

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Development Standards**

Bahia Live Work Play Project

Case Number 56-DR-2014

Amendment to Stipulation Architectural Design #6 Sun Shade Devices

Applicant went before the DRB on March 5, 2015 for the final plan review for the development and the following stipulation was approved by the Board:

At the time of final plans, the applicant shall provide dimensioned details to demonstrate that all shade devices and materials has a density of 75% or greater, in order to maximize the effectiveness of the shade devices.”

Applicant’s understanding of the purpose of this Stipulation is that the sun shades is increase the energy efficiency of the homes. Applicant commissioned a study by Top Build Home Services, a certified HERS Rater and LEED Green Rater to determine the effectiveness of the sun shades in the buildings (see attached study). Top Build found that the net energy saving, per building is \$59 per year or approximately \$700 per year for the 11 buildings.

We have received a bid from our general contractor to supply and install the sun shades at a cost of \$210,080.69. Based on the net savings provide by Top Build, the payback for these sun shades would be about 300 years.

As the Board may be aware we are obtaining Igcc certification for the development with the goal of providing the City and our Buyers with a green building. We would like to ensure that we find a balance between the resources that are being expended vs. the benefits those resources provide. Based on a 300 year payback time frame for the sun shades it is clear that resources be spent on other initiatives that we are taking from green building perspective are providing more benefits.

In summary, the resources used to produce and install the sunshades is significantly higher than the resulting energy savings which is contrary to what we are trying to achieve from a green building perspective.

We respectfully request that this stipulation be removed from our case and we be allowed to proceed without the sun shades.



# Development Application

### Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: SOHO SCOTTSDALE

Property's Address: 16576 N. 92nd St., SCOTTSDALE, AZ 85260

Property's Current Zoning District Designation: PCP AMU-R PCD

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: BAHIA LIVE/WORK LOFTS; TOWNHOMES, LLC Agent/Applicant: BAHIA LIVE/WORK LOFTS; TOWNHOMES LLC

Company: \_\_\_\_\_ Company: \_\_\_\_\_

Address: 16621 N. 91st STREET, #101 Address: 16621 N. 91st STREET, #101

Phone: 480-473-3700 Fax: 480-473-3716 Phone: 480-473-3700 Fax: 480-473-3716

E-mail: office@catclar.com E-mail: office@catclar.com

Designer: \_\_\_\_\_ Engineer: \_\_\_\_\_

Company: HIS INTERNATIONAL Company: \_\_\_\_\_

Address: 17785 N. PACESETTER WAY Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: handsinternational.com E-mail: \_\_\_\_\_

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

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

Official Use Only      Submittal Date: \_\_\_\_\_      Development Application No.: \_\_\_\_\_

Planning, Neighborhood & Transportation  
7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088  
City of Scottsdale's Website: www.scottsdaleaz.gov

REVISION: #460.00 6/18-PA-2014



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**Planning, Neighborhood & Transportation**  
7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088  
City of Scottsdale's Website: www.scottsdaleaz.gov  
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**56-DR-2014#2**  
**09/23/16**