the installation of an oversized eight (8) inch line may be required or preferred by the City. If the line is oversized to an eight (8) inch line, the owner may qualify for a payback and oversizing agreement in accordance with Section 49-219 of the SRC.
- L. In accordance with Section 7-1.407 of the DSPM, maintain appropriate separations for water and sewer line. Please revise the utility plans that are included in the Water and Waste Water Basis of Design Report(s) to include the line locations and dimension all separations. Please be advised that all new water line that crossing over existing wastewater line will need to conform with the Maricopa Association of Governments Uniform Standard Specifications and Details for Public Works Construction (MAG DETAILS) and City of Scottsdale (COS) Supplements to MAG Specifications and Details (COS MAG DETAILS).
- M. In accordance with Section 6-1.419 of the DSPM, please be advised that the location of the new water line in the alley shall be separated from any property line a minimum of six (6) feet to fourteen (14) feet, within 20 foot wide alley. If the necessary clearance and width cannot be provided, a public utility easement will need to be dedicated to the City on the property in sufficient width to maintain the minimum clear access.
 - (1) The preliminary utility plan indicates the sewer line north of new water line in alley. City map system indicate that the water line to north of sewer line. Verify and correct as necessary.

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:

- 51. Please revise the site plan to include concrete pads across the width of the alley adjacent to the refuse enclosures. The concrete pad across the alley shall be provided in accordance with the COS MAG DETAILS, detail 2146-2, for the entire width of the enclosures.
- 52. Perimeter and site walls shall be constructed with six (6) or eight (8) inch wide concrete masonry blocks, eight (8) inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Please refer to Section 2-1.401.5 of the DSPM. Please revise the site plan to include notes and details more specific information pertain the site wall and fences that are called on the plan (Sections 1.201, and 1.303 of the Zoning Ordinance and the PRRDA).

53. Please contact Arizona Public Service (APS) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please refer to Attachment B, APS Construction Energy Answers, and contact Mr. Michael Worley, APS Customer Project Manager (602-493-4144). Please refer to the City of Scottsdale Commercial Design Guidelines, Site Design Section.

Building Elevation Design:

54. Please revise the proposed materials and color scheme with primary material textures and colors (muted desert tones) found in the surrounding desert context (Section C3 Color and Texture of the DUDAG and the Scottsdale Sensitive Design Principle 9). In accordance with the referenced principles and guidelines, the design of the built environment should respond to the desert environment through the use of textures and natural materials that provide visual interest and richness through the use of a simplified palette of materials and colors. In addition, material and colors should be muted desert tones. Muted desert tones are generally tints, tones, and shades of reds, oranges, yellows, greens, blues, browns, and purples that have a soft placid saturation that consist of a subdued intensity. In general, these colors typically have a Value of 7 or less, a Chroma between 3 and 14, and a light reflective value (LRV) of less than seventy (70) percent. Colors that are more intense and saturated may be used as accents, and minimized in the overall composition of the building.
55. Please provide section drawings of the proposed exterior window 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 (Scottsdale Sensitive Design Principle (SSDP) 9, and City of Scottsdale Commercial Design Guidelines (SCDG) Climatic Response 15). Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
56. Please 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 (SSDP 9, and SCDG Climatic Response 15).
57. 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 (SSDP 9, and SCDG Climatic Response 15).

Landscape Design:

58. Please revise the landscape plan so that it utilizes plants adjacent to North Marshall Way that are on the plant list for North Marshall Way (DSPM Appendix 8-1A Recommended Plants for Downtown, Marshall Way).
59. Landscape pots are noted on the landscape plan. If landscape pots are utilized, they should have a minimum of thirty-six (36) inches in diameter, and a sufficient depth to support the root system of the plants located in the pots (SSDP 11).
60. Please revise the landscape plan so that Agave parryi Mescal Agave, Agave weberi Weber Agave, Echinopsis pachanoi San Pedro Cactus, Echinopsis spp. Mixed Easter Lily Cactus, Fouquieria splendens Ocotillo, Olneya Tesota Ironwood, Opuntia gomei Old Mexico Prickly Pear, Prosopis velutina (juliflora) Velvet Mesquite, Yucca baccata Banana Yucca, and Yucca rostrata Beaked Yucca, will be installed a distance of at least four feet between the edge of the

walkway and pedestrian areas to the edge of the mature plant, due to the thorny spines on these plants (Section 2-1.1001.13 of the DSPM).

Circulation:

61. Please dedicate a non-motorized public access easement over any public sidewalk that extends outside of the right-of-way at the southwest corner of North Marshall Way and East Indian School Road Street and adjacent to East 1st Street, include the sidewalk bypass around the driveway and alley ramps (Section 5-8.300 of the DSPM). Please revise the site plan to show and label the easement locations.
62. The proposed sidewalk adjacent to East Indian School Road shall be revised to have a width of a minimum of 10 feet, and shall be constructed of gray concrete, not colored concrete. (Section 47-10 of the SRC and Section 5.3-102. Please revise the Site Plan and Hardscape Plan accordingly.

Other:

63. Please provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder (Section 2-1.401.3 of the DSPM).
64. Near the southwest corner of the 'North Building' there is a proposal to install a pole with nine light fixtures on it. Please revise this proposal so that a single light fixture will be provided to illuminate this area of the site and building (SSDP 13).

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Lighting:

65. Consider incorporating daytime transitional lighting at the entrances and exits from the parking garage on the phase one south parcel in accordance with the IES recommend standards.

Building Elevation Design:

66. In order to improve readability of the building elevations, please consider adding 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 (Section 1.303. of the Zoning Ordinance).
67. Please consider raising the parapet of the commercial building on the phase one south parcel to screen the roof top mechanical equipment. The proposed roof top equipment and possible future equipment gives to building the appearance that it is an afterthought and a disproportional to the rest of the building.

Historic Preservation:

68. Please be advised that the proposed development of the property is adjacent to property that is listed on the Scottsdale Historic Register. The Adobe Apartments, at 7037-7041 East 1st Avenue, are constructed of adobe bricks and these are susceptible to damage due to ground vibrations that may be caused by new construction. Construction methods, techniques, and equipment that are selected for the proposed development should be utilized so that ground vibrations will be minimized throughout the duration of the new construction.

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:

Site:

69. Prior to or concurrent with the construction document submittal for the development, the property owner shall submit and obtain approval of a final plat to replat the property as one lot north of the alley, and one lot south of the alley (Chapter 48 of the SRC). The final plat shall be recorded prior to the issuance of building permits. Please be advised of the following:
 - A. The owner shall execute an agreement with the city to construct the public improvements, and provide the city a cash deposit, letter of credit, or bond for constructing the public improvements (Section 47-23 of the SRC). The assurance shall be in place prior to the recordation of the/each subdivision plat.
 - B. The owner shall construct, at its expense, the public improvements required by the city for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in Section 48-4 (Sections 47-23 and Sec. 48-101 of the SRC).
70. Please revise the site plan to include the existing on-street parking along north side of East 1st Avenue, the new on street parking to be provided in the location of driveway to be removed, and any additional modifications that may be necessary to accommodate the proposed development.

Landscaping:

71. On the 'Conceptual Landscape Plan', under the heading 'Specialty Accents', there is a note 'Specimen pants to be selected in field by LA'. Please clarify this note.

Circulation:

72. With the construction document submittal, the owner shall submit civil improvement plans that include removing the existing alley asphalt and constructing new alley asphalt improvement for the entire width and length of the alley abutting the property (Sections 47-10 of the SRC).
73. With the construction document submittal, the owner shall submit civil improvement plans to mill, pave, and restripe the entire north half of East 1st Avenue adjacent to the property (Sections 47-51 of the SRC).

Other:

74. Please be advised that owner shall enter into a Permission for Private Improvements In Right-of-Way agreement for the proposed hardscape and structures that are in the right-of-way (Section 47-80 of the SRC).
75. With the construction document submittal, please provide plans and details that minimize erosion or staining of nearby building walls and directs water away from the building foundations from rooftop drainage (Section 2-1.401.4. of the DSPM).
76. Please be advised of the following regarding electric and communications facilities undergrounding (Section 47-80 of the SRC):

- A. All electric and communication lines installed in the right-of-way for property developed after June 26, 1979 shall be installed underground, except electric lines equal to or greater than 12.5 kVA capacity.
 - B. If four or more existing sequential electric or communications poles in the right-of-way are to be moved or replaced for development, then the developer shall pay the cost to install the lines attached to those poles underground, except electric lines equal to or greater than 12.5 KVA capacity.
 - C. If an electric or communications service provider proposed to move or replace four or more existing sequential electric or communications poles in the right-of-way, then the service provider shall pay the cost to install the lines attached to those poles underground, except electric lines equal to or greater than 12.5 kVA capacity.
 - D. All related facilities shall be placed underground to the greatest extent practicable.
77. Please be advised that with the construction document submittal requirements, the owner shall provide plans that demonstrate that a NFPA 13 compliant fire sprinkler system is provided.
78. Please be advised that any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
79. Please refer to Attachment C for coordination to obtaining electric.

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.

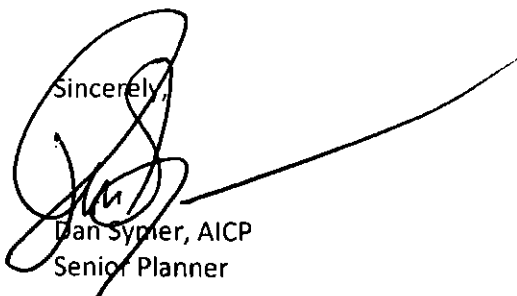
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for twenty-five (25) Staff Review Days since the application was determined to be administratively complete.

These **1st 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 480-312-4218 or at dsymer@ScottsdaleAZ.gov.

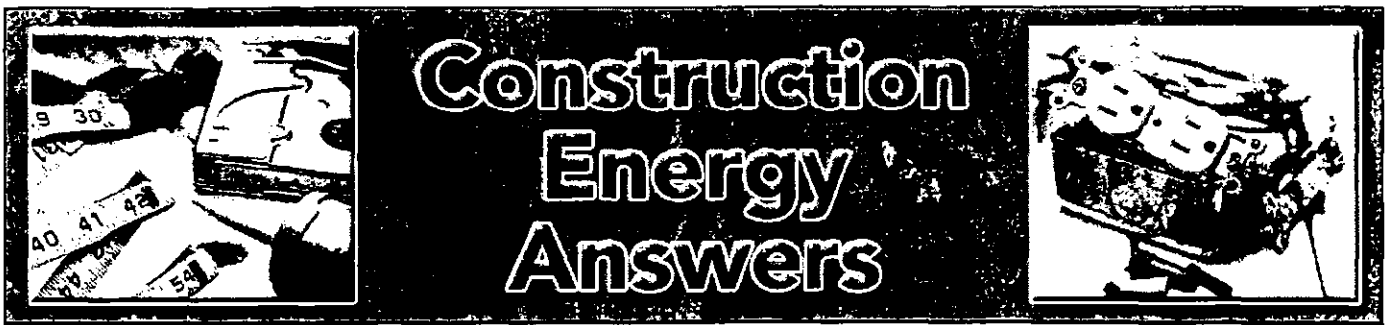
Sincerely,



Dan Symer, AICP
Senior Planner

cc: Benjamin Funke
7414 East Camelback Road, Suite 10
Scottsdale, Arizona 85251

Martha West
City of Scottsdale
7447 East Indian School Road, Suite 205
Scottsdale, Arizona 85251



How to Obtain Electric Service for Your New Business

Our goal at APS is to make the installation of electric lines and equipment to serve your new business facility as easy as possible. In order to help us meet your needs, within your required time frame, we recommend you involve an APS representative as early in the design phase of your project as possible.

We hope you'll find the following information helpful, and we look forward to serving you.

Summary of Construction Process

You (or your developer) contact an APS representative and meet to review the scope of your project and any other pertinent requirements.

During the meeting, we'll discuss:

- A review of your building site plan
- Power requirements (voltage/electrical loads largest motors/plans for the future)
- Potential routes for overhead and underground power lines
- Proposed locations for APS ground mounted equipment and their associated working space requirements
- Location(s) of your service entrance equipment (To avoid excess service line charges, 277/480V service entrance sections (SES) need to be within 40' of the APS transformer and 120/208V SES need to be within 20' of the APS transformer.)
- Trench and conduit installation requirements, if any
- Temporary construction power requirements, if any
- Right-of-way, easement and permit requirements
- Specific field problems (access for heavy equipment)
- Time table for subsequent events
- Any applicable city, county, state and federal requirements
- APS and municipality inspections and clearances

Typical Sequence of Events You Can Expect in Getting Service to Your Facility

- APS prepares designs and cost estimates for installation of APS' facilities
- APS reviews project's costs to determine economic feasibility
- APS prepares necessary agreements and easements for APS facilities
- Agreements and/or easements are signed and any necessary payments are made
- APS schedules construction of electric facilities

ATTACHMENT C

- If underground facilities are being installed, a mutually agreeable trench opening date is established
- APS inspects customer-provided trench, conduit and related customer electrical equipment (A minimum of 24 hour's notice is needed prior to all APS inspections.)
- The trench must also be completely backfilled, compacted and pass APS final inspection prior to installation of APS facilities.
- All city, county and state final clearances must be received by APS at least one working day prior to meter installation.

Once the Process Begins, We Each Have Responsibilities

Design Stage

- You are expected to provide sufficient notice of intent to build. (Large projects and projects requiring three-phase power tend to require longer lead times.)
- You need to incorporate space requirements for APS' electrical padmount equipment into your project design plans.
- You are to provide preliminary scheduling information during the planning stage, i.e. trenching dates, in service dates.
- APS engineering design can begin when adequate drawings are provided by you (AutoCAD disk, if possible). The drawings you or your contractors supply need to include all of the following:
 1. Electrical load calculations
 2. An electrical plan showing the location of the SES for your facility
 3. Electrical service entrance section drawings with official street address on copies (must be sent to the APS Electrical Meter Shop prior to the beginning of construction) – If a meter room is proposed, a detailed dimensional drawing needs to be submitted and approved by APS prior to the start of your construction.
 4. Water, sewer, telephone, cable television and any other sub-grade obstruction
 5. Curb, gutter, drainage, grading and paving plans
 6. Landscaping (including retention basins) and sprinkler plans
 7. A copy of the deed for the property requiring electric service
 8. All control/survey drawings

Preconstruction Stage

- APS develops engineering design of APS electrical system up to your SES
- You obtain all necessary permits from the appropriate inspection authority
- APS prepares agreements and easements for you to sign (Depending on the scope of your project, you may need to pay refundable and/or non-refundable charges.)
- You sign the necessary agreements
- APS reviews service entrance section drawings for approval
- APS specifies the trench and equipment locations
- You provide property corners and grade stakes (Blue Tops) at all proposed equipment locations
- APS surveys and stakes the trench and equipment locations

Construction Begins

- If underground facilities are being installed, you must complete all trenching and conduit installations per APS' design.
- You provide trench, conduit, three phase transformer pads and install any APS supplied materials
- APS provides single phase transformer pads, vaults, pullboxes, J-boxes and manholes, etc.
- An APS representative will inspect and approve the trench and conduit installation to ensure compliance with APS design requirements.
- You make any necessary corrections and an APS representative will perform a final inspection.
- Your APS representative will schedule crew(s) for facility construction to begin after trench and pad inspections are approved and the electric service entrance section (SES) is installed.

Meter Panel/SES Location/Specifications

The following is a brief summary of your meter panel requirements. Detailed information is available from your local APS representative.

- APS reserves the right to determine the preferred location of the SES at your facility.
- All installations of service entrance sections (SES) shall comply with the standards contained within the Electric Service Requirements Manual (E.S.R.M.) available on our Web site. Visit "Construction Corner" on aps.com.
- Generally, all self-contained (200A SES and below) installations require safety test blocks.
- A minimum of three feet working clearance must be allowed in front of the SES.
- Prior to the beginning of construction, all meter room installations must be approved by an APS representative.
- The SES shall be accessible at all times for construction and continued maintenance of the service line. This often requires the use of large construction vehicles.
- The meter shall be accessible for meter reading, resetting, testing and maintenance without requiring passage through restricted private areas, gates or fences.

How to Acquire a Billing Account and Meter Installation

1. Call the APS Business Line two weeks prior to your desired meter installation date to establish a billing account – 602-371-6767 in metro Phoenix and 800-253-9407 outside metro Phoenix.
2. Call your APS Customer Project Manager to schedule meter panel inspection. (Call at least 48 hours in advance.)
3. APS inspects meter panel to see if it meets APS specifications. If specifications are met, APS approves the panel.
4. You obtain city or county electrical clearance.
5. When city and/or county electrical clearance is received by APS, the installation of your meter will be scheduled.

APS is your partner during this process. Please feel free to contact your APS representative at any time. Call 602-371-6867 in metro Phoenix, 800-253-9407 outside metro Phoenix, or visit the "Construction Corner" on aps.com.

ATTACHMENT D
Resubmittal Checklist

Case Number: **27-DR-2017**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- ☒ One copy: Revised CD of submittal (DWG or DWF format only)
- ☒ One original: Signed Prop. 207 Waiver Request
- ☒ One original: Letter of Authorization-actual owner of record
- ☒ One copy: Revised Narrative for Project
- ☒ One copy: Commitment for Title Insurance
- ☒ One copy: Results of Alta Survey
- ☒ Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)
- ☒ Two copies of the Revised Trip Generation Comparison
- ☒ Two copies of the Revised Parking Study / Analysis
- ☒ One copy: Revised Security, Maintenance & Operations Plan

☒ Context Aerial with the proposed Site Plan superimposed

| | | | | | | |
|-------|---|-----------|---|-----------|---|------------|
| Color | 1 | 24" x 36" | 1 | 11" x 17" | 1 | 8 ½" x 11" |
|-------|---|-----------|---|-----------|---|------------|

☒ Site Plan:

| | | | | | |
|----|-----------|---|-----------|---|------------|
| 10 | 24" x 36" | 1 | 11" x 17" | 1 | 8 ½" x 11" |
|----|-----------|---|-----------|---|------------|

☒ Hardscape Plan:

| | | | | | |
|---|-----------|---|-----------|---|------------|
| 1 | 24" x 36" | 1 | 11" x 17" | 1 | 8 ½" x 11" |
|---|-----------|---|-----------|---|------------|

☒ Elevations:

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

☒ Elevation Worksheet(s):

| | | | | | |
|---|-----------|---|-----------|---|------------|
| 1 | 24" x 36" | 1 | 11" x 17" | 1 | 8 ½" x 11" |
|---|-----------|---|-----------|---|------------|

☒ Perspective(s):

| | | | | | | |
|-------|---|-----------|---|-----------|---|------------|
| Color | 1 | 24" x 36" | 1 | 11" x 17" | 1 | 8 ½" x 11" |
|-------|---|-----------|---|-----------|---|------------|

☒ Landscape Plan:

| | | | | | | |
|-------|----------------------|-----------|----------------------|-----------|----------------------|------------|
| Color | <u> </u> | 24" x 36" | <u> </u> | 11" x 17" | <u> </u> | 8 ½" x 11" |
| B/W | <u> 1 </u> | 24" x 36" | <u> 1 </u> | 11" x 17" | <u> 1 </u> | 8 ½" x 11" |

☒ Lighting Site Plan(s):

| | | | | | |
|----------------------|-----------|----------------------|-----------|----------------------|------------|
| <u> 1 </u> | 24" x 36" | <u> 1 </u> | 11" x 17" | <u> 1 </u> | 8 ½" x 11" |
|----------------------|-----------|----------------------|-----------|----------------------|------------|

☒ Photometric Analysis Plan(s):

| | | | | | |
|----------------------|-----------|----------------------|-----------|----------------------|------------|
| <u> 1 </u> | 24" x 36" | <u> 1 </u> | 11" x 17" | <u> 1 </u> | 8 ½" x 11" |
|----------------------|-----------|----------------------|-----------|----------------------|------------|

☒ Manufacturer Cut Sheets of All Proposed Lighting:

| | | | | | |
|----------------------|-----------|----------------------|-----------|----------------------|------------|
| <u> 1 </u> | 24" x 36" | <u> 1 </u> | 11" x 17" | <u> 1 </u> | 8 ½" x 11" |
|----------------------|-----------|----------------------|-----------|----------------------|------------|

☒ Floor Plan(s):

| | | | | | |
|----------------------|-----------|----------------------|-----------|----------------------|------------|
| <u> 1 </u> | 24" x 36" | <u> 1 </u> | 11" x 17" | <u> 1 </u> | 8 ½" x 11" |
|----------------------|-----------|----------------------|-----------|----------------------|------------|

☒ Floor Plan worksheet(s):

| | | | | | |
|----------------------|-----------|----------------------|-----------|----------------------|------------|
| <u> 1 </u> | 24" x 36" | <u> 1 </u> | 11" x 17" | <u> 1 </u> | 8 ½" x 11" |
|----------------------|-----------|----------------------|-----------|----------------------|------------|

☒ Site Cross Sections:

| | | | | | |
|----------------------|-----------|---------------------------|-----------|---------------------------|------------|
| <u> 1 </u> | 24" x 36" | <u> </u> | 11" x 17" | <u> </u> | 8 ½" x 11" |
|----------------------|-----------|---------------------------|-----------|---------------------------|------------|

☒ Other Supplemental Materials:

1 copy of any other plan needed or modified to address the comments. 24"x36" paper size.

Technical Reports:

- ☒ 2 copies of Revised Drainage Report with grading and drainage
- ☒ 4 copies of Revised Water Design Report:
- ☒ 4 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date:

7-10-17

Contact Name:

Doug Hawkins

Firm Name:

Rob Paulus Arch. TEETS, LTD

Address:

990 E. 17th ST, STE 100

City, State, Zip:

Tucson, AZ

RE: Application Accepted for Review.

802 - PA - 2016

Dear Mr. Hawkins:

It has been determined that your Development Application for Funkle Mixed-Use has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name:

Don Symer

Title:

Sr. Planner

Phone Number:

(480) 312 - 4218

Email Address:

DSymer@ScottsdaleAZ.gov



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____
Contact Name: _____
Firm Name: _____
Address: _____
City, State, Zip: _____

RE: Minimal Submittal Comments

_____ - PA - _____

Dear _____:

It has been determined that your Development Application for _____
Does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

PLEASE CALL 480-312-7000 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.

These **Minimal Submittal 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).

Sincerely,

Name: _____
Title: _____
Phone Number: (480) 312 - _____
Email Address: _____@ScottsdaleAZ.gov