



Development Review (Minor) Staff Approval

120-SA-2022

Pueblo Norte Memory Care
Conversion and
Remodeling

APPLICATION INFORMATION

| | | | |
|-----------|------------------|------------|---|
| LOCATION: | 7100 E Mescal St | APPLICANT: | Paul Ragozzino |
| PARCEL: | 175-36-001E | COMPANY: | Cunningham Group Architecture, Inc. |
| Q.S.: | 29-44 | ADDRESS: | 5001 East Washington Street Phoenix, AZ 85034 |
| ZONING: | R-5 | PHONE: | (612) 310-7868 |

Request: New outdoor garden with outdoor shade trellis, landscape, exterior lighting and garden amenities.

STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations prepared by Cunningham Group Architecture, Inc, with a city staff date of 6/10/2022.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by IMEG Engineers, with a city staff date of 6/10/2022.
3. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Cunningham Group Architecture, Inc, with a city staff date of 6/10/2022.
4. At time of final plans, the applicant shall demonstrate conformance with Zoning Ordinance Section 1.403.P.
5. At time of final plans, the applicant shall submit revise electrical manufacturer cutsheets to show a hood over the proposed festoon lighting.
6. All exterior lighting finishes shall be dark bronze or black.
7. At time of final plans, the applicant shall submit a horizontal and vertical photometrics plan and demonstrate conformance with the City of Scottsdale Design guidelines.
8. Minimum shrub size shall be no smaller than 5 gallons. At time of final plans, the applicant shall provide gallon size.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter along with the following plan set(s) using the e-Services Planning Online Center for review: **Digital Plan submittals** can be made using the City's e-Services at <https://eservices.scottsdaleaz.gov/bldgresources/plans> and should include one PDF copy of each of the required plans/documents identified below.

- IMPROVEMENTS:
- ☒ Architectural Site Plan with Site Data and Open Space Plan
 - ☒ Civil Improvement Plans
 - ☒ Landscape Improvement Plans

Planning and Development Services

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

PERMIT APPLICATION: ☒ **Completed Permit Application**

The permit application may be filled-out and submitted online at:

<https://eservices.scottsdaleaz.gov/bldgresources/plans> or obtained for printing at:

- Commercial/Multi-family

http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP_Permit_Commercial.pdf

Expiration of Development Review (Minor) Approval

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

Staff Signature: _____



Meredith Tessier, 480-312-4211

Date: _____

June 11, 2022

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 ♦ www.ScottsdaleAZ.gov