



7/12/2022

Maurita Harris  
Phx Architecture  
15990 N Greenway-Hayden Loop Ste C100  
Scottsdale, AZ 85260

RE: **48-DR-2007#3**  
Troon Golf Villas  
**123C6 (Key Code)**

Dear Maurita Harris:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/22/2022. The following **3<sup>rd</sup> Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the third review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

**Drainage:**

1. Please submit a revised Drainage Report and Grading & Drainage Plan, addressing the redlined comments on the plan files.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 53 Staff Review Days since the application was determined to be administratively complete.

These **3<sup>rd</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,



Jeff Barnes  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

**Case Number: 48-DR-2007#3**  
**Key Code: 123C6**

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **123C6**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

☒ COVER LETTER – Respond to all the issues identified in this 3<sup>rd</sup> Review Comment Letter

Technical Reports: Please submit one (1) digital copy of each report requested

☒ Revised Drainage Report: