



Application

Narrative

Cash Transmittal

Development Standards

Bellissima Farms Lot 1
Preliminary Plat Application

Development Review Board
Project Narrative

Gable Family Builders

Project # 19117
Case # 359-PA-2019

June 25, 2019

Overview

Gable Family Builders; (hereinafter known as the “Developer”) is the developer of approximately 3.0 acres of land known as Lot 1 of Bellissima Farms (hereinafter known as the “Project Site”). The Project Site is located adjacent to the northwesterly intersection of Cactus Road and 98th Street; more specifically, at 9845 East Cactus Road, Scottsdale, AZ 85260. The Project Site, zoned Single-Family Residential District (R1-35), is Lot 1 of the two (2) lots within the Bellissima Farms Minor Land Division Plat, recorded at Book 1282, Page 12, Maricopa County Records (M.C.Rt).

Following the City of Scottsdale (COS) Ordinance Division 4 Bellissima Farms was divided into Lot 1 (Project Site) and Lot 2 (Lot south of the Project Site). The Project Site was developed as a Single Family Residential (SFR) development with the associated landscape improvements. The Project Site was accessed at Cactus Road and delimited along the north (Cactus Road) and west (98th Street) property lines with a set of masonry columns connected by wrought iron fence. Lot 2 of the Bellissima Farms had been previously developed as an equestrian development. Recently Lot 2, has been further subdivided (Using Division 3 of the COS Ordinance) into 6 additional lots (Bellissima Estates, Bk. 1371, Pg. 13, M.C.R.). Similarly, this submittal is for the Project Site to also subdivide (Using Division 3 of the COS Ordinance) but only into two lots (Lots 1A and Lot 1B).

Request

The Developer is requesting the Development Board Review (DRB) approval of the Preliminary Plat and Site Plan, which bisects Lot 1 of the Bellissima Farms into the proposed two (2) Single-Family Residential Lot subdivision (Lots 1 and Lot 2).

Context

There are 9 SFR lots adjacent to the Project Site or across Cactus Road and 98th Street. North and across Cactus Road there are three (Unsubdivided) lots. Adjacent to the east property line there are two (Cinco Soles) lots. West and across 98th Street there are three (C and W Ranch) lots. South is the Bellissima Estates new Lot 1. The mentioned 9 lots are Zone R-35 and have lot areas of 2.0 acres or less. Also, all the lots, but one (Parcel B of C and W Ranch), are fully developed with SFR units. The Bellissima Estates, south of the project site, with a total area of 5.79 acres, is expected to be developed in six (6) SFR lots with an average area of less than 1 acre.

Description of the Project.

The Project Site will be developed into two SFR units with the associated landscape and drainage improvements, to make Bellissima Farms more site efficient and in concert with their neighboring lots. The new Lot 1 will have a main SFR unit and a guest house unit with a square footage of about 10,300 and 1,300 respectively. Important to note that great efforts will be made to keep the existing large trees while providing about 698 cubic feet of flow storage retention at.

Architecture of the Project.

Existing residential in the neighbor are large custom-built homes. Each SFR is built with desert like characteristics and of great quality. Common styles around the project site are Mediterranean, Tuscan and Spanish. The new home designs at Bellissima Farms will be mindful of the surroundings and connect to the built and natural environment using similar home styles.

Open Space.

There is no open space requirement for these parcels. The site is not located within an Environmentally Sensitive Land and the indigenous trees or plants are not required to be address

in this report. However, the lot sizes and location of the proposed structures and associated improvements will provide significant open space and avoid the demo considerable large trees as much as possible.

Access.

The existing access at Cactus Road is proposed to be removed and replaced with two access for the north lot and at least (in the future) one access for the south lot. In addition, with a trail system along the 98th Street Right of Way, there will be a pedestrian connection from the Project site to the development on the south (Bellissima Estates 6-lot). The trail system will continue along the northerly property line within the Cactus Road Right of Way to connect east to the existing subdivision (Cinco Soles).

Utility

There is a water line (6-inch ACP) and a sewer line (8-inch VCC) along 98th Street that will serve the two new lots of the Project Site. The existing water meter serving the existing Lot 1 will remain to serve the new Lot 1. On the other hand, a new private sewer connection will be provided for this Lot 1. For Lot 2, there will be a new water connection meter and a new private sewer line using the existing utility lines at 98th Street.

Drainage.

Most of the existing drainage pattern will remain unchanged. However, the City of Scottsdale has requested to store the pre-project vs post project 100-year volumetric flow. As a result, two retention basins (One at each lot) will be provided together with the associated drainage easement. Important to note is that the Project Site is not located in an area of environmentally sensitive lands; therefore, it is not required to address indigenous trees or plants.

Public Participation

Letters Mailed to all property owners, HOA's and interested parties within 750 feet of property on June 12th. One letter was sent.

Map enclosed that indicates all properties outlined in red of every property.

Original copy of the letter and the contents is included as well as comments received.

06/09/2019

Early Notification of Project Under Consideration

Dear Property Owner, Homeowners Association, or Interest Party:

The purpose of this letter is to inform you that Stephen and Veronica Anderson filed a Pre-Application (359-PA-2019) with the City of Scottsdale seeking to split the land located on the Northeast corner of 98th street and Cactus Road (9845 E. Cactus Rd Scottsdale, AZ 85260) as shown on the enclosed aerial map. The proposal consists of dividing the 3-acre parcel into 2 lots for residential development with entry and exit off 98th street. One lot consisting of 2 acres on the north end of the property that will be retained by the Anderson's for development of their primary residence. The Southern lot consisting of 1 acre will be sold to a third party for residential development. The zoning of both lots will remain R1-35. Enclosed you will find the conceptual site plan as well as elevations.

The City Planner assigned to this case is Bryan Cluff; he can be reached at (480) 312-2258 or bcluff@scottsdaleaz.gov. If you have any questions, please contact me at (602) 790-2012 or standerson706@gmail.com.

Sincerely,

Stephen Anderson



Map

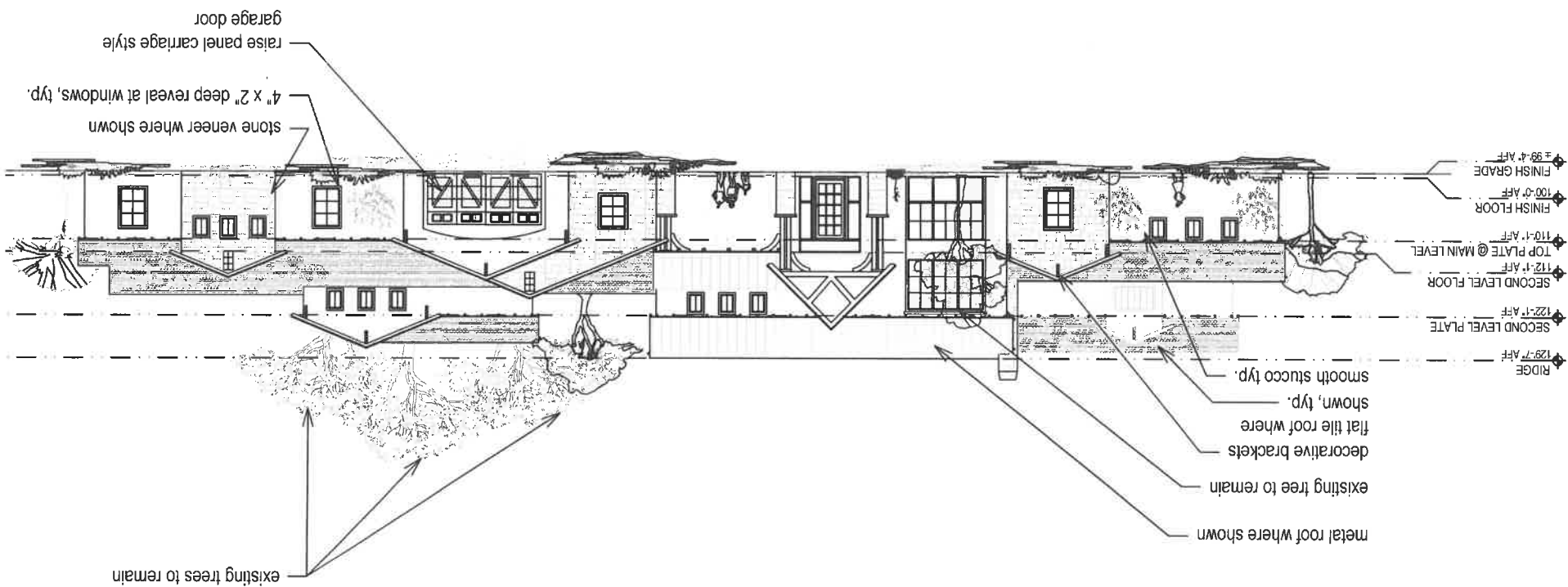


- planning
- residential design
- drafting



studio M³

west (front) proposed exterior elevations



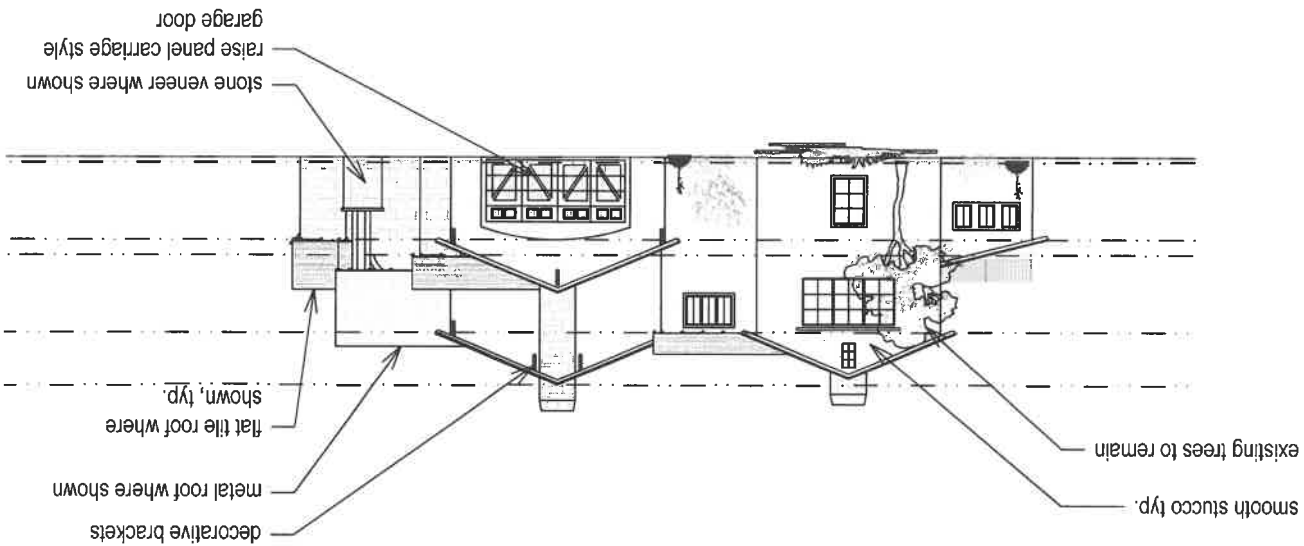
- planning
- residential design
- drafting



studio M³



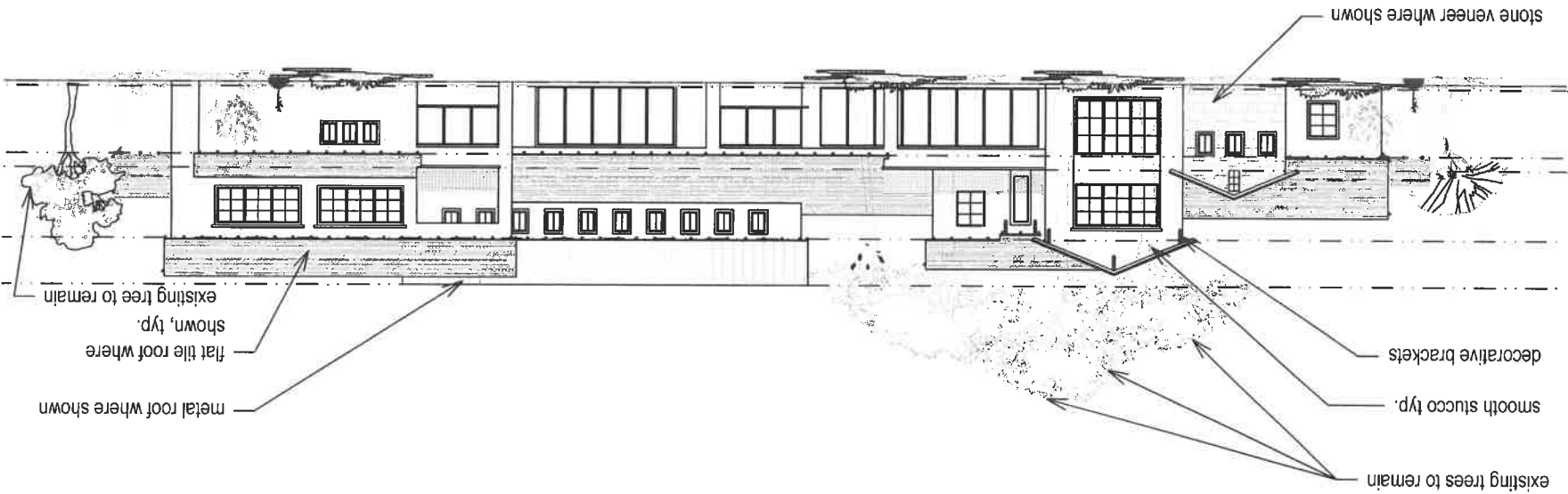
north (left side) proposed exterior elevations



- planning
- residential design
- drafting



east (rear) proposed exterior elevations



studio M³

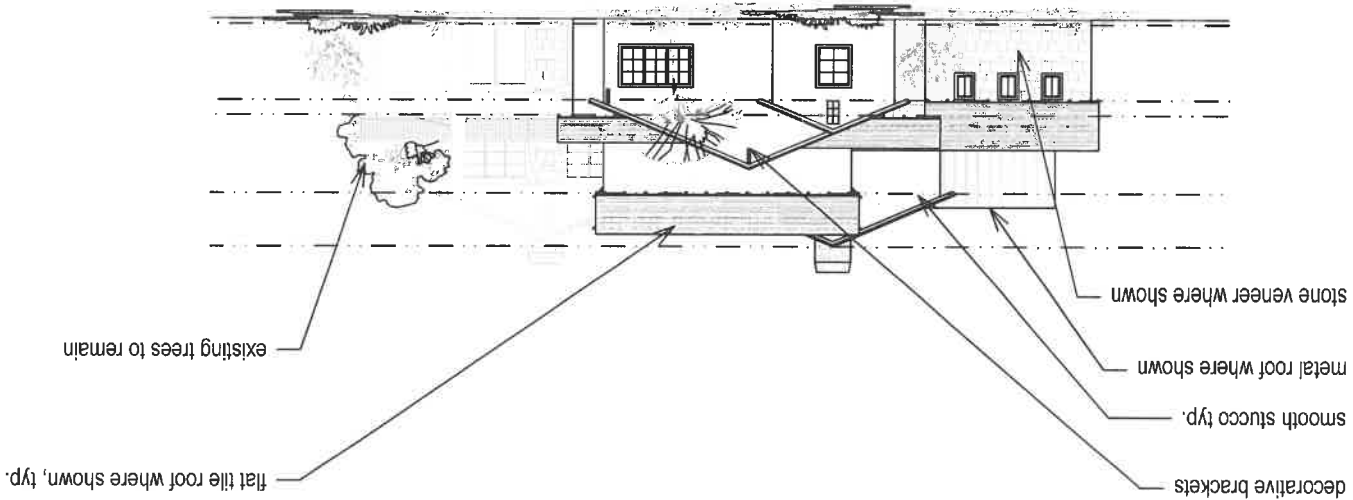
- planning
- residential design
- drafting



studio M³



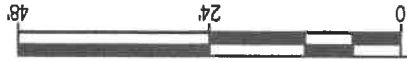
south (right side) proposed exterior elevations



- planning
- residential design
- drafting

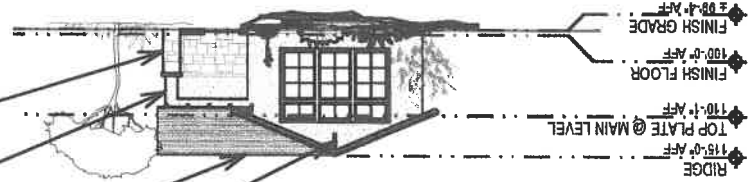


studio M³

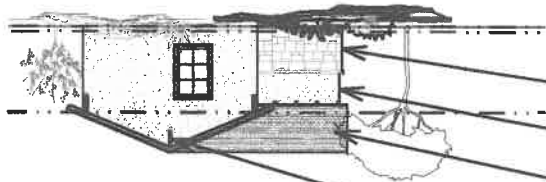


proposed exterior elevations

west (front)

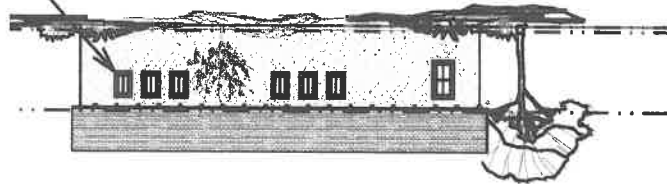


east (rear)



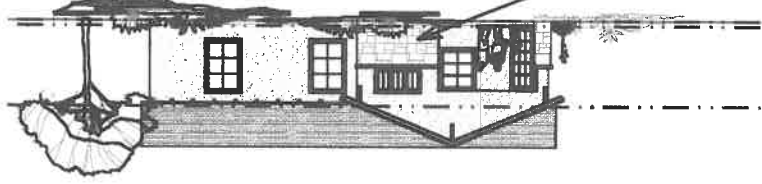
- decorative brackets
- flat tile roof where shown, typ.
- smooth stucco typ.
- stone veneer where shown

north (left side)



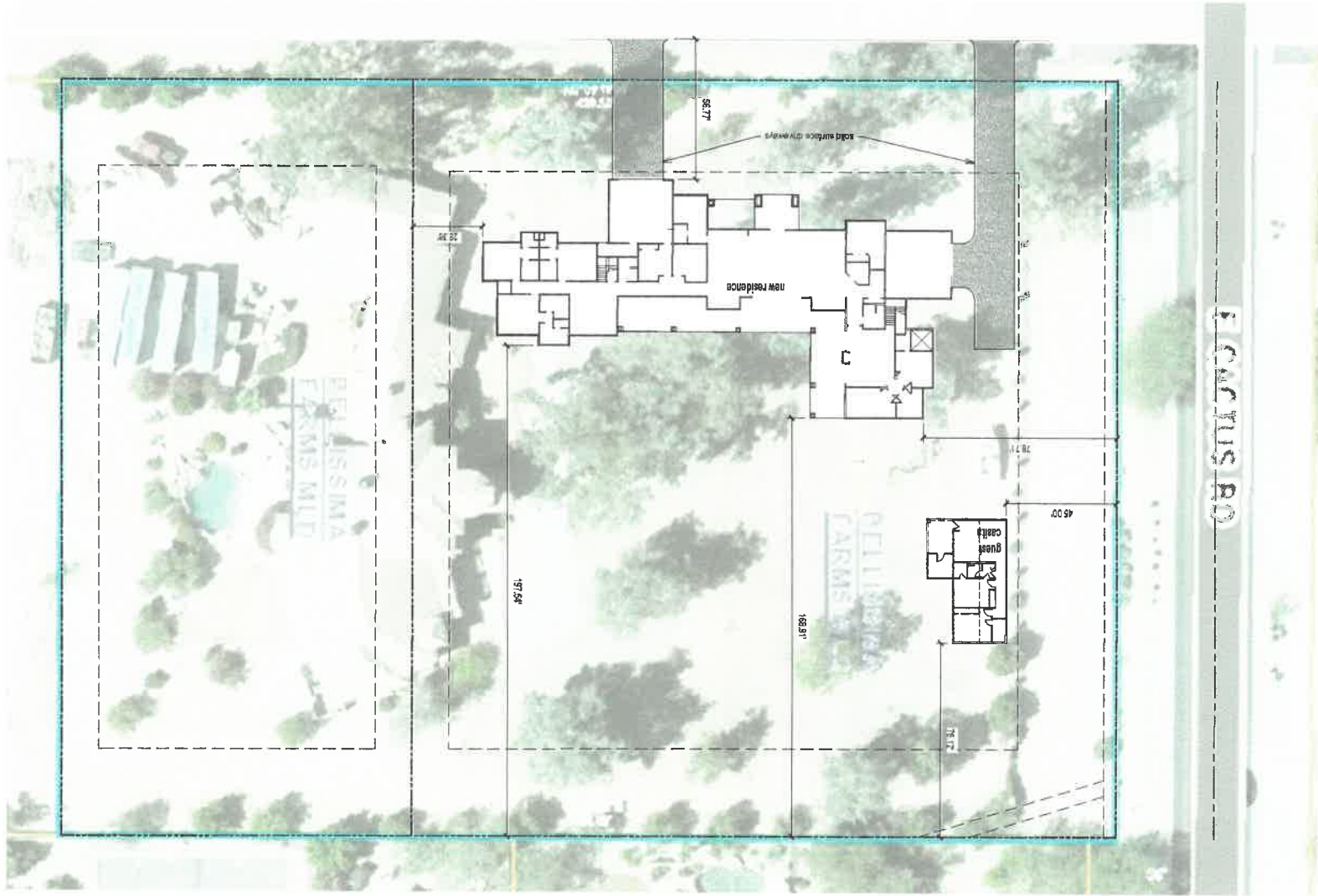
- 4" x 2" deep reveal at windows, typ.
- stone veneer where shown

south (right side)



THE ANDERSON RESIDENCE

A NEW SINGLE FAMILY ESTATE
9845 EAST CACTUS ROAD, SCOTTSDALE AZ 85260



ARCHITECTURAL SITE PLAN



Project	1822
Date	10 Jan 2018
Drawn	AS/MCTED
Sheet	A0

Client: Steve and Vanessa Anderson
Phone: (602) 300-0000
(Home / Studio)

studio m²
• planning • residential design • drafting
12027 n. 20th st
phoenix, az 85022
602.570.3200

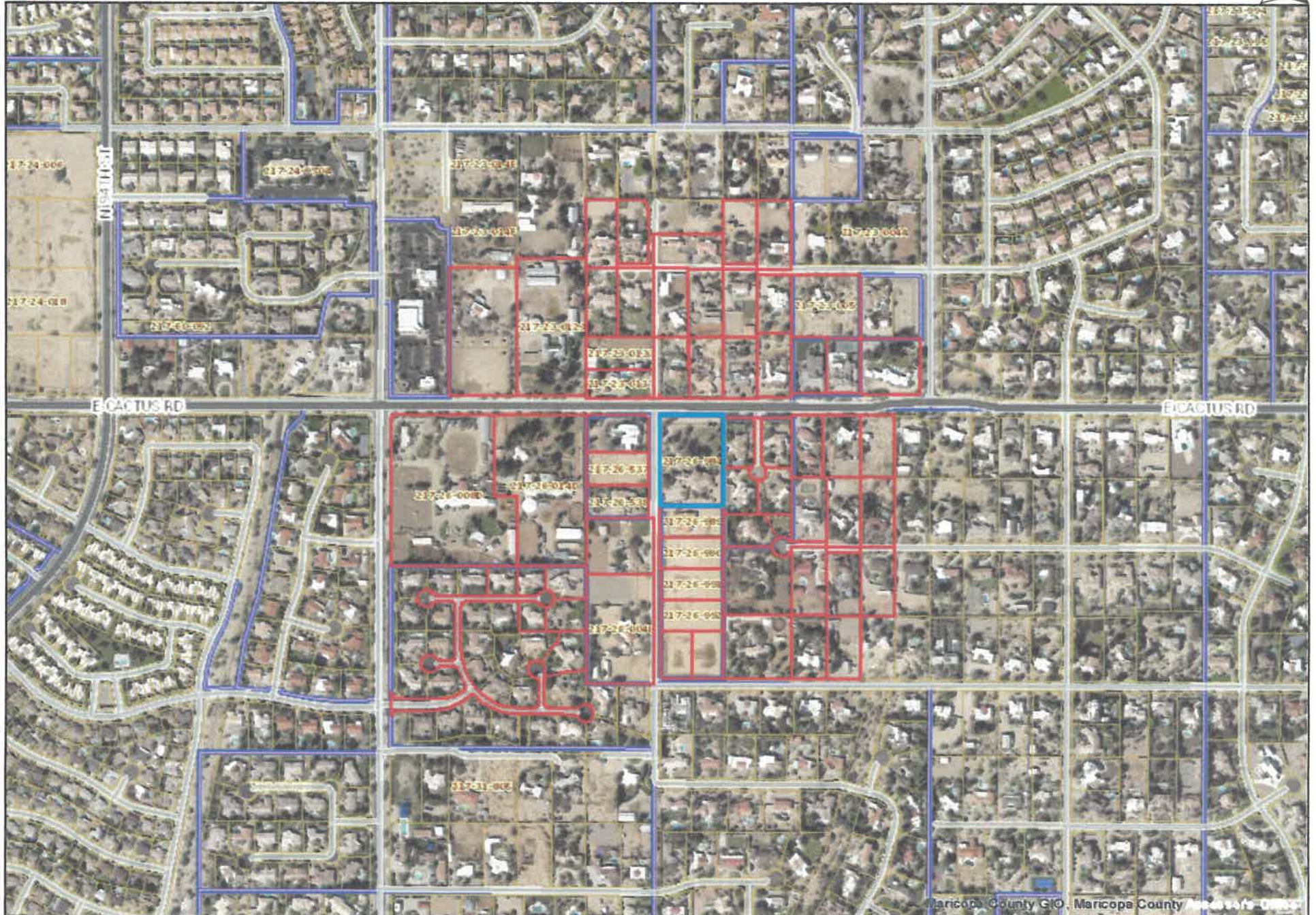
No.	Revision	Date

© 2018 studio m²

The Anderson Residence
A New Single Family Estate
9845 East Cactus Road, scottsdale AZ 85260



Interested Party Map



Date Mailed 6-12-19

Parcel Number	Owner	Property Address	Mailing Address
217-23-005	SOLEM MARK R/BARBARA L	9969 E CHARTER OAK RD SCOTTSDALE 85260	9969 E CHARTER OAK RD SCOTTSDALE AZ 85260
217-23-008	KNIPP ANDREW K/ALICIA	9990 E CACTUS RD SCOTTSDALE 85260	9990 E CACTUS RD SCOTTSDALE AZ 85260
217-23-010H	FRANK A CAMASSA AND VICTORIA M CAMASSA REVOCABLE TRUST	9830 E CHARTER OAK RD SCOTTSDALE 85260	9830 E CHARTER OAK RD SCOTTSDALE AZ 85260
217-23-010M	MILLER FAMILY TRUST	9892 E CHARTER OAK RD SCOTTSDALE 85260	9892 E CHARTER OAK RD SCOTTSDALE AZ 85260
217-23-010R	ROLLINS JUSTIN	9852 E CHARTER OAK RD SCOTTSDALE 85260	7677 E MARILYN RD SCOTTSDALE AZ 85254
217-23-012J	MONTERO LLC	9720 E CACTUS RD SCOTTSDALE 85260	463 S HAMILTON CT GILBERT AZ 85233
217-23-013J	MARJEANNE G MCDONALD TRUST	12240 N 98TH ST SCOTTSDALE 85260	7520 E LARKSPUR DR SCOTTSDALE AZ 85260
217-23-013P	WRIGHT MICHAEL W/LESLIE J	9759 E CHARTER OAK RD SCOTTSDALE 85260	14808 N 100TH PL SCOTTSDALE AZ 85260
217-23-013Q	KIRK KOKOSKA TRUST/KOKOSKA EDWARD	9781 E CHARTER OAK RD SCOTTSDALE 85260	8290 E SUTTON DR SCOTTSDALE AZ 85260
217-23-013R	SOLLARS GARY M/CZERNIEJEWSKI HALINA J TR	9768 E CHARTER OAK RD SCOTTSDALE 85260	9768 E CHARTER OAK DR SCOTTSDALE AZ 85260
217-23-013S	CAMARATA DAVID A/LISA VILLANUEVA TR	9790 E CHARTER OAK RD SCOTTSDALE 85260	9790 E CHARTER OAK RD SCOTTSDALE AZ 85260
217-23-013T	MARJEANNE G MCDONALD TRUST	9780 E CACTUS RD SCOTTSDALE 85260	7520 E LARKSPUR DR SCOTTSDALE AZ 85260
217-23-014H	ABB TRUST	9670 E CACTUS RD SCOTTSDALE 85260	12252 N 111TH AVE YOUNGTOWN AZ 85363
217-23-015D	COKER DARRELL C/SANDY J	12355 N 98TH ST SCOTTSDALE 85260	12355 N 98TH ST SCOTTSDALE AZ 85260
217-23-015L	PAUS ANDREA J	9824 E CACTUS RD SCOTTSDALE 85260	9824 E CACTUS RD SCOTTSDALE AZ 85260
217-23-015M	HELSTAB FRANK/MELINDA	9851 E CHARTER OAK RD SCOTTSDALE 85260	9851 E CHARTER OAK SCOTTSDALE AZ 85260
217-23-015P	HUMPHREYS FAMILY TRUST/HUMPHREYS MITCHELL R	9889 E CHARTER OAK RD SCOTTSDALE 85260	9889 E CHARTER OAK DR SCOTTSDALE AZ 85260
217-23-015Q	ELLERS JOHN/CINDY S	9852 E CACTUS RD SCOTTSDALE 85260	9852 E CACTUS SCOTTSDALE AZ 85260
217-23-015R	SANTOS INVESTMENTS LLC	9820 E CACTUS RD SCOTTSDALE 85260	3125 E MCDOWELL RD PHOENIX AZ 85008
217-23-015S	SMITH WILLIAM C TR	9839 E CHARTER OAK RD SCOTTSDALE 85260	P O BOX 81667 13TH & K STS LINCOLN NE 68508
217-23-015T	MARY JO COOPER TRUST	9810 E CACTUS RD SCOTTSDALE 85260	9810 E CACTUS RD SCOTTSDALE AZ 85260
217-26-004F	LEWIS JOHN M & NORMA J	11880 N 98TH ST SCOTTSDALE 85260	P O BOX 5094 PHOENIX AZ 85010
217-26-004G	HICKEY JAYNE M TR	11998 N 98TH ST SCOTTSDALE 85260	11998 N 98TH ST SCOTTSDALE AZ 85260
217-26-008D	CONROY SCOTTSDALE RANCH FAMILY LLLP	12051 N 96TH ST SCOTTSDALE 85260	12051 N 96TH ST SCOTTSDALE AZ 85260
217-26-014D	TRIESTE SA	9707 E CACTUS RD SCOTTSDALE 85260	9707 E CACTUS RD SCOTTSDALE AZ 85260
217-26-018G	BROKAW DAWN	9909 E PARADISE DR SCOTTSDALE 85260	9909 E PARADISE DR SCOTTSDALE AZ 85260
217-26-018K	GREGORY SCOTT KNOWLES LIVING TRUST	9870 E JENAN DR SCOTTSDALE 85260	9870 E JENAN DR SCOTTSDALE AZ 85260
217-26-019P	ALEXANDER ROBERT/MCBETH ELEANOR	9955 E PARADISE DR SCOTTSDALE 85260	9955 E PARADISE DR SCOTTSDALE AZ 85260
217-26-019R	DANTO LIVING TRUST	9925 E PARADISE DR SCOTTSDALE 85260	11642 E BELLA VISTA DR SCOTTSDALE AZ 85259
217-26-019T	9985 E CACTUS ROAD LLC	9985 E CACTUS RD SCOTTSDALE 85260	9985 E CACTUS RD SCOTTSDALE AZ 85260
217-26-019V	IRWIN WILLIAM GEORGE CARSON	9940 E PARADISE DR SCOTTSDALE 85260	9940 E PARADISE DR SCOTTSDALE AZ 85260
217-26-019X	LINDA B GARMANY TRUST	9925 E CACTUS RD SCOTTSDALE 85260	9925 E CACTUS RD SCOTTSDALE AZ 85260
217-26-019Y	LINDA B GERMANY TRUST	9945 E CACTUS RD SCOTTSDALE 85260	PO BOX 14352 SCOTTSDALE AZ 85267
217-26-151	CATTANEO SARAH	9930 E PARADISE DR SCOTTSDALE 85260	9930 E PARADISE DR SCOTTSDALE AZ 85260
217-26-152A	ANDERSON PAUL/JENNIFER	9920 E PARADISE DR SCOTTSDALE 85260	9920 E PARADISE DR SCOTTSDALE AZ 85260
217-26-475	ELIAS JOSE L	12165 N 98TH WY SCOTTSDALE 85260	12165 N 98TH WAY SCOTTSDALE AZ 85260
217-26-476	KNECHT COLLEEN/GEORGE	12145 N 98TH WY SCOTTSDALE 85260	9856 E DREYFUS AVE SCOTTSDALE AZ 85260
217-26-477	FOUR HORSEMEN FAMILY TRUST	12042 N 98TH WY SCOTTSDALE 85260	12042 N 98TH WY SCOTTSDALE AZ 85260
217-26-478	CHANAY DENNIS/SANDRA	12120 N 98TH WY SCOTTSDALE 85260	12120 N 98TH ST SCOTTSDALE AZ 85259
217-26-479	BURNS LIVING TRUST	12152 N 98TH WY SCOTTSDALE 85260	12152 N 98TH WY SCOTTSDALE AZ 85260
217-26-480	CINCO SOLES OWNERS ASSOCIATION		12145 N 98TH WAY SCOTTSDALE AZ 85260
217-26-481	CINCO SOLES OWNERS ASSOCIATION	9912 E PARADISE DR SCOTTSDALE 85260	12145 N 98TH WAY SCOTTSDALE AZ 85260
217-26-492	GLOMSKI AND MATTIMORE FAMILY TRUST	11815 N 97TH ST SCOTTSDALE 85260	11815 N 97TH ST SCOTTSDALE AZ 85260
217-26-501	ANDERS ERNEST RUDOLPH III/SUSAN M TR	9705 E LAUREL LN SCOTTSDALE 85260	9705 E LAUREL LN SCOTTSDALE AZ 85260
217-26-502	TAYLOR ERIC/ALLANA	9723 E LAUREL LN SCOTTSDALE 85260	9723 E LAUREL LN SCOTTSDALE AZ 85260

217-26-503 BRENLY ROBERT E/JOAN E TR
 217-26-504 PINE HILL TRUST
 217-26-505 VOGT EDWARD G/AGRWAL NEERA
 217-26-517 LA CIENEGA OWNERS ASSOCIATION
 217-26-536A MAYER DANIEL BEN/SHARON
 217-26-537 DAVID M GERUT TRUST
 217-26-538 VOSSOUGH I FAMILY TRUST
 217-26-912 KORT MARIETTE
 217-26-913 MCDOWELL DAVID E
 217-26-951 ALADIN OXFORD TRUST
 217-26-952 SHARMA AMIT/TIWARI SHARMA PRAGYA
 217-26-984 ANDERSON STEPHEN/VERONICA
 217-26-988 BROWN / CARMITCHEL FAMILY TRUST
 217-26-989 DDF DEVELOPMENT LLC
 217-26-990 DDF DEVELOPMENT LLC
 217-26-991 DDF DEVELOPMENT LLC
 217-26-992 DDF DEVELOPMENT LLC
 217-26-993 DDF DEVELOPMENT LLC
 217-26-994 DDF DEVELOPMENT LLC
 Planning and Development Services Attn - Bryan Cluff

 Scottsdale School District
 Paradise Valley School District
 Scottsdale Postmaster
 Salt River Project Attn - Susana Ortega, Mail Stop PAB106
 Salt River Project Attn - Bill Santistevan, Mail Stop XCT330
 Arizona Public Service
 Cave Creek School District
 Southwest Gas Corporation
 Az Department of ADOT Transportation
 Right-of-Way Group
 Maricopa County Environmental Services

 Maricopa County Planning & Development
 Maricopa County Flood Control
 Central Az Water Conservation District
 Bureau of Reclamation
 Century Link

9726 E LAUREL LN SCOTTSDALE 85260
 9708 E LAUREL LN SCOTTSDALE 85260
 9664 E LAUREL LN SCOTTSDALE 85260
 11803 N 96TH PL SCOTTSDALE 85260
 12188 N 98TH ST SCOTTSDALE 85260
 12160 N 98TH ST SCOTTSDALE 85260
 12122 N 98TH ST SCOTTSDALE 85260
 9940 E JENAN DR SCOTTSDALE 85260
 9920 E JENAN DR SCOTTSDALE 85260
 9950 E CACTUS RD SCOTTSDALE 85260
 9970 E CACTUS RD SCOTTSDALE 85260
 9845 E CACTUS RD SCOTTSDALE 85260
 9935 E PARADISE DR SCOTTSDALE 85260
 12063 N 98TH ST SCOTTSDALE 85260
 11997 N 98TH ST SCOTTSDALE 85260
 11931 N 98TH ST SCOTTSDALE 85260
 11865 N 98TH ST SCOTTSDALE 85260
 9810 E JENAN DR SCOTTSDALE 85260
 9825 E JENAN DR SCOTTSDALE 85260
 7447 E. Indian School Rd Scottsdale 85251
 Suite 105
 8500 E. Jackrabbit Rd Scottsdale 85250
 15002 N 32nd St Phoenix 85032
 1776 N Scottsdale Rd Scottsdale 85257
 PO Box 52025 Phoenix 85072
 PO Box 52025 Phoenix 85072
 PO Box 53933 Phoenix 85072
 PO Box 426 Cave Creek 85327
 1600 E Northern Ave Phoenix 85020
 205 S 17th Ave Phoenix 85007

 1001 N Central Ave Phoenix 85004
 Suite 201
 501 N 44th St #200 Phoenix 85008
 2801 W Durango St Phoenix 85009
 PO Box 43020 Phoenix 85080

 135 W Orion St Tempe 85283

9726 E LAUREL LN SCOTTSDALE AZ 85260*
 9708 E LAUREL LN SCOTTSDALE AZ 85260
 9664 E LAUREL LN SCOTTSDALE AZ 85260
 16441 N 91ST STE 104 SCOTTSDALE AZ 85260
 12188 N 98TH ST SCOTTSDALE AZ 85260
 9158 E CAROL WY SCOTTSDALE AZ 85260
 12122 N 98TH ST SCOTTSDALE AZ 85260
 9960 E JENAN DR SCOTTSDALE AZ 85260
 9920 E JENAN DR SCOTTSDALE AZ 85260
 9950 E CACTUS RD SCOTTSDALE AZ 85260
 1623 W MOODY TR PHOENIX AZ 85041
 10350 N 133RD ST SCOTTSDALE AZ 85259
 9935 E PARADISE DR SCOTTSDALE AZ 85260
 12684 E TURQUOISE AVE SCOTTSDALE AZ 85259
 12684 E TURQUOISE AVE SCOTTSDALE AZ 85259
 12684 E TURQUOISE AVE SCOTTSDALE AZ 85259
 12684 E TURQUOISE AVE SCOTTSDALE AZ 85259
 12684 E TURQUOISE AVE SCOTTSDALE AZ 85259
 7447 E. Indian School Rd Scottsdale 85251
 Suite 105
 8500 E. Jackrabbit Rd Scottsdale 85250
 15002 N 32nd St Phoenix 85032
 1776 N Scottsdale Rd Scottsdale 85257
 PO Box 52025 Phoenix 85072
 PO Box 52025 Phoenix 85072
 PO Box 53933 Phoenix 85072
 PO Box 426 Cave Creek 85327
 1600 E Northern Ave Phoenix 85020
 205 S 17th Ave Phoenix 85007

 1001 N Central Ave Phoenix 85004

 501 N 44th St #200 Phoenix 85008
 2801 W Durango St Phoenix 85009
 PO Box 43020 Phoenix 85080

 135 W Orion St Tempe 85283

The UPS Store - #3500
11445 East Via Linda
Suite #2
Scottsdale, AZ 85259
(480) 657-2010

postage

05/12/19 12:53 PM

We are the one stop for all your
shipping, postal and business needs.

All returns, refunds and exchanges will be
taken within 3 days of purchase w/receipt



001 008237 (022)	TO \$ 1.60
First Class Package	
Tracking# MMYODPDEZZ01E	
002 008237 (022)	TO \$ 1.30
First Class Package	
Tracking# MMYODPKETF8K	
003 008237 (022)	TO \$ 2.90
First Class Package	
Tracking# MMYODPD018FN	
004 008237 (022)	TO \$ 1.00
First Class Package	
Tracking# MMYODPD018FN	
005 008237 (022)	TO \$ 1.00
First Class Package	
Tracking# MMYODPD03KJB7	
006 008237 (022)	TO \$ 1.00
First Class Package	
Tracking# MMYODPD062E0D	
007 008237 (022)	TO \$ 1.00
First Class Package	
Tracking# MMYODPD7FSPGE	
008 008237 (022)	TO \$ 1.00
First Class Package	
Tracking# MMYODPD8EBUMM	
009 008237 (022)	TO \$ 1.00
First Class Package	
Tracking# MMYODPD0WY2C0	
010 008237 (022)	TO \$ 1.00
First Class Package	
Tracking# MMYODPD1VDWKS	
011 008237 (022)	TO \$ 1.00
First Class Package	
Tracking# MMYODPDG155EM	
012 008237 (022)	TO \$ 1.00
First Class Package	
Tracking# MMYODPD1GTQJK	
013 008237 (022)	TO \$ 1.00
First Class Package	
Tracking# MMYODPD20RD4G	
014 008237 (022)	TO \$ 1.00
First Class Package	
Tracking# MMYODPDVE2D5U	
015 008237 (022)	TO \$ 1.00

015	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPD5021G5		
017	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPD9S6QZK		
019	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPDJ1T3J7		
019	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPD7UQQ16		
020	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPDVBBMQ		
021	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPD864WXX		
022	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPD7K1744		
023	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPDYVKF80		
024	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPDT4NFX7		
025	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPD18BF4A		
025	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPD0Y1820		
027	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPD35MBJ4		
028	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPDJT6YKO		
029	008237 (022)	TO \$	1.30
	First Class Package		
	Tracking# MMYODPDSSQJZR		
030	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPD230QJ4		
031	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPDRBQWPN		
032	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPD4S89TP		
033	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPDKY6E90		
034	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPDEZ74S4		
035	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPDOQEM8W		
036	008237 (022)	TO \$	1.00
	First Class Package		
	Tracking# MMYODPDMW7PXP		
037	008237 (022)	TO \$	1.00
	First Class Package		

037 008237 (022) TO \$ 1.00
First Class Package
Tracking# MMYODPDMK87DU
038 008237 (022) TO \$ 1.00
First Class Package
Tracking# MMYODPDANMCQH
039 008237 (022) TO \$ 1.00
First Class Package
Tracking# MMYODPD1YFBUO
040 008237 (022) TO \$ 1.00
First Class Package
Tracking# MMYODPD5AXASR
041 008237 (022) TO \$ 1.30
First Class Package
Tracking# MMYODPDYN3FHO
042 008237 (022) TO \$ 1.00
First Class Package
Tracking# MMYODPDSYPMRO

SubTotal \$ 45.40

Total \$ 45.40

AMERICAN EXPRESS \$ 45.40

ACCOUNT NUMBER * *****1022

Apbr Code: 847608 (I) Sale

ENTRY METHOD: ChipRead

MODE: Issuer

AID: A000000025010661

TVR: 0000008000

TSI: FB00

AC: 3948E1A2E0B31636

ARC: 00

Receipt ID 83978853191251868015 042 Items

CSH: Rachel Tran: 6296 Reg: 001

Postal service is subject to a surcharge

Thank you for visiting our store.

Whatever your business and personal
needs, we are here to serve you.

US Postal Rates Are Subject to Surcharge

We're here to help.

Join our FREE email program to receive
great offers and resources.

www.theupsstore.com/signup



Stephen Anderson <standerson706@gmail.com>

Introducing Ourselves

2 messages

Dan burns <dburns11@hotmail.com>

Fri, Jun 14, 2019 at 4:38 PM

To: "standerson706@gmail.com" <standerson706@gmail.com>

Cc: "hillaryburns2@gmail.com" <hillaryburns2@gmail.com>

Stephen,

Just wanted to introduce ourselves.....we're your future neighbors who live at the house (12152) in Cinco Soles that is directly behind your new property. We're looking forward to meeting you and Veronica and are definitely excited to watch your plans come to life!

We're absolutely supportive of what you're doing. Our biggest concern as we've watched the previous property get subdivided is for the existing trees in front, as they are some of the oldest/largest and most distinctive ones that we've seen in the area. It's great to see that you're looking to preserve as many of them as possible with your development plan. Just curious - are you planning on keeping the orange trees on the East side of the lot? Based on what you're planning to do we'll think about how we evolve our landscaping on that wall so everything fits together as well as possible.

Thanks and I'm sure we'll all meet soon!

Best,

Dan and Hillary Burns

Stephen Anderson <standerson706@gmail.com>

Mon, Jun 17, 2019 at 9:53 AM

To: Dan burns <dburns11@hotmail.com>

We plan on preserving as many of the trees as possible. The main reason the land was so appealing to us was the mature landscaping. There are a couple trees that are leaning on an angle that we may have to remove depending on how close to the structure they will be once we have them trimmed. The current plan is to preserve all the landscaping around the perimeter of the property. There will be additional items added later on when we have had some time to think through the landscaping plan. Looking forward to meeting everyone in the neighborhood. If any issues or concerns come up during the build process please let me know so I can address them.

Steve

[Quoted text hidden]



Stephen Anderson <standerson706@gmail.com>

Early Notification of Project Under Consideration for Studio M3

1 message

Roberts Ruby J (Jean) <Jean.Roberts@srpnet.com>
To: "standerson706@gmail.com" <standerson706@gmail.com>
Cc: "bcluff@scottsdaleaz.gov" <bcluff@scottsdaleaz.gov>

Thu, Jun 13, 2019 at 3:06 PM

Mr. Anderson,

We received your Early Notification of Project Under Consideration for Studio M³ today and I wanted to let you know that all communications that had be addressed to Susana Ortega, should now go to Carissa Scharrer at the address below. Susana retired in December 2018 and Carissa is the person who replaced her.

Address for Courier & Small Package DeliveriesAddress for USPS Mail Deliveries

SRP

SRP

Carissa Scharrer, SSW303**Carissa Scharrer, SSW303**

2727 East Washington Street

P.O. Box 52025

Phoenix, AZ 85034-1403

Phoenix, AZ 85072-2025

The links below have information regarding our "Plan Review Submittal Process".

Water Engineering for Construction Projects (Water)

Getting started with project plans at SRP (Power)

I have forwarded your plans on. Feel contact me if you have any questions.

Jean

Jean Roberts

Administrative Assistant | Information Custodian

SRP | Water Strategic Planning & Operations Services | PAB23W

P.O. Box 52025, Phoenix, AZ 85072-2025

P: (602) 236-4639

Confidentiality Notice

This message and any accompanying attachments may contain confidential and/or privileged information. The message and attachments should be read and retained by intended recipients only. If you received this message in error, please notify the sender immediately and delete the message and any attachments.

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



This request concerns all property identified in the development application.

Pre-application No: _____-PA-_____

Project Name: _____

Project Address: _____

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: _____
Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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

Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 9845 E. Cactus Rd Scottsdale, AZ 85260
- b. County Tax Assessor's Parcel Number: 217-26-984
- c. General Location: 98th St & Cactus
- d. Parcel Size: 130,965 Sq Ft
- e. Legal Description: Bellissima Farms M2D

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.


Name (printed)

Date

Signature

Stephen Anderson
Veronica Anderson

6-24, 2019
6-24, 2019


Veronica Anderson

Planning and Development Services


7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • 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:

9845 E. Cactus Rd Scottsdale, AZ 85260
(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

6-24-19

Date

Development Application



Development Application Type:

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

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Anderson Residence

Property's Address: 9845 E. Cactus Rd Scottsdale, AZ 85260

Property's Current Zoning District Designation: R1-35

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Veronica & Stephen Anderson

Agent/Applicant: Tim Gable

Company:

Company: Gable Family Builders

Address: 10350 N. 133rd St Scottsdale

Address: 11111 N. Scottsdale Rd Suite 235-F

Phone: 602-790-2012 Fax:

Phone: (602) 708-7613 Fax:

E-mail: stendaraw706@gmail.com

E-mail: Tim@gablefamilybuilders.com

Designer:

Engineer:

Company:

Company:

Address:

Address:

Phone: Fax:

Phone: Fax:

E-mail:

E-mail:

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.



Enhanced Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



Standard Application Review:

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



Owner Signature





Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.scottsdaleaz.gov