

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Development Standards**



# Development Application



## Development Application Type:

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

<b>Zoning</b>	<b>Development Review</b>	<b>Signs</b>
<input type="checkbox"/> Text Amendment (TA)	<input 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)	<b>Other:</b>
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
<b>Exemptions to the Zoning Ordinance</b>	<b>Land Divisions (PP)</b>	<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	<b>Other Application Type Not Listed</b>
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input checked="" type="checkbox"/> Preliminary Plat

**Project Name:** Wolf Springs Ranch

**Property's Address:** See Attached

**Property's Current Zoning District Designation:** R1-18 PRD

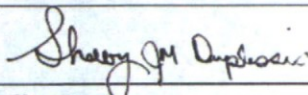
The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

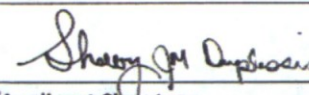
<b>Owner:</b> Empire Residential Communities Fund II & III LLC	<b>Agent/Applicant:</b> Shelby Duplessis
<b>Company:</b> Empire Residential Communities Fund II & III LLC	<b>Company:</b> Empire Residential Communities Fund II & III LLC
<b>Address:</b> 6617 N. Scottsdale Road, Scottsdale, AZ 85250	<b>Address:</b> 6617 N. Scottsdale Road, Scottsdale, AZ 85250
<b>Phone:</b> 480-951-2207 <b>Fax:</b>	<b>Phone:</b> 480-951-2207 <b>Fax:</b>
<b>E-mail:</b> shelby@theempiregroupplc.com	<b>E-mail:</b> shelby@theempiregroupplc.com
<b>Designer:</b> Steven Voss	<b>Engineer:</b> Shelby Duplessis
<b>Company:</b> LVA Urban Design Studio	<b>Company:</b> Diversified Future LLC
<b>Address:</b> 120 S. Ash Avenue Tempe, AZ 85281	<b>Address:</b> 13111 N. 94th Dr. Peoria, AZ 85382
<b>Phone:</b> 480-994-0994 <b>Fax:</b>	<b>Phone:</b> 602-679-4438 <b>Fax:</b>
<b>E-mail:</b> sjvoss@lvadesign.com	<b>E-mail:</b> diversified.future@gmail.com

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 applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" type="checkbox"/> <b>Enhanced Application Review:</b>	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> <b>Standard Application Review:</b>	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 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

**14-PP-2017**  
**11/15/2017**



WOLF SPRINGS RANCH PRD				
Owner	Mailing Address	Property Address	APN	SQ FT
Empire Residential Communities Fund II, LLC	6617 N Scottsdale Road, Suite 101, Scottsdale, AZ 85250	9370 E Cactus Road, Scottsdale, AZ 85260	217-24-019P	42700
Empire Residential Communities Fund II, LLC	6617 N Scottsdale Road, Suite 101, Scottsdale, AZ 85250	12435 N 93rd St, Scottsdale, AZ 85260	217-24-018	191403
Empire Residential Communities Fund II, LLC	6617 N Scottsdale Road, Suite 101, Scottsdale, AZ 85250	12435 N 93rd St, Scottsdale, AZ 85260	217-24-017A	90735
Empire Residential Communities Fund II, LLC	6617 N Scottsdale Road, Suite 101, Scottsdale, AZ 85250	12435 N 93rd St, Scottsdale, AZ 85260	217-24-017B	100624
Empire Residential Communities Fund III, LLC	6617 N Scottsdale Road, Suite 101, Scottsdale, AZ 85250	12475 N 93rd St, Scottsdale, AZ 85260	217-24-006	176897
Empire Residential Communities Fund III, LLC	6617 N Scottsdale Road, Suite 101, Scottsdale, AZ 85250	9320 E Cactus Road, Scottsdale, AZ 85260	217-24-019N	41501
Empire Residential Communities Fund III, LLC	6617 N Scottsdale Road, Suite 101, Scottsdale, AZ 85250	9350 E Cactus Road, Scottsdale, AZ 85260	217-24-019M	41428
Empire Residential Communities Fund III, LLC	6617 N Scottsdale Road, Suite 101, Scottsdale, AZ 85250	9390 E Cactus Road, Scottsdale, AZ 85260	217-24-019Q	43529



**WOLF SPRINGS RANCH  
NWC OF 94<sup>th</sup> STREET AND CACTUS ROAD  
March 8, 2018**

**Site Location & Existing Conditions:**

The subject property is located in Section 18, Township 3 North, Range 5 East of the Gila & Salt River Base & Meridian, Maricopa County, Arizona. Wolf Springs Ranch, the "Site", is on approximately 20-acres located on the northwest corner of Cactus Road between 93<sup>rd</sup> and 94<sup>th</sup> Streets. The property is bound by Larkspur Drive on the north, 94<sup>th</sup> Street on the east, 93<sup>rd</sup> Street on the west and Cactus Road on the south.

**Existing Zoning/Zoning Context:**

The subject property was recently rezoned on September 19, 2017 to R1-18 PRD as illustrated on the zoning map submitted with the application. This site is located in an area of complex zoning patterns that when considered in an overall context are similar to and generally in line with the site plan proposed. The Wolf Springs Ranch site plan proposes a maximum density of 2.0 dwellings\per acre.

In order to achieve these unique characteristics the approved zoning reflected amendments to the R1-18 development standards and an increase in density in order to support the encouraged innovative design, which would not be required under standard zoning. These amended standards would allow for reductions in setbacks and lot size within the R1-18 development standards allowing for common open space areas and a variety of lot sizes throughout the community ranging from 8,000 – 13,000+ s.f. with an average of +/-10,000 s.f.

Adjacent zoning includes:

- North: R1-18 PRD (Sweetwater Ranch Estates II)
- West: R1-35 PRD (20 acre equestrian facility Sandspur Ranch).
- East: R1-10 (Larkspur Manor) and R1-18 (El Paseo Estates)
- South: R1-18 PCD (Scottsdale Vista #5)

**Development Plan & Character:**

Wolf Springs Ranch is proposed as a gated community of 40 homes on 20 acres. Access to the property will be from 94<sup>th</sup> Street with an emergency access only on 93<sup>rd</sup> Street. The proposal includes two differing lot types: Larger lots around the western and northern perimeter of the site (approximately 90'/100' x 130' and 9,000-13,000 square feet) and moderately sized lots for the remainder of the site (minimum 70 to 80 feet by 120/140 +/- feet and 8,000-9,800 square feet+/-). These would have similar but slightly different house models available. In addition, there is 3.9 acres overall of dedicated open space, representing 23% of the net site area. The open space areas would be used for common recreation uses, drainage functions and perimeter buffering to adjacent properties.

The proposed development will provide on-site drainage detention facilities that will help to reduce the amount of peak storm flow that lead to the developed areas downstream (south) of the site.



In addition, the design of the perimeter walls and fencing and other amenities will reflect the traditional equestrian uses that have occupied this and nearby sites. These features will include the entry gate, entry sculpture along the Cactus Road trail and other such elements. This will help maintain the public memory of once thriving but mostly gone equestrian culture that was located east of Pima Road in the general area.

**Vehicular & Pedestrian Circulation:**

The proposed site plan provides no interconnection between the new neighborhood and existing neighborhoods, thereby not adding traffic. Access to the project site is provided along 94<sup>th</sup> Street, which has fully improved streets and sidewalks. A median break will be required to provide left-turn access from the south.

The street system will be a private system oriented by relatively short cul-de-sac streets that will help to discourage travel speeds and enhance a sense of local identity. Unlike most of the nearby subdivisions, this new neighborhood will provide retention basins, resulting in reduced drainage flows downstream. The proposed larger lots will provide a graduated transition to the immediately adjacent neighborhoods. The overall effect is a more segmented site plan of smaller blocks, integrated open spaces and view walls and a subtle variety of living experiences.

Regional transportation is provided by Pima Freeway (Loop 101) that runs north-south approximately one-half mile to the west of the subject site. Shea Boulevard is a road of regional significance and is one mile south.

**Open Space:**

The proposed site plan incorporates 3.9 acres of common open space. This open space is provided in four larger tracts. In reviewing 13 nearby subdivisions that include 190 total acres, the average percent of the gross area devoted to open space in these subdivisions was about 11% provided for in slightly over 2 parcels per subdivision. In providing 23% of the total net area on the site in this proposal this plan provides substantially more than the norm for the area. Many of these open spaces provide significant benefit not only to the residents of the new neighborhood but also to nearby neighborhoods by locating the open spaces along the perimeter streets, with particular emphasis at significant corners. The central open space area also provides key amenities to the future residents. Several subdivisions in the local area provide minimal to no perimeter open space, whereas this project will provide a high-quality streetscape with generous setbacks. Overall, the proposed open spaces will be more integrated across the new neighborhood than what is typical in the vicinity. The character of the open space improvements, particularly on the perimeter, will be designed to reflect the equestrian use heritage of this site as well as nearby properties.

**Approved Amended Development Standards Table Lot Type A:**

<b>Development Standards</b>	<b>Existing Standard</b>	<b>Proposed Standard</b>	<b>Reduction (%)</b>
Minimum Lot Size	18,000 sq ft	13,000 sq ft	28%
Minimum Lot Width	120 feet	100 feet	17%
Front Yard Setback	35 feet	10 feet	71%
Rear Yard Setback	30 feet	15 feet	50%
Side Yard Setback	10 feet (aggregate)	10 feet (aggregate)	No Change

**Approved Amended Development Standards Table Lot Type B:**

<b>Development Standards</b>	<b>Existing Standard</b>	<b>Proposed Standard</b>	<b>Reduction (%)</b>
Minimum Lot Size	18,000 sq ft	8,000 sq ft	56%
Minimum Lot Width	120 feet	70 feet	42%
Front Yard Setback	35 feet	10 feet	71%
Rear Yard Setback	30 feet	15 feet	50%
Side Yard Setback	10 feet (aggregate)	10 feet (aggregate)	No Change

**Design Guidelines and CC&Rs:**

The Wolf Springs Ranch property will be subject to privately regulated guidelines and CC&Rs. These elements will be formalized during the final plat process prior to residential permitting.

**Neighborhood Contact & Input:**

The applicant has been in contact with adjacent property owners through individual outreach and via letters mailed to neighbors within 750' radius.

**Conclusion:**

We respectfully request approval of this preliminary plat. The proposed residential neighborhood will provide greater perimeter setbacks, retention, more landscaping and more amenities than most of the residential neighborhoods in the local context. The public infrastructure has more than enough capacity to support the proposed neighborhood and in some cases this proposed development would increase local infrastructure capacity (streets and drainage). The new neighborhood will be consistent with the patterns of development existing in the area and will provide enhancements in character for the community.



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



This request concerns all property identified in the development application.

Pre-application No: 176 -PA- 2016

Project Name: Wolf Springs Ranch

Project Address: See Attached

### 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: Empire Residential Communities Fund II & III LLC / Shelby Duplessis

Print Name

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

### Planning and Development Services

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

Rev. 02/02/2015

**14-PP-2017**  
**11/15/2017**





Current Planning Services  
Long Range Planning Services

**NOTICE OF INSPECTION RIGHTS**  
**A.R.S. § 9-833**

**You have the right to:**

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
  - Receive copies of any documents taken during the inspection.
  - Receive a split of any samples taken during the inspection.
  - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

**You are hereby notified and informed of the following:**

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, \_\_\_\_\_  
at the following number \_\_\_\_\_.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

☐ Check box if signature refused

Copy of Bill of Rights left at: \_\_\_\_\_



A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
  - 1. Present photo identification on entry of the premises.
  - 2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
  - 3. Disclose any applicable inspection fees.
  - 4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
  - 5. Provide notice of the right to have:
    - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
    - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
    - (c) Copies of any analysis performed on samples taken during the inspection.
  - 6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
  - 7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
  - 1. The rights described in subsection A of this section.
  - 2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
  - 3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
  - 1. At the time of the inspection.
  - 2. Notwithstanding any other state law, within thirty working days after the inspection.
  - 3. As otherwise required by federal law.



- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
  - 1. Committed intentionally.
  - 2. Not correctable within a reasonable period of time as determined by the municipality.
  - 3. Evidence of a pattern of noncompliance.
  - 4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
  - 1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
  - 2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
  - 3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
  - 1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
  - 2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
  - 1. Shall not be used to exclude evidence in a criminal proceeding.
  - 2. Does not apply to a municipal inspection that is requested by the regulated person.



# Section 404 Certification Form



Before the City issues development permits for a project, the developer's Engineer or the property owner must certify that it complies with or is exempt from Section 404 of the Clean Water Act of the United States. Section 404 regulates the discharge of dredged or fill material into a wetland, lake (including dry lakes), river, stream (including intermittent streams, ephemeral washes and arroyos) or other waters of the United States.

Prior to submittal of improvement plans to Project Review, this form must be completed (and submitted with the improvement plans) as evidence of compliance.

## Certification of Section 404 Permit Status:

Owner's Name: Empire Residential Communities Fund II and III, LLC Phone No.: 480-951-2207  
Project Name/Description: Wolf Springs Ranch Case No.: 176-PA-2016  
Project Location/Address: Northwest corner of 94th St and Cactus Road

A registered Engineer or the property owner must check the applicable condition and certify by signing below that:

1. **Section 404 does apply to the project because there will be a discharge of dredged or fill material to waters of the U.S., and:**

☐ A Section 404 Permit has already been obtained for this project.

or

☐ This project qualifies for a "Nationwide Permit," and this project will meet all terms and conditions of the applicable nationwide permit.

2. **Section 404 does not apply to the project because:**

☒ No watercourse waters of the U.S. exist on the property.

☐ No jurisdictional waters of the U.S. exist on property. Attached is a copy of the COE's Jurisdictional Determination.

☐ Watercourses or other waters of the U.S. do exist on the property, but the project will not involve the discharge of dredged or fill material into any of these waters.

I certify that the above statement is true.

Engineer's Signature and Seal, or Owner's Signature

11/8/17

Date

Empire Residential Communities Fund II and III, LLC

Title/ Company

## Planning and Development Services

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



# Request To Submit Concurrent Development Applications

## Acknowledgment and Agreement



The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input 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 checked="" type="checkbox"/> Preliminary Plat

Owner: Empire Residential Communities Fund II & III LLC

Company: Empire Residential Communities Fund II & III LLC

Address: 6617 N. Scottsdale Road, Scottsdale, AZ 85250

Phone: 480-951-2207

Fax: \_\_\_\_\_

E-mail: shelby@theempiregroupllc.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): Shelby Duplessis

Title: Authorized Agent

*Shelby M Duplessis*  
Signature

Date: 10/31/17

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

14-PP-2017  
11/15/2017





# City of Scottsdale Cash Transmittal

# 113057

113057  
2 01081717  
11/15/2017 PLN-1STOP  
KWHEELER HP60062020  
11/15/2017 10:53 AM  
\$1,872.00

**Received From :**

Empire Residential Communities Fund II LLC  
6617 N Scottsdale Road  
Scottsdale, AZ 85250  
480-951-2207

**Bill To :**

Empire Residential Communities Fund II LLC  
6617 N Scottsdale Road  
Scottsdale, AZ 85250  
480-951-2207

Reference # 176-pa-2016

Issued Date 11/15/2017

Address 9370 E CACTUS RD

Paid Date 11/15/2017

Subdivision

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 217-24-019P

Gross Lot Area 0

Water Zone

**Owner Information**

NAOS Lot Area 0

Water Type

Empire Residential Communities Fund II, LLC

Net Lot Area 0

Sewer Type

6617 N Scottsdale Road

Number of Units 1

Meter Size

Scottsdale, AZ 85250

Density

QS 31-50

480-951-2207

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$1,872.00	100-21300-44221

*Tracy Grewe*

SIGNED BY TRACY GREWE ON 11/15/2017

Total Amount

**\$1,872.00**

**14-PP-2017**  
**11/15/2017**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 113057**





# City of Scottsdale Cash Transmittal

# 113058

113058  
3 01081721  
11/15/2017 PLN-18TOP  
KWHEELER HP600G2020  
11/15/2017 10:55 AM  
\$1,248.00

**Received From :**

Empire Residential Communities III, LLC  
6617 N SCOTTSDALE RD STE 101  
SCOTTSDALE, AZ 85250

**Bill To :**

Empire Residential Communities Fund II LLC  
6617 N Scottsdale Road  
Scottsdale, AZ 85250  
480-951-2207

Reference # 176-pa-2016

Address 9370 E CACTUS RD

Subdivision

Marketing Name

MCR

APN 217-24-019P

**Owner Information**

Empire Residential Communities Fund II, LLC  
6617 N Scottsdale Road  
Scottsdale, AZ 85250  
480-951-2207

Lot Number

Metes/Bounds No

Gross Lot Area 0

NAOS Lot Area 0

Net Lot Area 0

Number of Units 1

Density 1

Issued Date 11/15/2017

Paid Date 11/15/2017

Payment Type CHECK

Cost Center

Jurisdiction SCOTTSDALE

Water Zone

Water Type

Sewer Type

Meter Size

QS 31-50

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$1,248.00	100-21300-44221

*Tracy Grewe*

SIGNED BY TRACY GREWE ON 11/15/2017

Total Amount

\$1,248.00

14-PP-2017  
11/15/2017

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 113058



# Submittal Fee



1872.00  
1248.00  
= \$3,120.00

7 3120.00

Fee Amount: \$ 40 x 18 + 2400 = 3120

## Check the box for Fee / Case Type:

<input type="checkbox"/>	3136	Abandonment
<input type="checkbox"/>	3140	Board of Adjustment Fees
<input type="checkbox"/>	3143	Infill Incentive District
<input type="checkbox"/>	3144	Building ADV Board Com Application
<input type="checkbox"/>	3145	Building ADV Board Res Application
<input checked="" type="checkbox"/>	3150	Preliminary Plat / Minor Division Fees
<input type="checkbox"/>	3153	Hardship Exemption or Special Exemption
<input type="checkbox"/>	3165	Development Review Application
<input type="checkbox"/>	3166	Staff Approval (Minor-Case)
<input type="checkbox"/>	3170	Rezoning Application
<input type="checkbox"/>	3173	General Plan Application
<input type="checkbox"/>	3175	Use Permit Application
<input type="checkbox"/>	3229	Staff Approval (Major-Case)
<input type="checkbox"/>	3230	Wash Modification
<input type="checkbox"/>	3231	Minor Amendment
<input type="checkbox"/>	3232	Wireless Communications Facility
<input type="checkbox"/>	3235	Staff Approval (Major-Case) MCD
<input type="checkbox"/>	3236	Staff Approval (Minor-Case) MCD
<input type="checkbox"/>	3239	Time Extension

## Applicant Contact Info:

Name: STEEBY DUPLISSIS

Phone Number: 480-951-2207

Address: 6417 N. SCOTTSDALE RD  
SCOTTSDALE, AZ 85250

## Project Info:

Project Name: WOLF SPRING 5 RANCH

Pre-App #: 176-PA-2016

## Staff Info:

Staff Name: WILLIAM BARTON

Phone Number: (480) 312-2347

Signature: [Signature]

## Planning and Development Services





Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 11/15/17  
Contact Name: SHELBY DUPLASSIS  
Firm Name: EMPIRE RESIDENTIAL COMMUNITIES FUND II 9111 LLC  
Address: 6617 N. SCOTTSDALE RD  
City, State, Zip: SCOTTSDALE, AZ 85250

RE: Application Accepted for Review.

176 - PA - 2016

Dear SHELBY DUPLASSIS:

It has been determined that your Development Application for WOLF SPRINGS RANCH 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: Keith Niederer  
Title: Sr. planner  
Phone Number: (480) 312 - 2953  
Email Address: Kniederer @ScottsdaleAZ.gov



# Preliminary Plat (PP)

## Development Application Checklist

### Subdivision, and Master Planned Property



#### Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Preliminary Plat Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 10 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

#### PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Preliminary Plat Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>2,400 + \$18 per lot</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> <li>• The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review).</li> <li>• If a review methodology is not selected, the application will be review under the Standard Application Review methodology.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

N/A

#### Planning and Development Services

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## Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>6. Affidavit of Authorization to Act for Property Owner</b> (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided))
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>7. Appeals of Required Dedications or Exactions</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>8. Commitment for Title Insurance – No older than 30 days from the submittal date</b> (requirements form provided) <ul style="list-style-type: none"> <li>8-1/2" x 11" – 1 copy</li> <li>Include complete Schedule A and Schedule B.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>9. Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>8-1/2" x 11" – 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>10. Results of ALTA Survey (24" x 36") FOLDED</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>11. Preliminary Plat Notification Affidavit</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>12. Request for Site Visits and/or Inspections Form</b> (form provided)
		<b>13. Addressing Requirements</b> (form provided)
		<b>14. Design Guidelines</b> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div> <input checked="" type="checkbox"/> Design Standards and Policies Manual  <input checked="" type="checkbox"/> MAG Supplements         </div> <div> <input type="checkbox"/> Environmentally Sensitive Land Ordinance          (see Zoning Ordinance)       </div> </div> <ul style="list-style-type: none"> <li>The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: <a href="http://www.scottsdaleaz.gov/design">http://www.scottsdaleaz.gov/design</a></li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>15. Neighborhood Notification Process Requirements:</b> (form provided) <ul style="list-style-type: none"> <li>Provide one copy of the Neighborhood Notification Report</li> <li>Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report</li> <li>If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum.</li> </ul>
		<b>16. Request for Neighborhood Group Contact information</b> (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	<b>17. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b> (example provided) <ul style="list-style-type: none"> <li>8-1/2" x 11" - 1 copy of the set of prints</li> <li><u>See the attached Photo Exhibit of Existing Conditions</u> graphic showing required photograph locations and numbers.</li> <li>8-1/2" x 11" - 11 copies of the set of prints (<b>Delayed submittal</b>). At the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>18. Archaeological Resources</b> (information sheets provided) <ul style="list-style-type: none"> <li>Certificate of No Effect / Approval Application (form provided)</li> <li>Archaeology Survey and Report - 3 copies</li> <li>Archaeology 'Records Check' Report Only - 3 copies</li> <li>Copies of Previous Archeological Research - 1 copy</li> </ul>

N/A  
 Per  
 Keith

### Planning and Development Services

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## Preliminary Plat Application Checklist

<div style="position: absolute; left: -40px; top: 0; font-size: small;">             Keith to transfer from Zoning.           </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>19. Completed Airport Vicinity Development Checklist</b> – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided. Short form) <i>CCRs – how close to the center line of Airport</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<b>20. ESLO Wash Modifications Development Application</b> (application provided) <i>Aviation Easement</i> The ESLO Wash Modifications Development Application is to be submitted concurrently with this Preliminary Plat Application. <span style="float: right; font-size: x-small;">note on P.P. set checks</span>
<b>PART II -- REQUIRED PLANS &amp; RELATED DATA</b>			
Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>	
		<b>21. Plan &amp; Report Requirements For Preliminary Plat Applications Checklist</b> (form provided)	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>22. Application Narrative</b> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 11 copies</li> <li>1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided)</li> <li>2. The application narrative shall provide and explanation and justification for any proposed amended development standard(s)</li> <li>3. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.</li> </ul>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>23. <del>Proposed Development Standards</del> / Amended Development Standards</b> (Example provided) (Must adhere to the Maricopa County Recorder requirements) <span style="float: right; color: green;">PAO</span> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 2 copies (quality suitable for reproduction)</li> </ul>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>24. Proposed Covenants, Conditions, and Restrictions (CC&amp;R'S)</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> </ul>	
<input type="checkbox"/>	<input type="checkbox"/>	<b>25. Proposed Development Agreement</b> (shared facilities, etc.) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> </ul>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>26. Context Aerial with the proposed site improvements superimposed</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 color copies, folded</li> <li>• 11" x 17" – 1 color copy</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul> <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>	

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## Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>27. Preliminary Plat</b> <ul style="list-style-type: none"> <li>24" x 36" – 11 copies, folded</li> <li>11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>28. Site Plan</b> <ul style="list-style-type: none"> <li>24" x 36" – 12 copies, folded</li> <li>11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>29. Open Space Plan (Site Plan Worksheet) (Example Provided)</b> <ul style="list-style-type: none"> <li>24" x 36" – 2 copies, folded</li> <li>11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>30. Site Cross Sections</b> <ul style="list-style-type: none"> <li>24" x 36" 1 – copy, folded</li> <li>11" x 17" 1 – copy, folded</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>31. Construction Envelope Plan (ESL Areas)</b> <ul style="list-style-type: none"> <li>24" x 36" – 2 copies, folded</li> <li>11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>32. Natural Area Open Space Plan (ESL Areas)</b> <ul style="list-style-type: none"> <li>24" x 36" – 2 copies, folded</li> <li>11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>33. Topography and slope analysis plan (ESL Areas)</b> <ul style="list-style-type: none"> <li>24" x 36" 1 – copy, folded</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>34. Phasing Plan</b> <span style="color: green; font-size: 1.5em; margin-left: 10px;">N/A</span> <ul style="list-style-type: none"> <li>24" x 36" – 2 copies, folded</li> <li>11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>

### Planning and Development Services

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## Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>35. Landscape Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>36. Hardscape Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded of black and white line drawings (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>37. Parking Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>38. Parking Master Plan</b> See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits. <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>39. Pedestrian and Vehicular Circulation</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>40. Bikeways &amp; Trails Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>41. Wall Elevations and Details and/or Entry Feature Elevations and Details</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>42. Community Features (mail kiosk, private street signs, etc) Elevations and Details</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>43. Exterior Lighting Site Plan (including exterior building mounted fixtures)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>

### Planning and Development Services

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



## Preliminary Plat Application Checklist

		<ul style="list-style-type: none"> <li>8 1/2" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>44. Exterior Lighting Photometric Analysis</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>45. Manufacturer Cut Sheets of All Proposed Lighting</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 1/2" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>46. Sensitive Design Concept Plan and Proposed Design Guidelines</b> (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 1/2" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>47. Drainage Report</b> (information provided) <b>90% Design</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>48. Master Drainage Plan</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>49. Preliminary Basis of Design Report for Water and Wastewater</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>50. Preliminary Basis of Design Report for Wastewater</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>

### Planning and Development Services

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## Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>51. Water Sampling Station</b> <ul style="list-style-type: none"> <li>Show location of sample stations on the <u>preliminary plat</u>.</li> <li>Fax 8 1/2" x 11" copy of the preliminary plat with sampling stations to Water Resources 480-312-5650</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>52. Water Of Approval For Fountains Or Water Features from the Water Conservation Office</b> Please contact Elisa Kliņ at 480-312-5670 <ul style="list-style-type: none"> <li>1 copy of the approval from the Water Conservation Office</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>53. Transportation Impact &amp; Mitigation Analysis (TIMA) (information provided)</b> Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <ul style="list-style-type: none"> <li><input type="checkbox"/> Category 1 Study</li> <li><input type="checkbox"/> Category 2 Study</li> <li><input type="checkbox"/> Category 3 Study</li> <li>8-1/2" x 11" - 3 copies of the Transportation Impact &amp; Mitigation Analysis including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>54. Native Plant Submittal: (information provided)</b> <ul style="list-style-type: none"> <li>24" x 36" 1 – copy, folded. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</li> <li>See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>55. Revegetation Site Plan, including Methodology and Techniques</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>56. Landform Types Maps</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>57. Cuts and Fills Site Plan</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>

### Planning and Development Services

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## Preliminary Plat Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<b>58. Cuts and Fills Site Cross Sections</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>59. Composite Factors Map</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>60. Unstable Slopes / Boulders Rolling Map</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>61. Bedrock &amp; Soils Map</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>62. Conservation Area, Scenic Corridor, Vista Corridor Plan</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>63. Other:</b> <hr/> <div style="margin-left: 20px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded  <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)  <input type="checkbox"/> 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction)  <input type="checkbox"/> Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) </div>
<b>PART III – SAMPLES &amp; MODELS</b>		
<b>Req'd</b>	<b>Rec'd</b>	<b>Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>64. Paint Color Drawdowns</b> <ul style="list-style-type: none"> <li>1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.</li> </ul>

### Planning and Development Services

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



## Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	65. Other:  <hr/> <hr/> <hr/> <hr/>
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### PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	66. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7667. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>176</u> -PA- <u>2016</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	67. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	68. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	69. <b>Delayed Submittal.</b> Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.

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## Preliminary Plat Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	70. Other:                     
<input checked="" type="checkbox"/>		71. If you have any question regarding this application checklist, please contact your Project Coordinator.  Coordinator Name (print): <u>Katie Posler</u> Phone Number: <u>480-312-2703</u>  Coordinator email: <u>kposler</u> @scottsdaleaz.gov Date: <u>7-10-17</u>  Coordinator Signature:



## Preliminary Plat Application Checklist

If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application need a: ☒ New Project Number, or

☐ A New Phase to an old Project Number: \_\_\_\_\_

### Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning and Development Services

One Stop Shop

Planning and Development Services Director

7447 E. Indian School Rd, Suite 105

Scottsdale, AZ 85251

Phone: (480) 312-7000

### Planning and Development Services

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





# Development Applications Process

## Enhanced Application Review

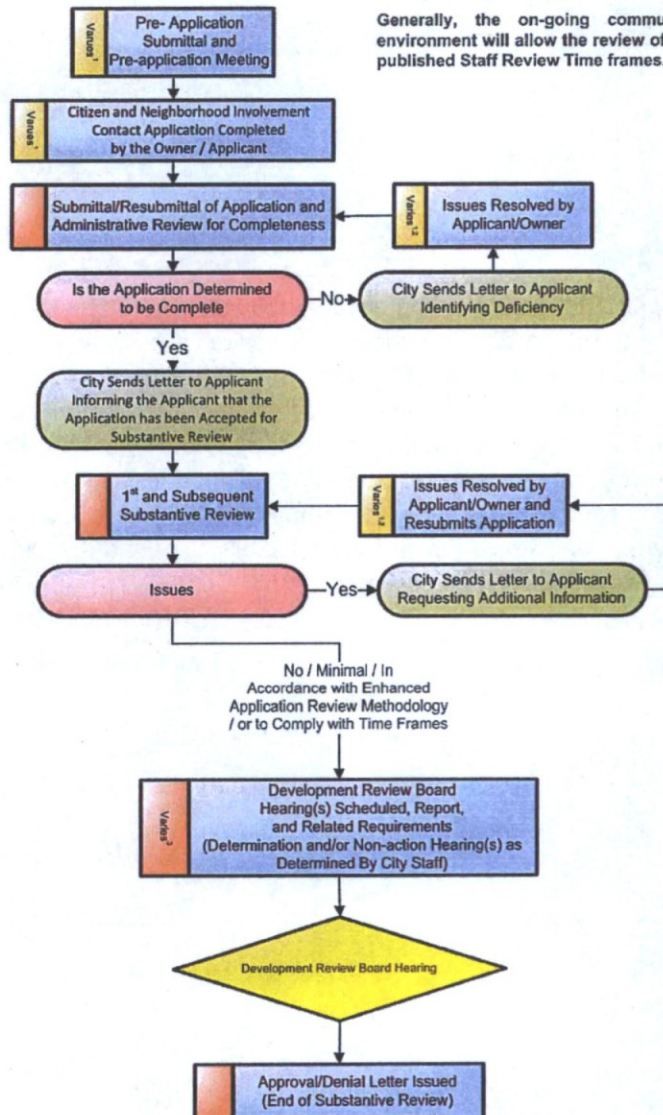
### Development Review (DR and PP)

#### Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



#### Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 50 percent

#### Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews in This Time Frame <sup>2,3,4</sup>	Time Frames Vary <sup>3</sup>	Letter Issued

#### Planning and Development Services

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