



# Development Review (Minor) Staff Approval

95-SA-2020

Clayton House Solar  
Electric

APPLICATION INFORMATION			
LOCATION:	3719 N 75th St	APPLICANT:	Robert Jacobson
PARCEL:	130-24-088	COMPANY:	Daniel Tarico
Q.S.:	16-45	ADDRESS:	840 N 43rd Ave Phoenix, AZ 85009
ZONING:	C-3 DO	PHONE:	(480) 662-2943
<u>Request:</u> For approval of new roof mounted solar panels on an existing commercial building.			

### STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations and site plan stamped approved by Current Planning Staff on 5/8/20.
2. Proposed solar panels shall be installed parallel to and have the same pitch as the existing roof.
3. Proposed solar panels shall be flush mounted and maximum 3" above the existing roof.
4. Any associated ground mounted equipment shall be screened by a site wall.

### CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) for digital plan review.


PERMIT APPLICATION:  **Completed Permit Application**  
 The permit application may be filled-out and submitted online at:  
<https://eservices.scottsdaleaz.gov/bldgresources/plans>

**Digital Plan submittals** can be made using the City's e-Services at  
<https://eservices.scottsdaleaz.gov/bldgresources/plans> and should include one PDF copy of each of the required plans/documents identified below.

ARCHITECTURAL:  Commercial Solar Architectural Plan with 1 additional copy of the site plan and elevation

#### Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature:  Date: 5/8/2020  
 Katie Posler, 480-312-2703

## **Project Narrative: Clayton House Solar**

3719 N. 75<sup>th</sup> Street, Scottsdale, Arizona

Application Number: 227-PA-220

This project will be limited to the mounting of solar panels on the existing standing seam metal roof. The solar electric system is intended to compliment the architecture of the glass and metal building. Panels will be flush mounted on the south faces of the M shaped roof, parallel to and about 3 inches above the existing roof. (It is necessary to mount the panels so they face south toward the sun and produce electricity.) Conduits and wiring will be hidden from sight to greatest practical extent.





**Clayton House**  
street view

Legend



30.3 ft

64.4 ft

82.6 ft

19.6 ft

19.6 ft

31.6 ft

83.0 ft

64.8 ft

164.4 ft

30.2 ft

30.2 ft

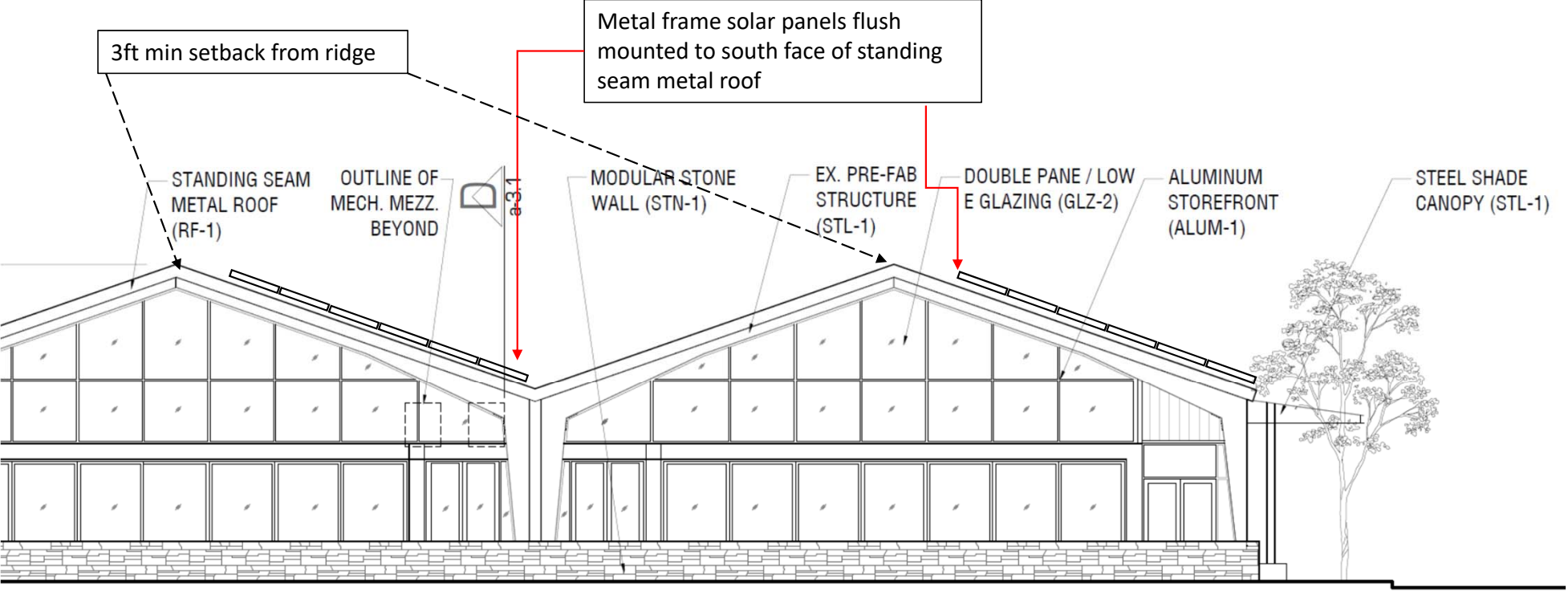
164.2 ft



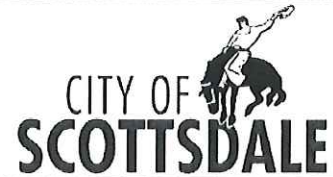
RENEWABLE ENERGY



West Elevation  
Clayton House Solar  
3719 N. 75<sup>th</sup> Street, Scottsdale, Arizona



**Development Review (Minor)**  
**(Administrative Staff Approval)**  
**Development Application Checklist**



Official Use: \_\_\_\_\_  
 City Staff Contact: Katie Posler Staff Signature: \_\_\_\_\_  
 Phone: 480 312 2703 Email: kposler@scottsdaleaz.gov

Project Name: Clayton Solar

Property's Address: 3719 N 75th A.P.N.: \_\_\_\_\_

Property's Zoning District Designation: C-3 DO

Application Request: Rooftop Solar Array

Owner: <u>Shed Scottsdale LLC</u>	Applicant: <u>Daniel Tarico</u>
Company: <u>Clayton Companies</u>	Company: <u>dan.tarico@empire-cat.com</u>
Address: <u>734 E. Main Street, Scottsdale, AZ</u>	Address: <u>840 N. 43rd Ave. Phoenix, Arizona</u>
Phone: <u>602-463-2120</u> Fax: _____	Phone: <u>480-662-2943</u> Fax: _____
E-mail: <u>robert@claytoncompanies.com</u>	E-mail: <u>dan.tarico@empire-cat.com</u>

**Submittal Requirements (paper or digital):**  
 Please submit materials requested below. All paper plans must be folded. All digital files must be uploaded in PDF format.  
 Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalMenu>

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee – \$ <u>95</u> (fee subject to change every July)   | <input type="checkbox"/> Landscape Plan ( <u>    </u> copy(ies) – indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations. |
| <input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below   | <input type="checkbox"/> Cross Sections – for all cuts and fills applications  |
| <input checked="" type="checkbox"/> Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Dedications   | <input type="checkbox"/> Conceptual Grading & Drainage Plan – show existing, proposed drainage flows, channels, retention, etc.  |
| <input checked="" type="checkbox"/> Request for Site Visits and/or Inspections form   | <input type="checkbox"/> Copy of Liquor License Application (for all bars or restaurants patio applications)   |
| <input checked="" type="checkbox"/> Narrative – describing nature of request  | <input type="checkbox"/> Airport Vicinity Development Checklist  |
| <input type="checkbox"/> Homeowners or Property Owners Association Approval   | <input type="checkbox"/> Floor Plan(s) – show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.   |
| <input checked="" type="checkbox"/> Color photographs of site – include area of request   | <input type="checkbox"/> Exterior Lighting – provide cut sheets, details and photometrics for any proposed lighting.   |
| <input checked="" type="checkbox"/> Site plan ( <u>1</u> copy(ies) indicate the extent and location of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks. | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Material Samples – color chips, awning fabric, glazing, etc.   |  |
| <input checked="" type="checkbox"/> Elevation Drawings or Color Photo simulations ( <u>1</u> copy(ies) – of additions, buildings, or other changes with materials and colors noted and keyed  |  |

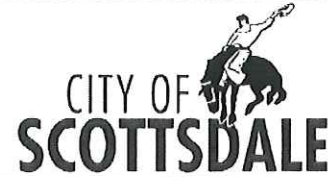
Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):

**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

**Development Review (Minor)**  
**(Administrative Staff Approval)**  
**Development Application Checklist**



Official Use: \_\_\_\_\_  
 City Staff Contact: Katie Posler Staff Signature: \_\_\_\_\_  
 Phone: 480 312 2703 Email: kposler@scottsdaleaz.gov

Project Name: Clayton Solar  
 Property's Address: 3719 N 75th A.P.N.: 130-2A-088  
 Property's Zoning District Designation: C-3 DO

Application Request:

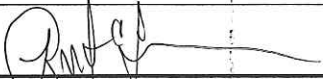
Owner: <u>SHED SCOTTSDALE, LLC</u>	Applicant:
Company: <u>CLAYTON COMPANIES</u>	Company:
Address: <u>7340 E. MAIN ST.</u>	Address:
Phone: <u>480-941-2260</u> Fax:	Phone: Fax:
E-mail: <u>ROBERT@CLAYTONCOMPANIES.COM</u>	E-mail:

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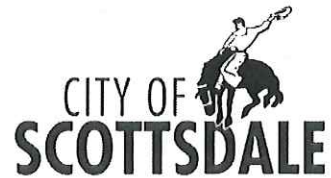
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- Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

 Owner Signature	_____ Agent/Applicant Signature
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# Appeals of Dedication, Exactions or Zoning Regulations



## Rights of Property Owner

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

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

## Appeal Procedure

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

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

For questions, you may contact:

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

Address your appeal to:

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

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

## Planning and Development Services

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

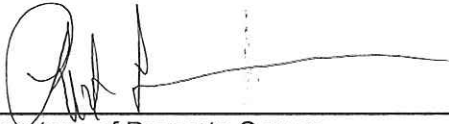
**Owner Certification  
Acknowledging Receipt  
Of  
Notice Of Right To Appeal  
Exactions And Dedications**

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

3719 N. 75<sup>th</sup> ST, SCOTTSDALE, AZ 85251

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

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



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

4/13/20  
Date



**Request for Site Visits and/or Inspections**  
**Development Application (Case Submittals)**



This request concerns all property identified in the development application.

Pre-application No: 227-PA-2020

Project Name: CLAYTON SOLAR

Project Address: 3719 N. 75<sup>th</sup> ST., SCOTTSDALE, AZ 85251

**STATEMENT OF AUTHORITY:**

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

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

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

Property owner/Property owner's agent: Robert Jacobson  
Print Name

[Handwritten Signature]  
Signature

<b>City Use Only:</b>	
Submittal Date: _____	Case number: _____
<b>Planning and Development Services</b> 7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov	