



# Development Review (Minor) Staff Approval

119-SA-2023

Cardone Ventures Medical  
Office

### APPLICATION INFORMATION

LOCATION:	5225 N Scottsdale Rd	APPLICANT:	Carlos Elias
PARCEL:	173-23-012	COMPANY:	LGE Design Group
Q.S.:	19-45	ADDRESS:	1200 N 52nd Street Phoenix, AZ 85008
ZONING:	S-R (C)	PHONE:	(480) 966-4001

Request: Request for approval of a renovation to an existing building and parking garage for a new medical office use located at 5225 N Scottsdale Road and 7218 E Vista Drive with Service Residential (S-R) zoning.

### STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by LGE Design Group, with a city staff date of 12/18/2023.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by LGE Design Group, with a city staff date of 12/18/2023.
3. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by T.J. McQueen & Associates, Inc., with a city staff date of 12/18/2023.
4. Exterior lighting, including site photometrics, luminaire details and cutsheets shall be consistent with the exterior lighting plans prepared by See Engineering Group, LLC. With a city staff date of 12/18/2023.
5. Exterior windows shall be recessed a minimum of 50% of the wall thickness. Exterior doors shall be recessed a minimum of 30% of the wall thickness.
6. Lot assemblage of parcels 173-23-012 and 173-23-013A required prior to final plans issuance.


### CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit a copy of this approval letter to the e-Services Planning Online Center:  
**Digital submittals link:** <https://eservices.scottsdaleaz.gov/bldgresources/plans>

ARCHITECTURAL:  Commercial Architectural Plans (full plan set)

### 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:  Date: 12/18/2023

Wayland Barton, 480-312-2817

### Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

Project: Cardone Ventures

Location: 5225 N Scottsdale Road, Scottsdale AZ 85250

Parcel: 173-23-012

RE: Project Narrative; DR Minor (SA)

Date: 5/19/2023

From: LGE Design Group; Carlos Elias

### **Project Overview**

LGE Design Group is proposing a 680 S.F. addition to an existing building located at 5225 N Scottsdale Road, Scottsdale AZ 85250. Work includes a tenant improvement which consists of demo all/most of interior partitions to receive brand new interior layout. Exterior work intends to modernize the street appeal on all sides of the building. Sitework also includes a new 1,261 S.F. on the existing parking area.

### **Site**

The existing site consists of two parcels (173-23-012 & 173-23-013A) which are located on a at 5225 N Scottsdale Road, Scottsdale AZ 85250, corner with E Vista Dr. The site is zoned S-R, with SUP-R zoning to the north, R1-10 to the east, and S-R to the south.

Both parcels will be combined in a Lot-Tie application which is intended to be submitted concurrent with Design Review Process.

Parking for the project will remain as noted in the site plan. 1 parking space will be removed and 6 parking spaces will be covered in the new garage. There are 31 sub-total parking spaces at ground level parking (including 4 ADA) and 43 spaces at underground parking – for a grand total of 74. All parking spaces will meet the code requirements for their use, and ADA/pedestrian access will be provided.

The existing refuse enclosure will remain as is.

Landscape will be improved to meet ordinance standards.

### Proposed Use

The current zoning for the project is S-R and intended to remain. The proposed use is Medical Office (please refer to attachment 05A) for further description. Business license (#2028000) was provided to planning staff on 5/9/23 (please refer to attachment 05B).

### Building Design

A fresh new look with clean, modern aesthetic, Four-sided architecture is intended for the overall design of the building. The most visible elevations are the West facing Scottsdale Road and South facing E Vista Dr which are planned to carry and elevate the modern architectural precedence found in Scottsdale Road.

The proposed architectural theme of the building will utilize colors that attract the public users and interest in the area. The materials planned for the building include metal panel cladding, painted/ exposed masonry, and insulated glazing storefront.

Street facing façade will be carry the light grey base, with dark metal fins along aluminum storefront. The existing patio located at the corner of Scottsdale Rd and E Vista Dr will be enclosed to add conditioned square footage and cladded with similar materials and colors to provide stronger outdoor presence.

The building section will allow for roof top screening for all of the mechanical roof top equipment by a mechanical screen and the parapet. The parapet is to be raised up to 18 feet AFF (max. allowed per zoning). The mechanical roof top units will be accessed via roof access ladders and hatches internal to the building.

The exterior lighting within the proposed project will be integrally designed as a part of the building and outdoor pedestrian spaces with the intent of providing adequate safety while avoiding glare, hot spots and within compliance of the dark sky ordinance. Exterior lighting will be shielded and directed downward to meet the City of Scottsdale design guidelines.

Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location and illumination.

**LGE** | DESIGNGROUP

Sincerely,

**LGE** | DESIGNGROUP

Designing your vision. Building your future.

**Carlos Elias**

Design Manager

O: 480.966.4001

1200 N. 52nd St., Phoenix, AZ 85008

# 5225 N. SCOTTSDALE RD

## PROGRAMING PROPOSAL

### **AREA 1 | SUPERHUMAN PROTOCOL**

Each step in the Superhuman Protocol works together to restore order in your body by charging and separating your cells, allowing for more oxygen, and optimal light absorption. Therapy session overseen and recommended to patients by a board certified medical professional, such as an MD, RN, PA, NP, etc.

### **AREA 2 | IV THERAPY**

Intravenous or IV therapy is a form of therapy that involves the use of intravenous fluids and medications to treat a variety of medical conditions. It can be used to treat a wide range of conditions including, but not limited to dehydration, infection, malabsorption, and vitamin deficiencies. Therapy is administered and overseen by a board certified medical professional, such as an MD, RN, APRN, or EMT-P.

### **AREA 3 | GENETIC TESTING**

Genetic Testing can be used to determine the genetic causes of a variety of health issues, including identifying problems with the methylation cycle, which is essential for the body to function properly. This test can help identify deficiencies which 10X Health uses to create a customized plan to allow the body to work how it should. While the test is typically self-administered, results and recommendations are made by a medical professional such as an MD, PN, APRN, PA, MA, etc.

### **AREA 4 | BLOOD TESTING**

Blood Testing is used to detect a wide range of health conditions and can determine whether they are getting enough essential vitamins and minerals. Testing may also uncover any underlying genetic disorders, screen for infections and even test for diseases. Blood testing can be conducted by any specialized lab or center, or by any licensed medical professional, such as an MD, RN, APRN, PA, NP, etc.

### **AREA 5 | COSMETIC INJECTABLES**

Cosmetic injectables are substances injected into the body to improve the appearance of certain areas such as wrinkles, facial contours, and lips. Common injectables include Botox, dermal fillers, and muscle relaxants. These treatments may be used to address a variety of cosmetic concerns and can help enhance a client's overall look. Cosmetic injectables are overseen and administered by state-licensed medical professionals, dermatologists, and aestheticians.

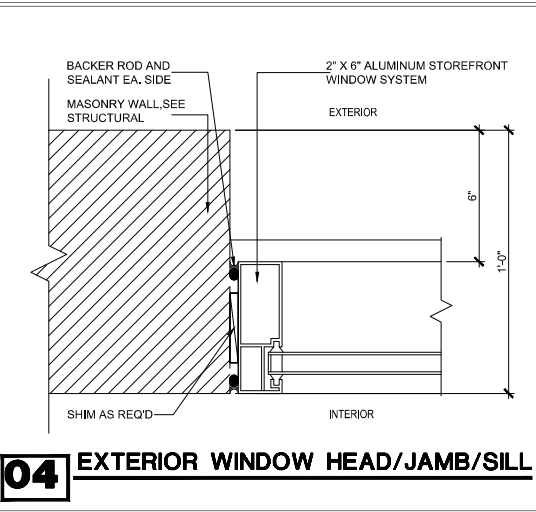
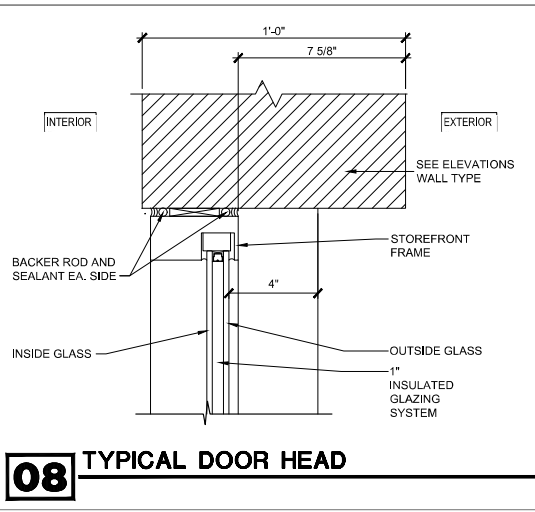
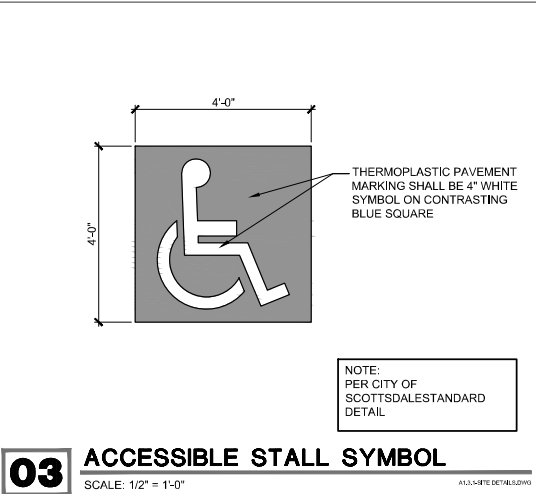
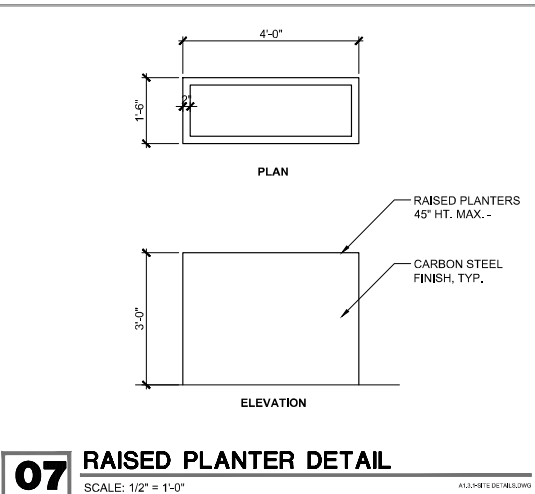
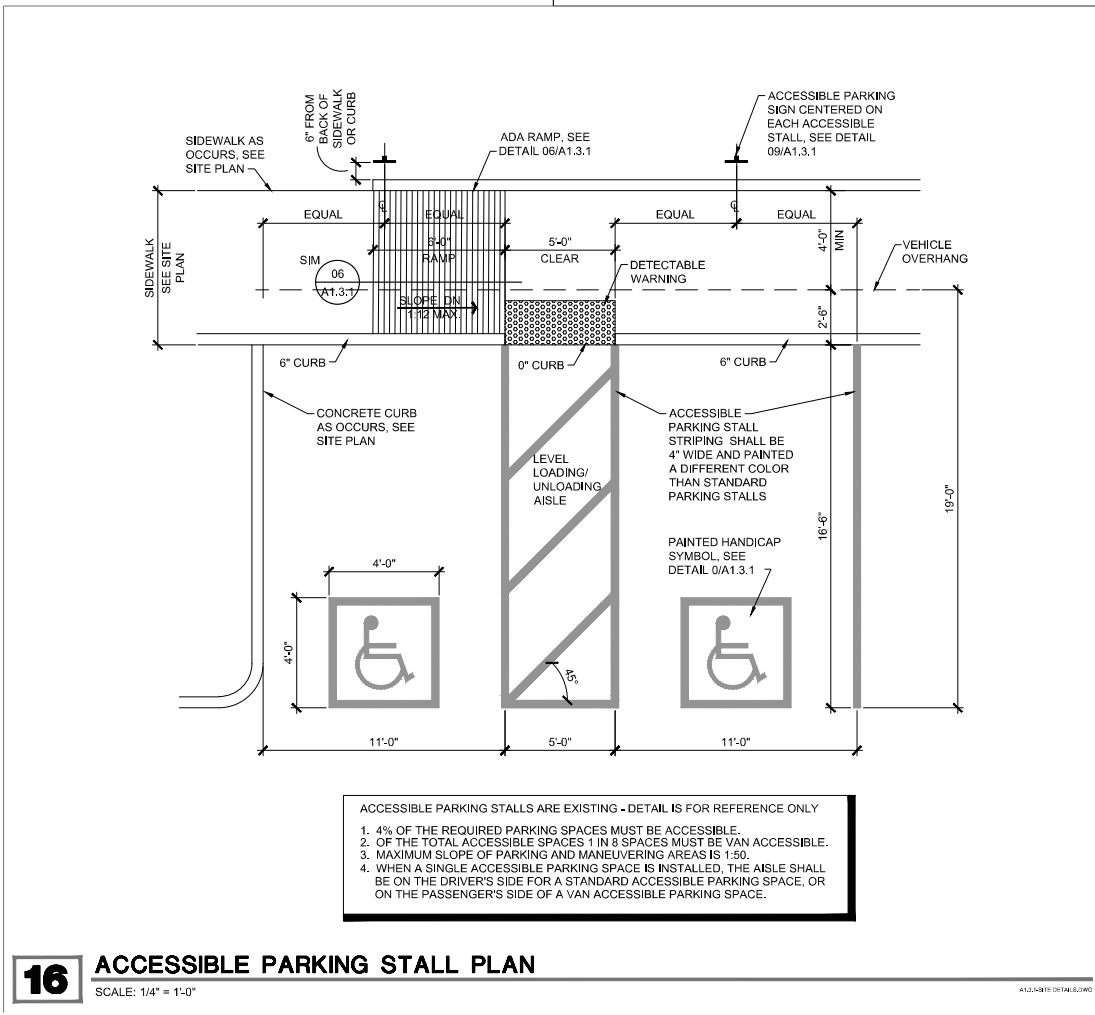
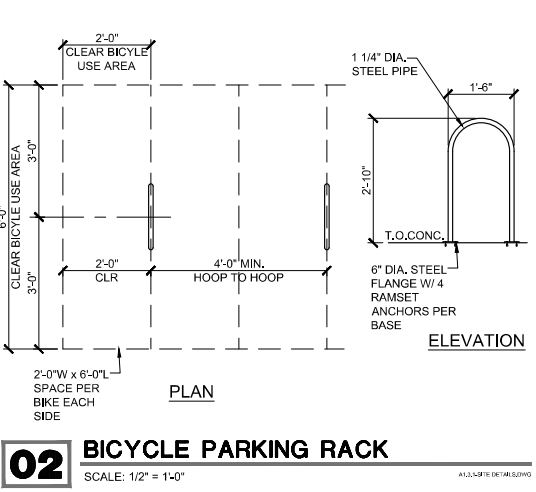
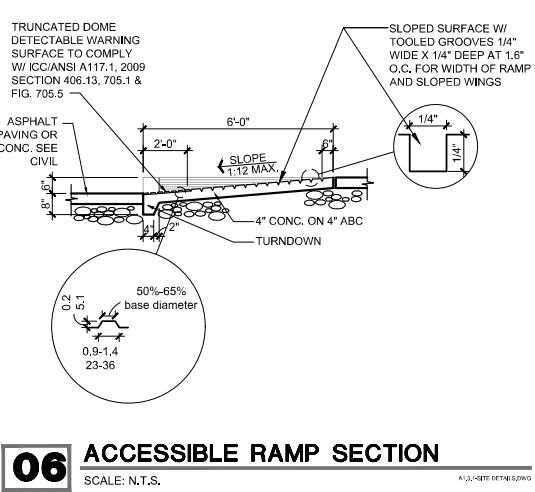
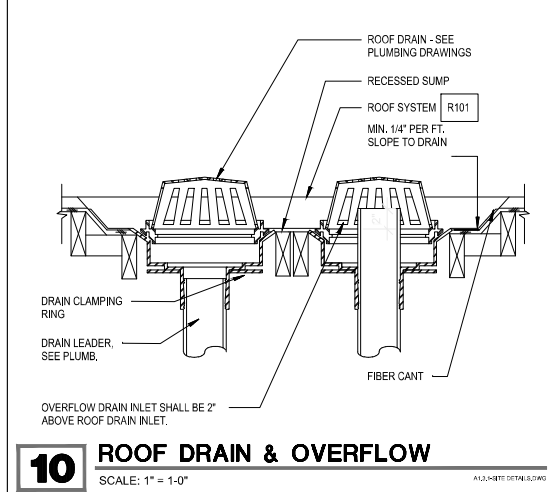
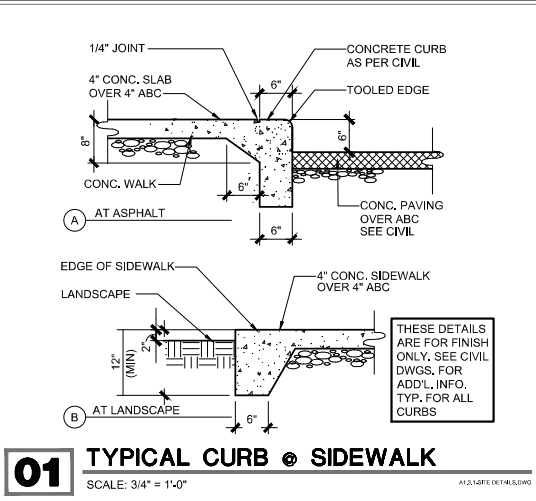
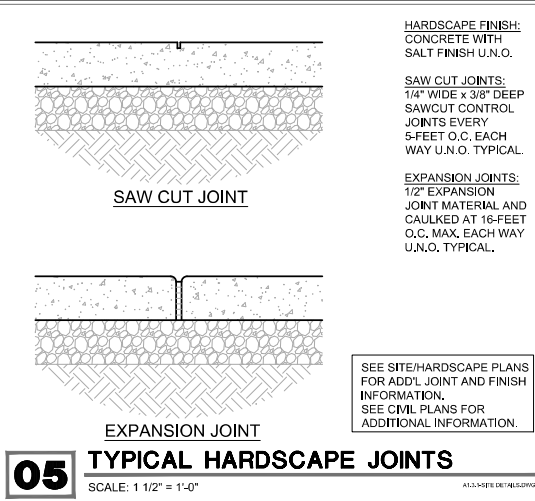
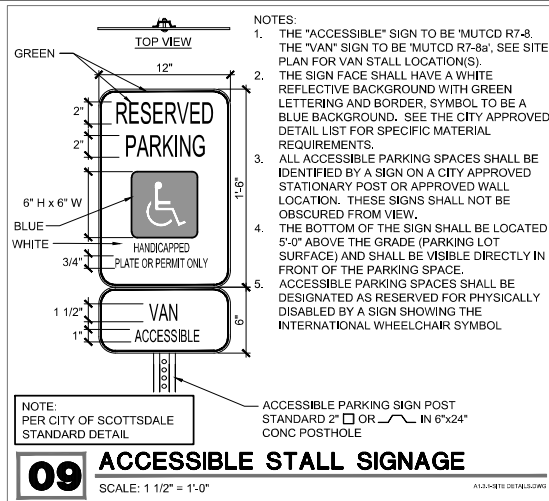
## **AREA 6 | COSMETIC DENTAL**

Cosmetic dental refers to the various procedures and treatments used to improve the appearance of your teeth and smile. Common cosmetic dental treatments include whitening, bonding, veneers, crowns and bridges, braces, implants, gum lifts, and recontouring. Cosmetic dental procedures are overseen by a DDS or DMD and can be performed by a variety of healthcare specialists including dentists, orthodontists, and periodontists.

## **AREA 7 | PAIN MANAGEMENT**

Pain management is an area of medicine focused on relieving and preventing pain. It involves a wide variety of treatments including medications, physical therapies, injections, nerve blocks and minimally-invasive procedures. Ultimately, pain management aims to reduce pain and improve the quality of a client's life by providing strategies and interventions to cope with pain, identify and address its root causes, and manage symptoms. Pain management is overseen by a licensed physician or nurse practitioner with an *Advanced Pain Certification* from a nationally recognized accreditation or certification entity.





CARDONE VENTURES 5225

5225 N SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85250

LGE DESIGNBUILD

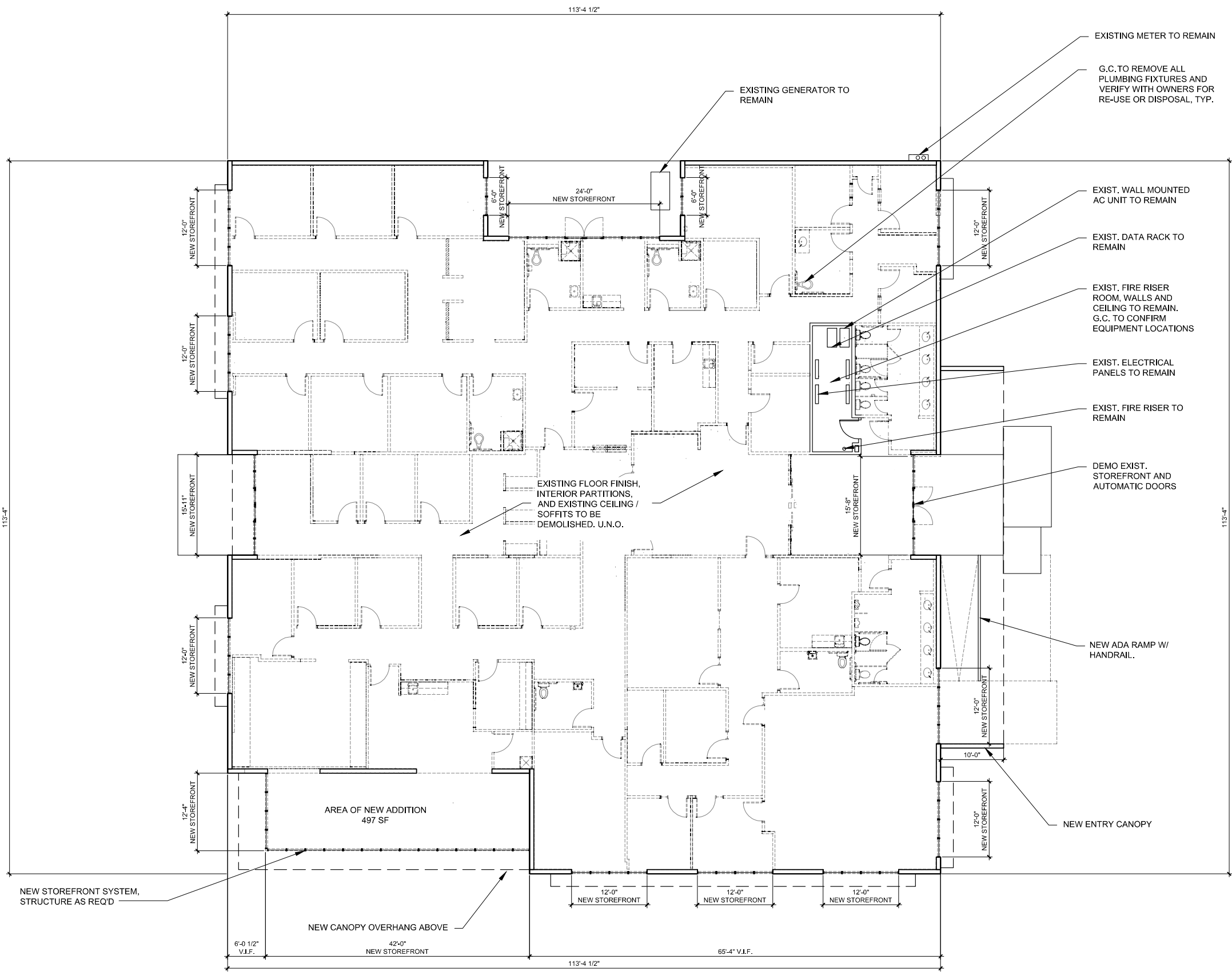
NUMBER REVISION DATE

2ND DRB SUBMITTAL 10/18/23

SHEET TITLE: SITE DETAILS  
ISSUE DATE: 10/18/2023  
DRAWN BY:  
CHECKED BY:  
PROJECT No.:  
SHEET: **A1.3.1**

LGE DESIGNGROUP

1200 N. 52nd Street # Phoenix, AZ # 85008  
P: 480.366.4001



EXISTING METER TO REMAIN

EXISTING GENERATOR TO REMAIN

G.C. TO REMOVE ALL PLUMBING FIXTURES AND VERIFY WITH OWNERS FOR RE-USE OR DISPOSAL, TYP.

EXIST. WALL MOUNTED AC UNIT TO REMAIN

EXIST. DATA RACK TO REMAIN

EXIST. FIRE RISER ROOM, WALLS AND CEILING TO REMAIN. G.C. TO CONFIRM EQUIPMENT LOCATIONS

EXIST. ELECTRICAL PANELS TO REMAIN

EXIST. FIRE RISER TO REMAIN

DEMO EXIST. STOREFRONT AND AUTOMATIC DOORS

NEW ADA RAMP W/ HANDRAIL

NEW ENTRY CANOPY

EXISTING FLOOR FINISH, INTERIOR PARTITIONS, AND EXISTING CEILING / SOFFITS TO BE DEMOLISHED. U.N.O.

AREA OF NEW ADDITION 497 SF

NEW STOREFRONT SYSTEM, STRUCTURE AS REQ'D

NEW CANOPY OVERHANG ABOVE



SCALE: 1/8" = 1'-0"

PLAN

STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED  
 12/18/2023  
 DATE APPROVED BY

**CARDONE VENTURES 5225**

5225 N SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA 85250

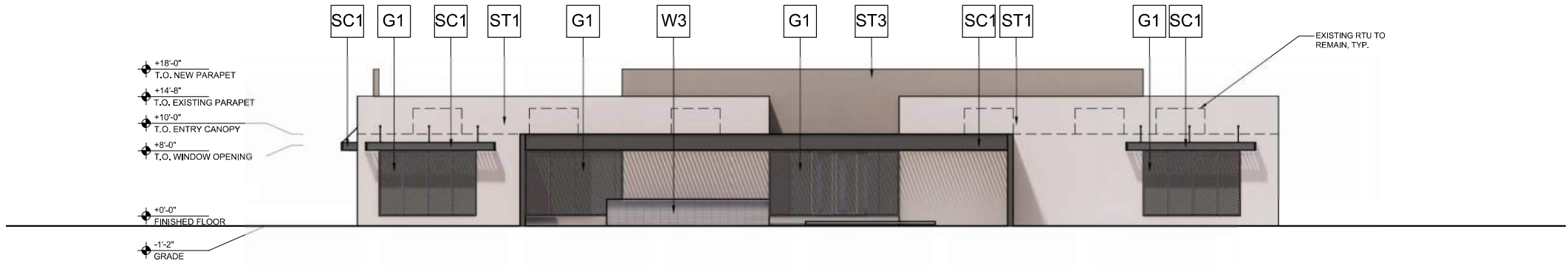
NUMBER	REVISION	DATE

**PRELIMINARY NOT FOR CONSTRUCTION**

SHEET TITLE: PLAN  
 ISSUE DATE: 10/18/2023  
 DRAWN BY: R1  
 CHECKED BY:  
 PROJECT No.:

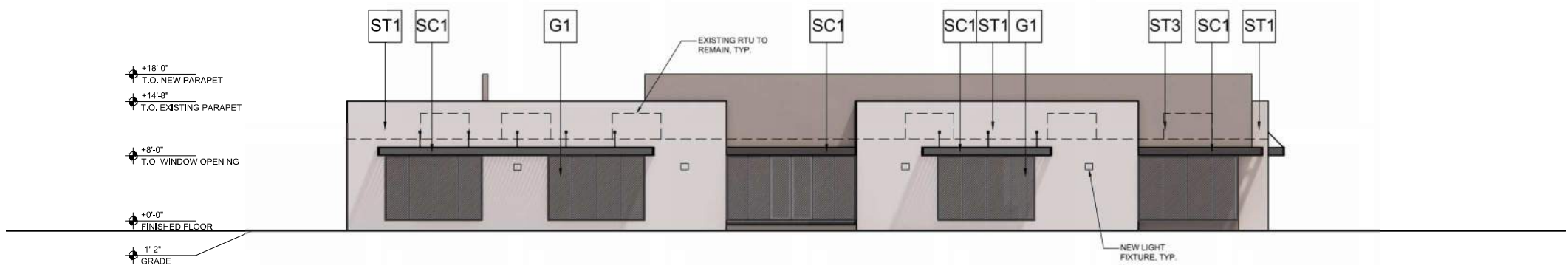
SHEET: **A2.1.4**

**2ND DRB SUBMITTAL 10/18/23**



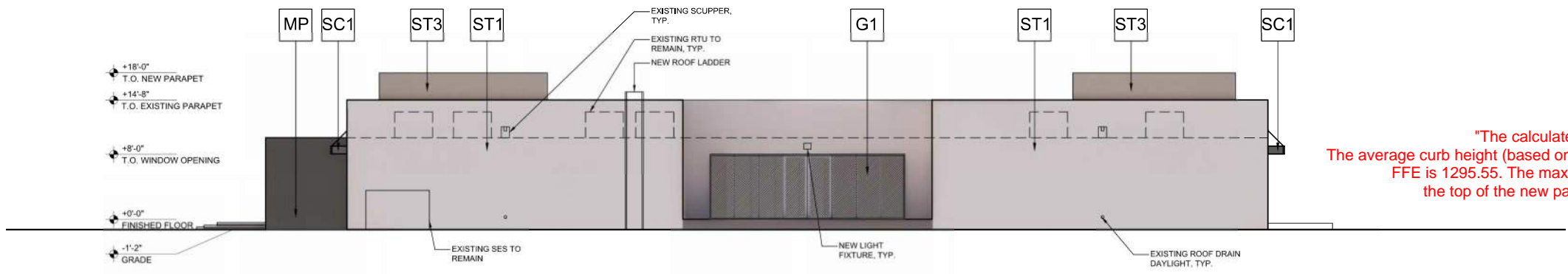
EAST ELEVATION

SCALE: 1/8" = 1'-0"



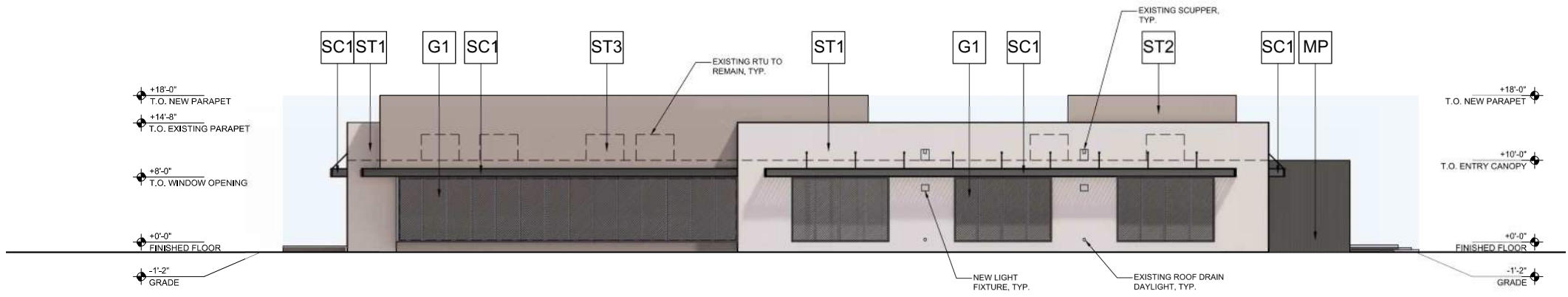
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

**MATERIAL/FINISH SCHEDULE:**

KEY:	DESCRIPTION:
<b>EXTERIOR WALLS:</b>	
W3	GROUND FACE CMU BLOCK WALL - COLOR - TRENDSSTONE - DURANGO
MP	ROLLFAB 4MM ALUMAKOR A1000 WALL PANEL - COLOR TO MATCH STOREFRONT DARK BRONZE (AB-6)
ST1	EIFS STUCCO SYSTEM OVER EXISTING SLUMP BLOCK WALL - COLOR - DUNN WEDWARDS - CRISP MUSLIN
ST2	EIFS STUCCO SYSTEM OVER EXISTING SLUMP BLOCK WALL - COLOR - DUNN WEDWARDS - METAL FRINGE
ST3	EIFS STUCCO SYSTEM OVER 6" METAL FRAME WALL - COLOR - DUNN WEDWARDS - METAL FRINGE
C1	CONCRETE SLAB - FINISH - TBD BY G.C. IN FIELD

**CANOPY KEY:**

KEY:	DESCRIPTION:
SC1	EXTERIOR METAL CANOPY - STL STRUCTURE W/ STL LOUVERS - COLOR TO MATCH STOREFRONT DARK BRONZE (AB-6)

**GLAZING KEY:**

MATERIAL:	DESCRIPTION:
FRAMES	ALUMINUM STOREFRONT - 4 1/2" (SEALANT JOINT VERTS) DARK BRONZE ANODIZED (AB-6)
G1	SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY

**PAINT KEY**

P1	DUNN EDWARDS (LIGHT GREY) 'CRISP MUSLIN' DE6212 (LRV 71)
P2	DUNN EDWARDS (DARK GREY) 'METAL FRINGE' DET626 (LRV 21)

**GENERAL NOTES:**

- GLAZING TO BE G1 UNLESS NOTED OTHERWISE

"The calculated mean curb height is 1295.58. The average curb height (based on the topographic survey) is 1294.58 + 12" = 1295.58. FFE is 1295.55. The maximum allowable building height is 1313.58 – the top of the new parapet will not exceed this height." - LGE

CARDONE VENTURES 5225

5225 N SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85250

**LGE DESIGNGROUP**  
1200 N. 52nd Street ■ Phoenix, AZ ■ 85008  
P: 480.966.4001

**LGE DESIGNBUILD**

NUMBER	REVISION	DATE

**AS NOTED**  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

12/18/2023  
DATE APPROVED BY

SHEET TITLE:  
PROPOSED COLORED ELEVATIONS  
ISSUE DATE: 10/18/2023  
DRAWN BY: RHI  
CHECKED BY:  
PROJECT No:

SHEET: **A4.1.3**

2ND DRB SUBMITTAL 10/18/23



P1 - DE6212 "Crisp Muslin"  
Dunn Edwards



P2 - DET626 "Metal Fringe"  
Dunn Edwards



G1 - Solarcool Solarblue  
Glazing



Anodized Aluminum Storefront  
Dark Bronze (AB-6) Arcadia



Rendering View



1.1

SE CORNER VIEW



1.2

SW CORNER VIEW



1.4

SOUTH VIEW



1.3

EAST VIEW

**CITY OF SCOTTSDALE  
LANDSCAPE NOTES:**

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX  
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

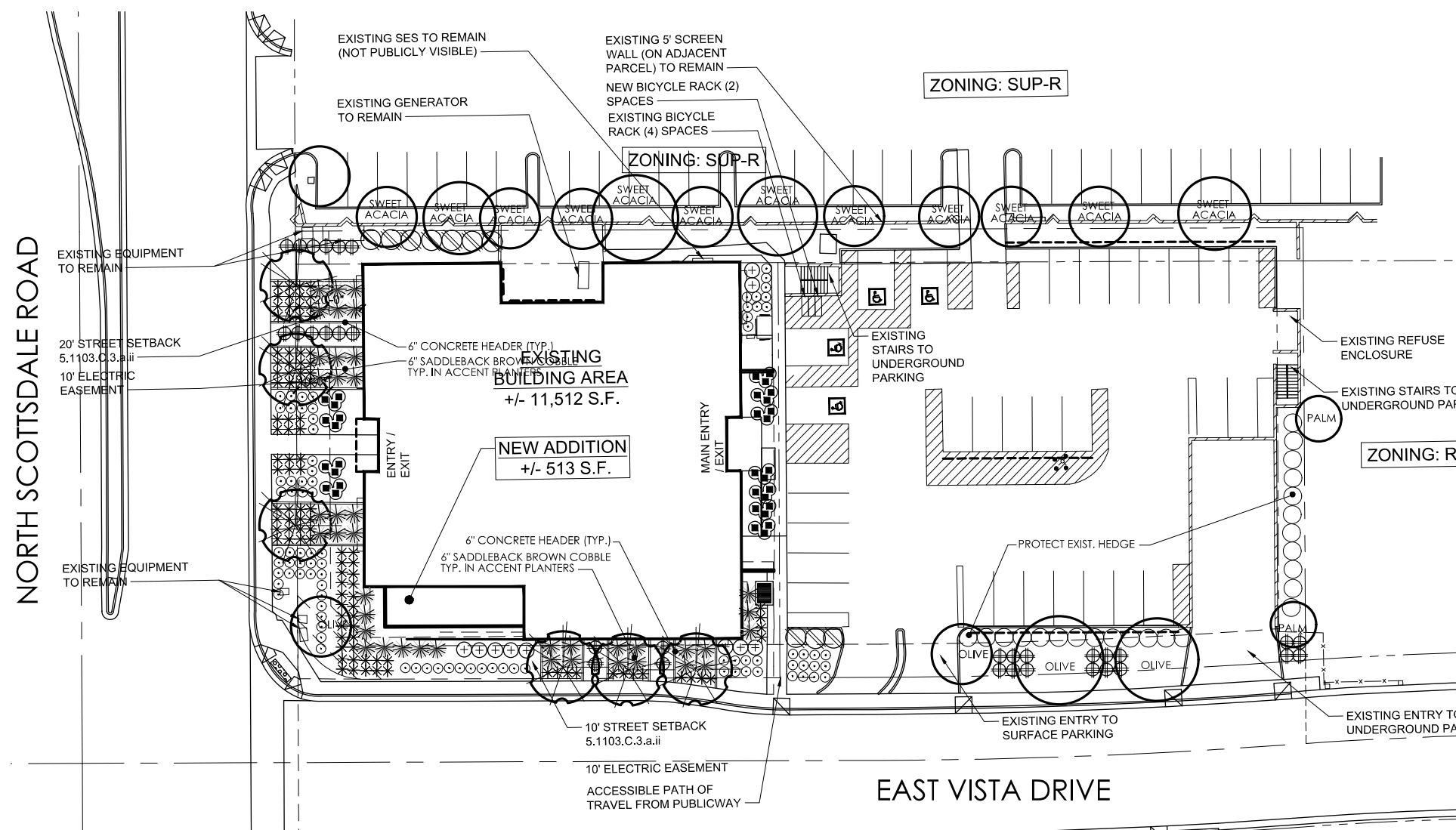
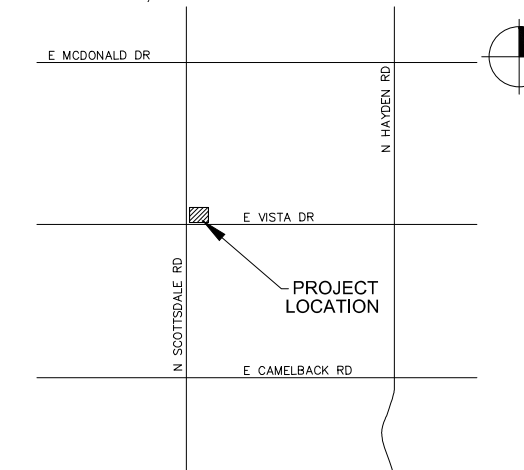
RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

**VICINITY MAP  
SCOTTSDALE, ARIZONA**

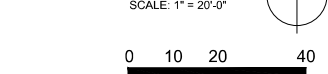


**LANDSCAPE LEGEND**

- TREES**
- OLEA EUROPEA 'SWAN HILL'
  - SWAN HILL OLIVE
  - 48" BOX (MATCHING) (MULTI)
- TREE TYPE**
- EXISTING TREE PROTECT FROM CONSTRUCTION
- LARGE SHRUBS**
- TECOMA 'ORANGE JUBILEE'
  - 'ORANGE JUBILEE'
  - 5 GALLON
- MEDIUM SHRUBS**
- EREMOPHILA MACULATA
  - VALENTINE EMU BUSH
  - 5 GALLON
- ACCENTS**
- DASYLIRION LONGISSIMA
  - TOOTHLESS DESERT SPOON
  - 5 GALLON
- AGAVE DESMETIANA
  - SMOOTH AGAVE
  - 5 GALLON
- PACHYCREUS MARGINATUS
  - MEXICAN FENCE POST
  - 3-STALK GROUPING (2.5', 2', 1' TALL)
- HESPERALOE PERPA
  - BRAKE LIGHT RED YUCCA
  - 5 GALLON
- GROUND COVER**
- LANTANA MONTEVIDENSIS
  - 'GOLD MOUND'
  - 1 GALLON

1/2" SCREENED MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

**LANDSCAPE PLAN**

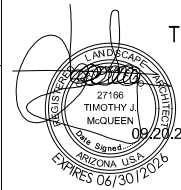


LANDSCAPE PLAN  
**APPROVED**  
CITY OF SCOTTSDALE

CASE NUMBER	APPROVED	DATE
27186	TIMOTHY J. McQUEEN	09/20/23

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

**Case No: 119 - SA - 2023**



**T.J. McQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P: (602)265-0320

EMAIL: timmcqueen@tjmla.net



**LGE DESIGNBUILD**

1200 N. 52nd Street • Phoenix, AZ 85008  
P: 480.966.4001

**CARDONE VENTURES**

5225 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85050

NUMBER	REVISION	DATE

**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**

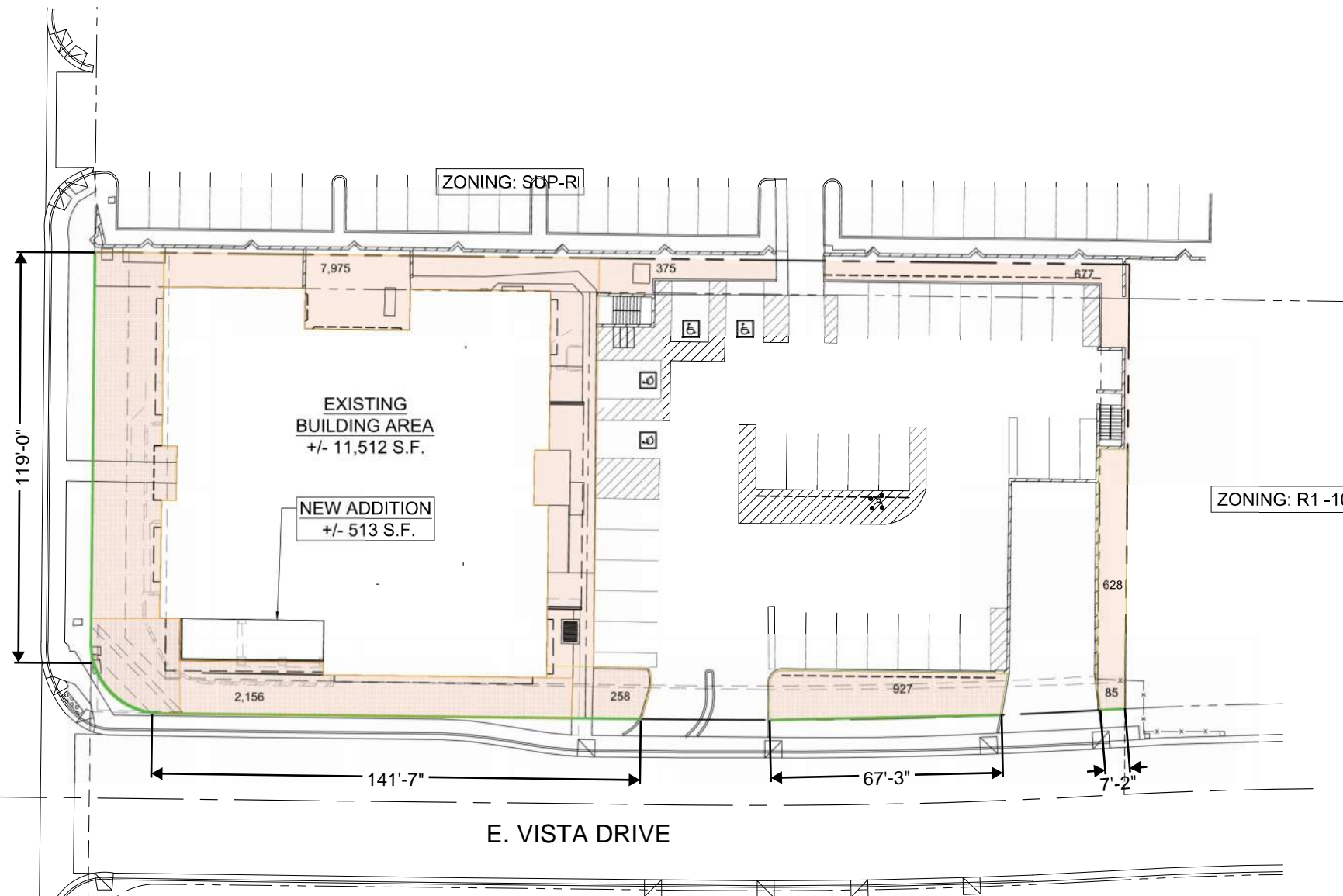
12/18/2023  
DATE APPROVED BY

SHEET TITLE:  
LANDSCAPE PLAN  
ISSUE DATE: 10/18/2023  
DRAWN BY:  
CHECKED BY:  
PROJECT No.:  
SHEET:

**La.01**

2ND DRB SUBMITTAL 10/18/23

N. SCOTTSDALE RD



EXISTING BUILDING AREA +/- 11,512 S.F.

NEW ADDITION +/- 513 S.F.

ZONING: SUP-R

ZONING: R1-10

OPEN SPACE EXHIBIT

SCALE: 1" = 20'-0"



PROJECT DATA:

OPEN SPACE AREA (COMBINED LOTS)

PROJECT DATA ZONING: S-R  
SITE AREA: +/- 40,600 S.F.  
BUILDING HEIGHT: 18'-0"

TOTAL BUILDING AREA: 12,025 S.F.

OPEN SPACE REQUIRED: 0.24  
OPEN SPACE REQUIRED: 9,744

OPEN SPACE PROVIDED: 9,905

FRONT OPEN SPACE  
11'20 SF @ SCOTTSDALE DR  
148'20 = 2,920 SF REQUIRED  
PROVIDED = 2,879

11'10 @ VISTA DR  
247'10 = 2,470 SF REQUIRED  
PROVIDED = 3,426



OPEN SPACE  
REQUIRED: 40,600x24% = 9,744 SF

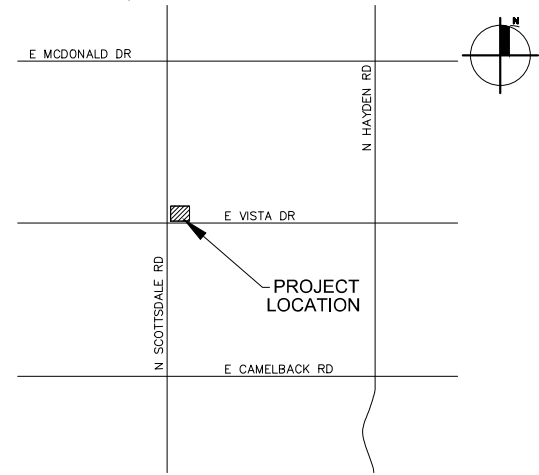
FRONTAGE OPEN SPACE:  
40,600'12% = 4,872 SF REQUIRED  
N. SCOTTSDALE RD:  
MIN. 20x1 LF (119'x20 = 2,380 SF REQUIRED)  
2,879 SF PROVIDED

E. VISTA DR.: MIN. 10x1 LF (215'x10 = 2,150 SF REQUIRED)  
3,426 SF PROVIDED

TOTAL FRONTAGE OPEN SPACE PROVIDED: 6,305 SF  
TOTAL OPEN SPACE PROVIDED: 9,905 SF

VICINITY MAP

SCOTTSDALE, ARIZONA



CARDONE VENTURES 5225

5225 N SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85250

LCB DESIGNBUILD

NUMBER REVISION DATE

AS NOTED  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

12/18/2023  
DATE APPROVED BY

SHEET TITLE:  
OPEN SPACE EXHIBIT

ISSUE DATE: 10/18/2023

DRAWN BY:

CHECKED BY:

PROJECT No.:

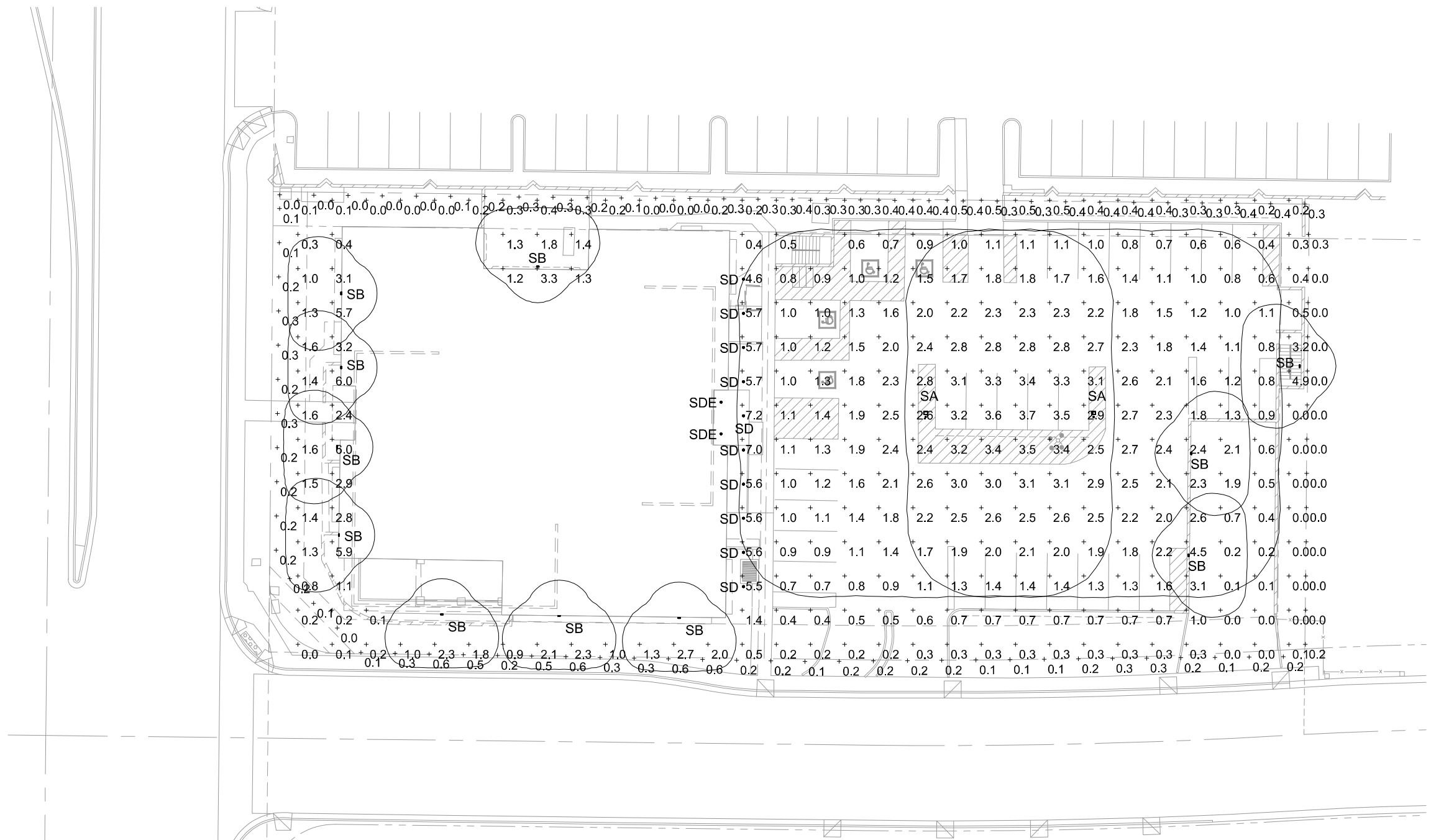
SHEET:

A1.2.1

2ND DRB SUBMITTAL 10/18/23

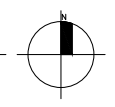
LCB DESIGNGROUP

1200 N. 52nd Street ■ Phoenix, AZ ■ 85008  
P: 480.966.4001



**SITE PHOTOMETRIC PLAN**

1/16" = 1'-0"

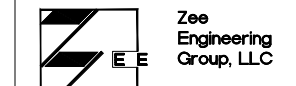


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC ON SITE AT GRADE	+	1,6 fc	7,2 fc	0,0 fc	N/A	N/A
PROP LINE @ 6' AFG	+	0,2 fc	0,6 fc	0,0 fc	N/A	N/A

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

12/18/2023  
DATE APPROVED BY

PROJECT: 23064 DRB



1830 S. Alma School Road,  
Suite 120  
Mesa, Arizona 85210  
V. 480.222.8835  
F. 480.222.8836

NUMBER	REVISION	DATE



SHEET TITLE  
SITE PHOTOMETRIC PLAN

ISSUE DATE: 10/18/2023

DRAWN BY: YC

CHECKED BY: SS

PROJECT No:

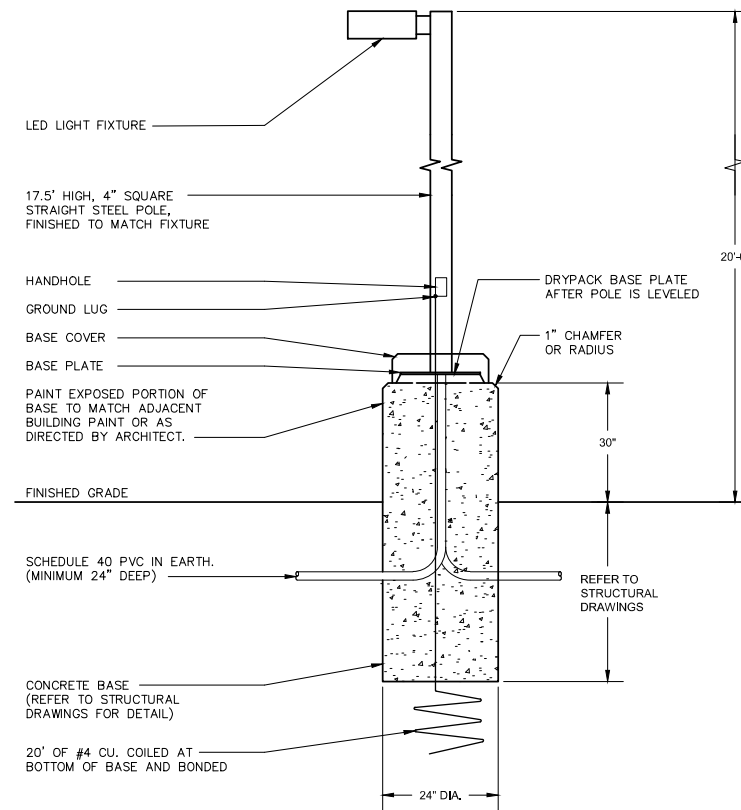
SHEET:

**E1**

Luminaire Schedule							
Label	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
SA	Lithonia Lighting	DSX0 LED P6 30K 70CRI T5M FLAT BLACK FINISH/ SSS 17.5' POLE ON 2.5' BASE	D-Series Size 0 Area Luminaire P6 Performance Package 3000K CCT 70 CRI Type 5 Medium, LISTED FOR WET LOCATIONS	1	17168.28	0.95	137
SB	Lithonia Lighting	WPX1 LED P1 30K Mvolt FLAT BLACK FINISH	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts, LISTED FOR WET LOCATIONS	1	1537.08	0.95	11.49
SD	Gotham Architectural Lighting	EVO6 30/05 AR MWD LSS	EVO 6IN ROUND, 80 CRI, 3000K, 500LM, MED WIDE DIST, CLEAR, SEMI-SPEC, LISTED FOR WET LOCATIONS	1	493.1849	0.95	6.2
SDE	Gotham Architectural Lighting	EVO6 30/05 AR MWD LSS EL	EVO 6IN ROUND, 80 CRI, 3000K, 500LM, MED WIDE DIST, CLEAR, SEMI-SPEC, WITH 90 MINUTE BATTERY BACK-UP, LISTED FOR WET LOCATIONS	1	493.1849	0.95	6.2

CURFEW LIGHTING CONTROLS SHALL BE PROVIDED AS FOLLOWS:

- THE PRE-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS DUSK TO 10:00 PM AND THE POST-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS 10:00 PM TO DAWN. ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING THE POST-CURFEW HOURS WITH THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES.
- A PROGRAMMABLE TIMER, AND PHOTOCELLS SHALL CONTROL THE PRE- AND POST-CURFEW LIGHTS. PHOTOCELLS SHALL BE MOUNTED ON THE NORTH SIDE OF THE BUILDING. THE PROGRAMMABLE TIMER MAY CONTAIN A MAXIMUM 1-HOUR MANUAL OVERRIDE WITH AN AUTOMATIC TURN OFF FOR AFTER HOURS AND SPECIAL EVENTS USE ONLY.



'SA' FIXTURE POLE MOUNTING DETAIL  
N.T.S.







## Planning and Development Services

7447 East Indian School Road  
Scottsdale, Arizona 85251

May 26, 2023

Carlos Elias  
Carlos Elias  
1200 N 52nd Street  
Phoenix, AZ 85008

RE: Administrative Completeness Determination.

Dear Carlos Elias:

It has been determined that your Development Application 119-SA-2023, Cardone Ventures Medical Office, is administratively complete. Your Development Application is being reviewed under the City's Enhanced Application Review Methodology, as requested on your Development Application form. City Staff will begin their substantive review of the application material after payment has been received. Please submit payment for this application by either:

- 1) Submitting payment through the online interface for the Digital Case Submittal process utilizing the Key Code 5140F,

OR

- 2) If you need to make other arrangements for payment please contact us at [PlanningInfo@scottsdaleaz.gov](mailto:PlanningInfo@scottsdaleaz.gov).

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 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 at 480-312-2817 or at [wbarton@Scottsdaleaz.gov](mailto:wbarton@Scottsdaleaz.gov).

Sincerely,

Wayland Barton  
Planner

C: Case File

# Development Review Minor (SA)

## Administrative Staff Approval

### Development Application Checklist

**Official Use:**

City Staff Contact: Wayland Barton  
Phone: 480-312-2817

Staff Signature: \_\_\_\_\_  
Email: wbarton@scottsdaleaz.gov

<input checked="" type="checkbox"/> Completed Application (this form) and Application Fee – \$ <u>110.00</u> (fee subject to change every July)	<input checked="" type="checkbox"/> Landscape Plan (____ copy(ies) – indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.
<input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below	<input type="checkbox"/> Cross Sections – for all cuts and fills applications
<input type="checkbox"/> Request to Submit Concurrent Development Applications	<input type="checkbox"/> Conceptual Grading & Drainage Plan – show existing, proposed drainage flows, channels, retention, etc.
<input checked="" type="checkbox"/> Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Dedications	<input type="checkbox"/> Copy of Liquor License Application (for all bars or restaurants patio applications)
<input checked="" type="checkbox"/> Request for Site Visits and/or Inspections form	<input type="checkbox"/> Airport Vicinity Development Checklist
<input checked="" type="checkbox"/> Narrative – describing nature of request <b>confirm medical use</b>	<input type="checkbox"/> Floor Plan(s) – show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.
<input type="checkbox"/> Homeowners or Property Owners Association Approval	<input checked="" type="checkbox"/> Exterior Lighting – provide cut sheets, details and photometrics for any proposed lighting. <b>for any exterior lighting proposed</b>
<input checked="" type="checkbox"/> Color photographs of site – include area of request	<input checked="" type="checkbox"/> Other: <u>Refuse Plan, FYI -land assemblage required</u>
<input checked="" type="checkbox"/> Site plan (____ copy(ies) indicate the extent and location of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks.	
<input checked="" type="checkbox"/> Material Samples – color chips, awning fabric, glazing, etc.	
<input checked="" type="checkbox"/> Elevation Drawings or Color Photo simulations (____ copy(ies) – of additions, buildings, or other changes with materials and colors noted and keyed	

**Submittal Requirements:**

Please submit materials requested below. **All digital files must be uploaded in PDF format.**

Project No.: 1090 -PA- 2022 Key Code: 46C50  
Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalMenu>

<b>Project Name:</b> Cardone Ventures 5225	
<b>Property's Address:</b> 5225 N Scottsdale Rd	<b>A.P.N.:</b> 173-23-012 & 173-23-013A
<b>Property's Zoning District Designation:</b> S-R	
<b>Application Request:</b> Development Review Minor (SA)	
<b>Owner:</b> Breanne Kay	<b>Applicant:</b> Carlos Elias
<b>Company:</b> Cardone Ventures	<b>Company:</b> LGE Design Build
<b>Address:</b> 4800 N Scottsdale Rd, Suit 5500	<b>Address:</b> 200 N. 52nd St, Phoenix, AZ 85008
<b>Phone:</b> 480-818-7633 <b>Fax:</b>	<b>Phone:</b> 480.966.4001 <b>Fax:</b>
<b>E-mail:</b> bkay@cardoneventures.com	<b>E-mail:</b> carlose@lgedesignbuild.com

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

- 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
--	------------------------------------

### Planning and Development Services

7447 E. Indian School Road, Suite #105, Scottsdale, AZ 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

# Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 5225 N Scottsdale Rd
- b. County Tax Assessor's Parcel Number: 173-23-012 & 173-23-013A
- c. General Location: 5225 N Scottsdale Rd
- d. Parcel Size: 40,411 S.F. (Both lots)
- e. Legal Description: \_\_\_\_\_

(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

Brandon Dawson

May 19, 2023

Breanne Kay

May 19, 2023

\_\_\_\_\_

\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_, 20\_\_\_\_

## Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

# Appeals of Dedication, Exactions or Zoning Regulations



## Rights of Property Owner

In addition to the other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) when an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decision.

## Appeal Procedure

The appeal must be in writing and specify the City action appealed and the date final action was taken, and must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken

- No fee will be charged for filing
- The city Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply
- Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- The City will submit a takings impact report to the hearing officer.
- In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- The hearing officer must render his decision within five working days after the appeal is heard.
- The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial *nevo* with the Superior Court within 30 days of the hearing officer's decision.

For questions, you may contact:

City's Attorney's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
480-312-2405

Address your appeal to:

Hearing Officer, C/O City Clerk  
3939 Drinkwater Blvd  
Scottsdale, AZ 85251

Please be aware that City Staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

## Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)