



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

August 28, 2019

Bryan Cluff
Senior Planner
City of Scottsdale
7447 E. Indian School road Suite 105
Scottsdale, AZ 85251

**RE: Bellisima Farms Lot 1 #5-PP-2019
Preliminary Plat & Site Plan**

Mr. Cluff,

In response to your review comments (8/22/19) for the above mentioned project, we have revised the Preliminary Plat and Site Plan as follows:

Zoning Ordinance and Scottsdale Revise Code Significant Issues

Drainage:

1. *There was not any drainage analysis or planned stormwater storage for the new proposed lots included with this submittal. Please Remove the proposed structures from the site plan and preliminary plat....*

Response: All Proposed Structures, but the (Pervious) 6-foot trail, have been removed from the Site Plan and Preliminary Plat documents. The trail is a structure identified in the City of Scottsdale Transportation Masterplan.

2. *Please revise the proposed preliminary plat to include the following stormwater storage note: "Upon the development of the newly created lots within this subdivision with a residential structure..."*

Response: The stormwater note is provided within the Preliminary Plat and Site Plan.

Significant Policy Related Issues.

Site Design:

3. *The City's Transportation Master Plan identifies a planned trail along the east side of 98th Street. The Subdivision to the south was required to construct the trail up to the southern boundary*

Response: The Site Plan depicts a 6-foot wide non-paved trail along the 98th street frontage connecting to the recently built trail for the subdivision to the south.

4. *Please revise the site plan and preliminary plat to show dedication of a 25-foot radius right-of-way at the intersection of Cactus Road and 98th Street. Please also verify that all existing sidewalk and....*



Response: The Site Plan and Preliminary Plat depict a dedication of a 25-foot radius right of way at the intersection of Cactus Road And 98th street. It was also verified that any existing sidewalk and sidewalk ramps, along and adjacent to the project site property line, are within the Right-of-Way.

5. *Please revise the site plan and preliminary plat to show dedication of a traffic safety triangle at the intersection of Cactus Road and 98th Street. DSPM Sec 5-3.123.*

Response: The Site Plan and Preliminary Plat were revised to show dedication of a traffic safety triangle at the intersection of Cactus Road and 98th Street.

Mr. Cluff, I hope the above changes substantially address your comments. If you have any questions or comments you may call me at 480-398-3839.

Regards,

David G. Laredo, P.E.
Project Manager
Hubbard Engineering
dlaredo@hubbardengineering.com

PUBLIC HEARING NOTICE

REQUEST: by owner for approval of a Preliminary Plat for a 2-lot subdivision on a +/- 3-acre site with Single-family Residential (R1-35) zoning.

CASE#: 5-PP-2019

DATE: October 17, 2019

HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK OUR WEBSITE FOR LATEST INFORMATION



480-312-7000
10-1-19 SB



Scan, Share, Save, and Watch

UNLESS OTHERWISE NOTIFIED, ALL PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3939 N. DRYDEN AVENUE BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE PRIOR TO OR AT THE ABOVE PUBLIC HEARING. IF YOU WISH TO SPEAK AT THIS MEETING PLEASE ALLOW ENOUGH TIME TO FILL OUT A COMMENT CARD.

1:00 P.M.

DEVELOPMENT REVIEW BOARD

<http://www.sccid.org/developmentreviewboard/cases>



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) SS

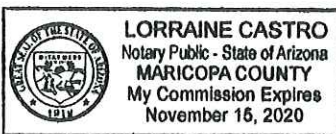
I, Sita Barge, being first duly sworn, depose and say:

That on Sept 30, Oct 1, Oct 2-2019, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: **October 7, 2019**

Case No.	Description and Location of Project	No. of Signs	Date Posted
11-ZN-2019	Gentry on the Green, 7979 E CAMELBACK RD	1-	9/30/19 SB
22-DR-2017#2	WaterView Residential, E CAMELBACK RD/N 73 RD ST	1-	9/30/19 SB
31-DR-2019	Professional Offices, 7539 E 1 ST ST	1-	10-2-19 SB
32-DR-2019	Renaissance Facade Renovations, 4545 N SCOTTSDALE RD	1-	9-30-19 SB
34-DR-2019	Scottsdale Jet Center FBO, 14605 N AIRPORT DR	1-	10-1-19 SB
37-DR-2019	McClain Hangar, 7974 E MCCLAIN DR	1-	10-1-19 SB
51-DR-2017#2	Sereno Canyon Phase 4 - Mountain House Lodge, Villas and Cottages, E PINNACLE PEAK/N 128 TH ST	1-	10-1-19 SB
5-PP-2019	Anderson Residence, 9845 E CACTUS RD	1-	10-2-19 SB
7-DR-2019	The Ivy, 10345 N SCOTTSDALE RD	1-	9/30/19 SB
8-PP-2019	Taco Bell, 7901 E MCDOWELL RD	1-	10-1-19 SB
14-PP-2014#2	88th Place Subdivision, 13681 N 88 TH PL	1-	10-1-19 SB

Date of Development Review Board Public Meeting: October 17, 2019, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.



[Signature]

(Signature)

Acknowledged this 7th day of October 2019.

[Signature: Lorraine Castro]
(Notary Public)

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

Addressing Request Application



ADDRESS CHANGES OR REVISIONS TO EXISTING ADDRESS

***Required Fields**

*Project Name Lot 1 Bellissima Farms Date: 06/26/2019
Current Address & Suites if applicable: 9845 East Cactus Road
Zoning: R1-35 Associated Case Number: _____
A.P.N.: 217-26-984 Quarter Section: NW 1/4 S20

*Check all that apply:

☒ New ☐ Verification ☐ Suite Assignment ☒ Occupied

☐ Change ☐ Correction ☐ Lot Tie ☒ Lot Spli

☒ Single Family ☐ Commercial

Change to: 1 Single Family Lot To 2 Single Family Lots

Is there an active Permit or Application? ☐ Yes ☒ No

Permit # _____ Plan Check # _____

*Submittal Requirements:

Please submit 1 copy of materials below.

☐ Copy of building suite layout

☒ Copy of site plan

*Signature

Date

Check One: ☐ Applicant ☒ Owner ☐ Architect ☐ Contractor

Note: A Certificate of Occupancy cannot be issued until address issues are resolved.

*Applicant / Contact Information: (Please Print)

Name: Tim Gable

Title: Principal

Phone: _____

Email: tim@gablefamilybuilders.com

*Property Owner: Steve Anderson

Company: _____

Phone: _____ Fax: _____

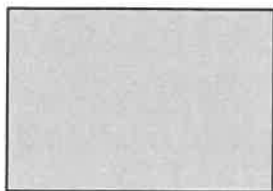
Address: 10350 North 133rd Street Scottsdale AZ 85260

E-mail: standers@Cavps.com

SUBMIT

If the submit button does not work, please try Internet Explorer or email the completed form with site plan to: RecordsAddressing@Scottsdaleaz.gov

Records / GIS Official Use Only



Notification Dates: GIS _____ Mail Out _____

New Address Assigned: _____

Suite Numbers/Bldg Letters: _____

Notes: _____

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.scottsdaleaz.gov