



PLANNING SERVICES

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

January 7, 2026

9-DR-2025
Jordan Rose
Rose Law Group pc
7144 E Stetson Dr 300
Scottsdale, Az

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 9-DR-2025 The Collector's Garage at Westworld

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

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions

*** 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.
- 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,

Meredith Tessier
Senior Planner
mtessier@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"> 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 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Commercial, foundation, addition, tenant improvement/remodel Apartments/Condos Engineering site review Signs Plat fees Misc. Plan Review Lot Tie/Lot Split Pools & Spas Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Commercial addition, remodel, tenant improvement, foundation only, shell only Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> 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 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Single family custom, addition, remodel, standard plans Engineering site review Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Single family custom, addition, remodel, detached structure, standard plans Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins

**Stipulations for the
Development Review Board Application:
The Collector's Garage at Westworld
Case Number: 9-DR-2025**

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

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 site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by LGE, with a submittal date of 09/22/2025.
 - b. The location and configuration of all site improvements shall be consistent with the Site Plan submitted by Hunter Engineering, Inc with a submittal date of 11/10/2025.
 - c. 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 submittal date of 09/22/2025.
 - d. The case drainage report submitted by Hunter engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The Water Resources' approved water and sewer approved Basis of Design Reports by Hunter Engineering.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning, General Plan and Abandonment cases for the subject site were: 4-GP-2024, 5-ZN-2024 and 8-AB-2024.

ARCHAEOLOGICAL RESOURCES:

DRB Stipulations

2. 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.
3. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
4. HISTORIC MARKER & PLAQUE. At time of final plans, the applicant shall provide a plaque to commemorate the history of the Verde Canal as depicted within Architectural Site Plan – Overall, Sheet A1.1.1, by LGE Design Group.

5. The “Old Verde Canal” disturbances shall be limited to the berm as identified as “prop berm” identified on sheet “EXH A” of the accepted drainage report dated June 3, 2025, by staff approval stamp.
6. Further analysis shall be provided with the Development Review Board application, and the berm shall be lowered if further analysis identifies a smaller berm may be used to address the “ponding” and “backwater flow” form infiltrating the site.
7. The “prop berm” shall not be landscaped to blend in with the historic “Old Verde Canal” improvements.
8. The “prop berm” shall be removed once the project located to the immediate east, APN 217-14-039A, is developed and provide the sites “prop berm” to prevent “ponding” and “backwater flow” form infiltrating the site.
9. Once the adjacent parcel, APN 217-14-039A, is developed and provides the site’s own required “prop berm,” this subject site shall remove the “prop berm” constructed within the “Old Verde Canal”. The removal shall use the sandy bottom of the canal to enter and exit and shall not disturb the site further. The area where the “prop berm” has been removed from shall be revegetated to a natural state, subject to the satisfaction of city staff.

ARCHITECTURAL DESIGN:

Ordinance

- B. Final construction plans shall demonstrate compliance with the IgCC.

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10. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
11. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
12. All exterior shade devices shall be designed so that the shade material provides a shading density of 75%, or greater. With the final plans submittal, the property owner shall provide section drawings of all exterior shade devices that demonstrate the minimum shading density.

SITE DESIGN:

Ordinance

- C. Prior to the city issuing any permit for the development project, the property owner shall assemble project parcels into one parcel through the city’s final plat process.
- D. Final construction plan shall demonstrate compliance with the refuse infrastructure proposed on the Site Plan.
- E. Final construction plan shall provide six (6) foot minimum sidewalk widths in conformance the Site Plan.

- F. With the civil improvement plans, the applicant shall submit a street lighting plan/detail showing a new streetlight pole in conformance with the plans prepared by Wright Engineering Corporation submitted on 3/31/2025 and sealed 11/21/2024.

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13. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

LANDSCAPE DESIGN:

DRB Stipulations

14. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
15. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

Ordinance

- G. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- H. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward and have an integral lighting shield.
- I. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- J. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

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16. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line.
17. Incorporate the following parking lot and site lighting into the project's design:
- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

18. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

STREET INFRASTRUCTURE:

Ordinance

- K. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

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19. STREET IMPROVEMENTS. Prior to project permit issuance, the owner shall submit civil improvement plan to and receive approval from the city, containing street improvements in conformance with the Site Plan and Conceptual Grading & Drainage for Collector's Garages by Hunter Engineering, signed and sealed on 11/04/2025.

WATER AND WASTEWATER:

Ordinance

- L. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

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20. WASTEWATER IMPROVEMENTS.
- a. Each building sewer service lateral shall be equipped with grease-oil-sand interceptors unless directed otherwise in writing by the city's Water Resources' department.
 - b. Ten-foot-deep manhole or deeper shall be 5-foot diameter polymer concrete manhole following MAG STD Detail 419.
 - c. Sewer manhole invert elevation difference greater than one pipe diameter require drop sewer connection per COS MAG Supplement Section 625.1.2.
21. WATER IMPROVEMENTS. The project's loop connection to Reata Wash Sports Complex shall be no greater than 8-inch diameter unless directed otherwise in writing by the city's Water Resources' department.
22. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

23. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
 - a. For FEMA zone A, provide a site-specific BFE determination per 44 CFS 60.3 (b)(3), submitted as an addendum to the final drainage report and plan for stormwater review and acceptance during the design phase.
24. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

Ordinance

- M. MULTI-USE TRAIL EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum twenty-five (25) foot wide Public Non-Motorized Access Easement to the City of Scottsdale to contain the multi-use trail to be constructed in accordance with the infrastructure requirements below. The alignment of the easement shall be generally as depicted within Architectural Site Plan – Overall, Sheet A1.1.1, by LGE Design Group with an Issue Date of 03/13/2025.
- N. DESERT SCENIC ROADWAY SETBACKS LOCATION, EASEMENT, AND IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum 30-foot-wide continuous Scenic Corridor Easement to the City of Scottsdale along the development project's E. McDowell Mountain Ranch frontage. The width of the Scenic Corridor Easement shall be measured from the property line. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.
- O. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project.
- P. AVIGATION EASEMENT. Prior to the issuance of any permit for the development project, the property owner shall dedicate an Avigation Easement to the City of Scottsdale, in a form acceptable to the City Attorney, or designee.
- Q. NATURAL AREA OPEN SPACE. Prior to the issuance of any permit for the development project, the property owner shall dedicate to the City of Scottsdale a Natural Area Open Space Easement as depicted within Architectural Site Plan – Overall, Sheet A1.1.1, by LGE Design Group with an Issue Date of 03/13/2025.
- R. NON-BUILDING AREA EASEMENT. Prior to the issuance of any permit for the development project, the property owner shall dedicate to the City of Scottsdale a Non-Building Area Easement as depicted within Architectural Site Plan – Overall, Sheet A1.1.1, by LGE Design Group with an Issue Date of 03/13/2025.

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25. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:

- a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
- b. A Scenic Corridor Easement for a Scenic Corridor setback width along McDowell Mountain Ranch Road. The easement shall be a minimum of 30 feet, measured from the McDowell Mountain Ranch Road right of way. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition.
- c. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

ADDITIONAL ITEMS:

DRB Stipulations

26. MARSHALLING AND STORAGE YARD(S). Any use of City right-of-way, including alleys, for marshalling and/or storage yards shall require prior approval of the City's Transportation Department and payment of any associated fees through the application of a Marshalling and Storage yard permit.