



PLANNING, ECONOMIC DEVELOPMENT & TOURISM

PLANNING SERVICES

7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

4/1/2024

Michelle Hammond
Berry Riddell
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: Minimal Submittal Comments
2-ZN-2024
Artessa Pinnacle Peak
G0949 (Key Code)

Dear Michele Hammond:

The Planning & Development Services Division has completed its minimal submittal review of the above referenced Development Application submitted on 3/29/2024 and has determined that the application does not meet the minimal submittal requirements specified on the application form. The information below is provided to assist you with a revised submittal of the application material that contains the minimal required information.

Minimal Submittal Issues

The following items have been determined to be missing, deficient, or incomplete:

1. Please submit an Overall Site plan identifying the entirety of the site, representing the updated Development Plan for the total site area, including applicable calculations and site data. The Site Plan provided with the initial submittal appears to focus just on the Artessa site specifically but does not alone convey the intent of the overall development plan update or the PSD overlay request for the sharing/redistribution of development standards amongst the 5 parcels.
2. Please submit Title Commitments (or one singular Commitment) covering all 5 parcels included in the boundaries of this request. The one provided with the initial submittal appears to be specific to just the Artessa site.
3. Please submit an ALTA Survey covering all 5 parcels included in the boundaries of this request. The one provided with the initial submittal appears to be specific to just the Artessa site.

*As a reminder, the PSD requires an associated Development Agreement submittal, which does not appear to have been included with the zoning application materials provided. We will need a separate DA case submittal and draft document to be provided using the DA Checklist document given with the pre-app materials.

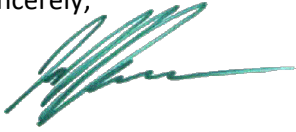
2-ZN-2024

4/18/2024

These **Minimal Submittal Comments** are valid for a period of 60 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 60 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.

Sincerely,



Jeff Barnes
Principal Planner