



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

October 20, 2025

12-PP-1995#2  
Johnny Angelone  
John A Angelone Revocable Trust  
25144 N 107Th Way  
Scottsdale, Az

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 12-PP-1995#2 Desert Summit Lot 34 - Building Envelope

The Development Review Board approved the above referenced case on August 21, 2025. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements

**\*\*\* PLEASE NOTE \*\*\***

- DRB - 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.
- These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Jeff Barnes, 480-312-2376.
- Table: "About Fees" – This is provided as a brief overview of fee types. A plan review fee is paid when construction documents are submitted. You may review the current year's fee schedule at: <https://www.scottsdaleaz.gov/planning-development/fees>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500 with any questions regarding fees.

**Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including, but not limited to, the owner, engineers, architect, and developer.**

Sincerely,

Jeff Barnes  
Principal Planner  
jbarnes@ScottsdaleAZ.gov

## About Fees

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources Non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> <li>▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Commercial, foundation, addition, tenant improvement/remodel</li> <li>▪ Apartments/Condos</li> <li>▪ Engineering site review</li> <li>▪ Signs</li> <li>▪ Plat fees</li> <li>▪ Misc. Plan Review</li> <li>▪ Lot Tie/Lot Split</li> <li>▪ Pools &amp; Spas</li> <li>▪ Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, standard plans</li> <li>▪ Engineering site review</li> <li>▪ Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, detached structure, standard plans</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins

**Stipulations for the  
Development Review Board Application:  
Desert Summit Lot 34 - Building Envelope  
Case Number: 12-PP-1995#2**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

Stipulation shown in **BOLD** was added by the DRB with their motion at the 8/21/2025 meeting.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents shall substantially conform to the following documents:
  - a. The updated Building Envelope Exhibit provided as Attachment #14.
  - b. The adopted stipulations and related approvals of 76-ZN-1992#2 and 12-PP-1995, except as modified herein.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning and Preliminary Plat cases for the subject site were: 76-ZN-1992#2 and 12-PP-1995.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**BUILDING ENVELOPE:**

2. **ANY AREA OF THE BUILDING ENVELOPE CANNOT BE IMPROVED AS IF, OR BY CUT AND FILL, SO THAT ANY IMPROVEMENT HAS A HIGHEST LOWEST FINISHED FLOOR ELEVATION THAT EXCEEDS 2683.**