

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



# 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 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 checked="" 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: STORYROCK - PHASE 1B

Property's Address: SOUTH AND EAST OF THE SEC OF 128TH & RANCHGATE

Property's Current Zoning District Designation: 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: <u>CAV-RANCH, LLC</u>	Agent/Applicant: <u>KEITH NICTER</u>
Company:	Company: <u>LVA URBAN DESIGN STUDIO, LLC</u>
Address: <u>14400 N 78TH PL. SCOTTSDALE, AZ 85260</u>	Address: <u>120 S ASH AVE, TEMPE, AZ 85281</u>
Phone: <u>(480) 368-5205</u> Fax: <u>(480) 889-0613</u>	Phone: <u>(480) 994-0994</u> Fax:
E-mail: <u>KEITH@FINALPLAT.COM</u>	E-mail: <u>KNICTER@LVADESIGN.COM</u>
Designer:	Engineer: <u>JASON BURM</u>
Company:	Company: <u>KIMLEY-HORN</u>
Address:	Address: <u>1855 W BASELINE RD, STE 200, MESA, AZ</u>
Phone: Fax:	Phone: <u>(480) 207-2667</u> Fax:
E-mail:	E-mail: <u>JASON.BURM@KIMLEY-HORN.COM</u>


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](http://www.scottsdaleaz.gov)



## Request To Submit Concurrent Development Applications Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input 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 checked="" 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"/>

Owner: CAV-RANCH LLC  
 Company: \_\_\_\_\_  
 Address: 14400 North 76th Place, Scottsdale, AZ, 85260  
 Phone: 480-368-5205 Fax: 480-889-0613  
 E-mail: Keith@finalplat.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. 9-831 - 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Keith Miller Title: V.P. C.V.E. INC. MANAGER  
 Signature: *Keith Miller* Date: 6/18/16

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____



## Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 286 - PA - 2015

Project Name: STORYROCK (Previously Cavalliere Ranch)

Project Address: 128th Street and Ranch Gate Road

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: CAV-RANCH LLC

Print Name

*Clayton J. Miller, VP CNE, Sr. Manager*

Signature

City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

Planning, Neighborhood & Transportation Division  
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



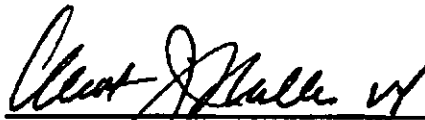
**Owner Certification  
Acknowledging Receipt  
Of  
Notice Of Right To Appeal  
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

**SEC OF RANCH GATE RD. AND 128TH ST.**

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



Signature of Property Owner OVE, Inc MSK

6/15/16

Date

CAV RANCH LLC  
14400 North 76<sup>th</sup> Place  
Scottsdale, AZ 85260  
480-368-5205

June, 8 2016

**Via Hand-Delivery with Application, to:**

City of Scottsdale  
Planning & Development Department  
7447 East Indian School Road  
Scottsdale, Arizona 85251

**Re: Letter of Authorization**

Dear Sir or Madam:

This letter authorizes the following firms/companies: Taylor Morrison, Berry Riddell & Rosensteel, LVA Design, and Kimley-Horn to represent CAV-RANCH LLC, an Arizona limited liability company in all matters related to the City of Scottsdale's Pre-Application, General Plan Amendment, Rezoning, Abandonment, Use Permit and/or Development Review Board applications for the property located at 128<sup>th</sup> Street and Ranch Gate Road (APN No(s). See Attached Listing) in the City of Scottsdale, Maricopa County, Arizona.

Entity: CAV-RANCH LLC, an  
Arizona limited liability company

Name: *Berry Riddell*

By: *Keith J. McHale V.P. CVB, Inc*

Its: *Manager*



# Affidavit of Authority to Act as the Property Owner

1. This affidavit concerns the following parcel of land:

- a. Street Address: 128TH STREET AND RANCH GATE ROAD
- b. County Tax Assessor's Parcel Number: SEE ATTACHED, PARCELS 1-34
- c. General Location: SEC OF 128TH ST. AND RANCH GATE RD.
- d. Parcel Size: +/- 165 ACRES
- e. Legal Description: SEE ATTACHED, PARCELS 1-34

(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)

KEITH MILLER

KEITH NICHTER

ANNIE VOS

Date

6/8, 2016

6/8, 2016

6/8, 2016

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

Signature

[Signature]

[Signature]

[Signature]

\_\_\_\_\_

## Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



# Request To Submit Concurrent Development Applications

## Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
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 checked="" type="checkbox"/> Rezoning (ZN)	<input 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"/> Varlance (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"/>

Owner: Emmerson Enterprises, Inc. Profit Sharing Plan

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

Address: 14400 North 76th Place, Scottsdale, AZ 85260

Phone: 480-368-5205 Fax: 480-889-0613

E-mail: Keith@finalplat.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. 59-831 - 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Emmerson Ent. Inc., PSP Title: Trustee

Signature

Date: 6/2/14

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____



## Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 455 - PA - 2014

Project Name: Cavalier Ranch

Project Address: 128th Street and Pinnacle Peak Alignment

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Emmerson Ent. Inc., PSP

Print Name

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

## APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

### POLICY OF THE CITY OF SCOTTSDALE ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

#### RIGHTS OF PROPERTY OWNER

In addition to 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) where 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 decisions.

#### APPEAL PROCEDURE

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

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

- ❖ 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 de novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

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

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.

**Owner Certification  
Acknowledging Receipt  
Of  
Notice Of Right To Appeal  
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

128<sup>th</sup> Street and Pinnacle Peak Alignment  
(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

  
Signature of Property Owner

6/2/14  
Date

**AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER**

1. This affidavit concerns the following parcel of land:

- a. Street Address: 128th Street & Pinnacle Peak Alignment
- b. County Tax Assessor's Parcel Number 217-01-009A
- c. General Location 128th Street & Pinnacle Peak Alignment
- d. Parcel Size: 5 Acres
- e. Legal Description: See Attached

(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 general manager of the Scottsdale Planning and Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the general manager of the City of Scottsdale Planning and 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 or 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) <u>Craig Zimmerman</u>	Date <u>6/2</u> 20 <u>14</u>	Signature <u>[Signature]</u>
_____	_____ 20_____	_____
_____	_____ 20_____	_____
_____	_____ 20_____	_____



**ORDER NO. : 4711004941-JW**

**EXHIBIT A**

**The South half of the Northeast quarter of the Northeast quarter of the Southwest quarter and  
The South half of the North half of the West 40 feet of the Northwest quarter of the Southeast  
quarter of Section 12, Township 4 North, Range 5 East of the Gila and Salt River Base and  
Meridian, Maricopa County, Arizona.**

Emmerson Enterprises, Inc.  
Profit Sharing Plan  
14400 North 76<sup>th</sup> Place  
Scottsdale, AZ 85260  
480-368-5205

May 12, 2014

**Via Hand-Delivery with Application, to:**

City of Scottsdale  
Planning & Development Department  
7447 East Indian School Road  
Scottsdale, Arizona 85251

**Re: Letter of Authorization**

Dear Sir or Madam:

This letter authorizes the following firms/companies: Taylor Morrison, Berry Riddell & Rosensteel, LVA Design, and Kimley-Horn to represent Emmerson Enterprises, Inc. Profit Sharing Plan in all matters related to the City of Scottsdale's Pre-Application, General Plan Amendment, Rezoning, Abandonment, Use Permit and/or Development Review Board applications for the property located at 128<sup>th</sup> Street and Pinnacle Peak Alignment (APN No. 217-01-009N) in the City of Scottsdale, Maricopa County, Arizona.

Entity: Emmerson Enterprises, Inc. Profit Sharing Plan

Name: Craig Emmerson, Trustee

By: 

Its: Trustee



# Request To Submit Concurrent Development Applications

## Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
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<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"/>

Owner: Emmerson Enterprises, Inc. Profit Sharing Plan

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

Address: 14400 North 76th Place, Scottsdale, AZ 85260

Phone: 480-368-5205 Fax: 480-889-0613

E-mail: Keith@finalplat.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 - 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Emmerson Ent. Inc., PSP Title: Trustee

Signature

Date: 6/2/14

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____



## Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 455 - PA - 2014

Project Name: Cavalier Ranch

Project Address: 128th Street and Pinnacle Peak Alignment

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Emmerson Ent. Inc., PSP

Print Name

Signature

City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

## APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

### POLICY OF THE CITY OF SCOTTSDALE ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

#### RIGHTS OF PROPERTY OWNER

In addition to 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) where 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 decisions.

#### APPEAL PROCEDURE

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

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

- ❖ 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 de novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

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

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.

**Owner Certification  
Acknowledging Receipt  
Of  
Notice Of Right To Appeal  
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

128<sup>th</sup> Street and Pinnacle Peak Alignment  
(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

  
Signature of Property Owner

6/2/14  
Date

**AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER**

1. This affidavit concerns the following parcel of land:

- a. Street Address: 128th Street & Pinnacle Peak Alignment
- b. County Tax Assessor's Parcel Number 217-01-009A
- c. General Location 128th Street & Pinnacle Peak Alignment
- d. Parcel Size: 5 Acres
- e. Legal Description: See Attached

(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 general manager of the Scottsdale Planning and Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the general manager of the City of Scottsdale Planning and 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 or 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) <u>Craig Zimmerman</u>	Date <u>10/2</u> 20 <u>14</u>	Signature <u>[Signature]</u>
_____	_____ 20	_____
_____	_____ 20	_____
_____	_____ 20	_____



# 108705

KWHEELER HPDC600552  
11/17/2016 4:04 PM  
\$4,128.00

Received From :

CAV-RANCH LLC  
14400 N 76TH PL  
SCOTTSDALE, AZ 85260

Bill To :

LVA URBAN DESIGN STUDIO  
120 S ASH AVE  
TEMPE, AZ 85281  
480-994-0994

Reference # 286-pa-2015  
Address E RANCH GATE RD/N 128TH ST ()

Issued Date 11/17/2016  
Paid Date 11/17/2016

Subdivision

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR

County No

Metes/Bounds No

APN

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

George & Margery

Net Lot Area 0

Sewer Type

14850 N SCOTTSDALE RD

Number of Units 1

Meter Size

SCOTTSDALE, AZ 85254

Density 1

QS

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$4,128.00	100-21300-44221

5-PP-2016#2

11/17/2016

Total Amount

\$4,128.00

Applicant Signature





Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 11-17-2016  
Contact Name: KEITH NICTER  
Firm name: LVA  
Address: 120 S. ASH AVE  
City, State Zip: TEMPE, AZ

RE: Application Accepted for Review.

286 - PA- 2015

Dear KEITH NICTER:

It has been determined that your Development Application for STOKY LUCK. PHASE 1 B has been accepted for review.

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 corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) 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.

Sincerely,

Name: DORIS MCCARTY  
Title: PLANNER  
Phone number: 480-312-4214  
Email address: DMcCarty@scottsdaleaz.gov



PHASE ~~IV~~  
IB

# Preliminary Plat (PP)

## Development Application Checklist

### Subdivision, and Master Planned Property

#### Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Preliminary Plat Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 10 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

### PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Preliminary Plat Application Checklist (this list) <u>(96 LOTS) 4, 128</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>2400 + 18 PER LOT</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> <li>• The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review).</li> <li>• If a review methodology is not selected, the application will be review under the Standard Application Review methodology.</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

### Planning and Development Services

7447 Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

# Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. <b>Affidavit of Authorization to Act for Property Owner</b> (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided))
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. <b>Appeals of Required Dedications or Exactions</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. <b>Commitment for Title Insurance – No older than 30 days from the submittal date</b> (requirements form provided) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> <li>• Include complete Schedule A and Schedule B.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. <b>Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. <b>Results of ALTA Survey (24" x 36") FOLDED</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. <b>Preliminary Plat Notification Affidavit</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. <b>Request for Site Visits and/or Inspections Form</b> (form provided)
		13. <b>Addressing Requirements</b> (form provided)
		14. <b>Design Guidelines</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Design Standards and Policies Manual</li> <li><input checked="" type="checkbox"/> MAG Supplements</li> <li><input type="checkbox"/> Environmentally Sensitive Land Ordinance (see Zoning Ordinance)</li> <li>• The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: <a href="http://www.scottsdaleaz.gov/design">http://www.scottsdaleaz.gov/design</a></li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. <b>Neighborhood Notification Process Requirements:</b> (form provided) <ul style="list-style-type: none"> <li>• Provide one copy of the Neighborhood Notification Report</li> <li>• Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report</li> <li>• If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum.</li> </ul>
		16. <b>Request for Neighborhood Group Contact Information</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. <b>Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b> (example provided) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• See the attached Photo Exhibit of Existing Conditions graphic showing required photograph locations and numbers.</li> <li>• 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. <b>Archaeological Resources</b> (information sheets provided) <ul style="list-style-type: none"> <li><input type="checkbox"/> Certificate of No Effect / Approval Application (form provided)</li> <li><input checked="" type="checkbox"/> Archaeology Survey and Report - 3 copies <i>Submitted at zoning</i></li> <li><input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies</li> <li><input type="checkbox"/> Copies of Previous Archeological Research - 1 copy</li> </ul>



# Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>27. Preliminary Plat</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 11 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>28. Site Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 12 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>29. Open Space Plan (Site Plan Worksheet) (Example Provided)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>30. Site Cross Sections</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded</li> <li>• 11" x 17" 1 – copy, folded</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>31. Construction Envelope Plan (ESL Areas)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>32. Natural Area Open Space Plan (ESL Areas)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>33. Topography and slope analysis plan (ESL Areas)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>34. Phasing Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>

# Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>35. Landscape Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>36. Hardscape Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded of black and white line drawings (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>37. Parking Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>38. Parking Master Plan</b> See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits. <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>39. Pedestrian and Vehicular Circulation</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>40. Bikeways &amp; Trails Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>41. Wall Elevations and Details and/or Entry Feature Elevations and Details</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>42. Community Features (mail kiosk, private street signs, etc) Elevations and Details</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>43. Exterior Lighting Site Plan (Including exterior building mounted fixtures)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>

# Preliminary Plat Application Checklist

		<ul style="list-style-type: none"> <li>• 8 1/2" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>44. Exterior Lighting Photometric Analysis</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>45. Manufacturer Cut Sheets of All Proposed Lighting</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 1/2" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>46. Sensitive Design Concept Plan and Proposed Design Guidelines</b> (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 1/2" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>47. Drainage Report (information provided)</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>48. Master Drainage Plan</b> <i>DK IK</i> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>49. Preliminary Basis of Design Report for Water and Wastewater</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>50. Basis of Design Report for Wastewater</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>

# Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>51. Water Sampling Station</b></p> <ul style="list-style-type: none"> <li>Show location of sample stations on the preliminary plat.</li> <li>Fax 8 1/2" x 11" copy of the preliminary plat with sampling stations to the Water Quality Division.</li> <li>Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>52. Water Of Approval For Fountains Or Water Features from the Water Conservation Office</b></p> <p>Please contact Elisa Klien at 480-312-5670</p> <ul style="list-style-type: none"> <li>1 copy of the approval from the Water Conservation Office</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>53. Expansion of Participation for Water and Wastewater (form provided)</b> — Done</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>54. Transportation Impact &amp; Mitigation Analysis (TIMA) (information provided)</b></p> <p>Please review the City's Design Standards &amp; Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Category 1 Study</li> <li><input type="checkbox"/> Category 2 Study</li> <li><input type="checkbox"/> Category 3 Study</li> <li>8-1/2" x 11" - 3 copies of the Transportation Impact &amp; Mitigation Analysis including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>55. Native Plant Submittal: (information provided)</b></p> <ul style="list-style-type: none"> <li>24" x 36" 1 – copy, folded.</li> </ul> <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> <li>See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>56. Revegetation Site Plan, including Methodology and Techniques</b> LANDS .</p> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>57. Landform Types Maps</b></p> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> </ul>

## Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Residential Planning Services

Business Services

City of Scottsdale



# Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>58. Cuts and Fills Site Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded <i>PLAT</i></li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>59. Cuts and Fills Site Cross Sections</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded <i>PLAT</i></li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<del>NA</del>	<input type="checkbox"/>	<b>60. Composite Factors Map</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>61. Unstable Slopes / Boulders Rolling Map</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<del>NA</del>	<input type="checkbox"/>	<b>62. Bedrock &amp; Soils Map</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>63. Conservation Area, Scenic Corridor, Vista Corridor Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>64. Other:</b> <hr/> <ul style="list-style-type: none"> <li><input type="checkbox"/> 24" x 36" – _____ copy(ies), folded</li> <li><input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)</li> <li><input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction)</li> <li><input type="checkbox"/> Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<b>PART III – SAMPLES &amp; MODELS</b>		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.

## Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

# Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>65. Paint Color Drawdowns</b> <ul style="list-style-type: none"> <li>• 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>66. Other:</b> <hr/> <hr/> <hr/> <hr/>

## PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>67. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>286</u> -PA- <u>2815</u>.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>68. Submit all items indicated on this checklist pursuant to the submittal requirements.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>69. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>70. Delayed Submittal.</b> Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.

### Planning and Development Services

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# Preliminary Plat Application Checklist

If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application need a:  New Project Number, or

A New Phase to an old Project Number: \_\_\_\_\_

## Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning, Neighborhood and Transportation Division

One Stop Shop

Planning, Neighborhood & Transportation Administrator

7447 E. Indian School Rd, Suite 105

Scottsdale, AZ 85251

Phone: (480) 312-7000

**Planning and Development Services**

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088



# Development Applications Process

## Enhanced Application Review

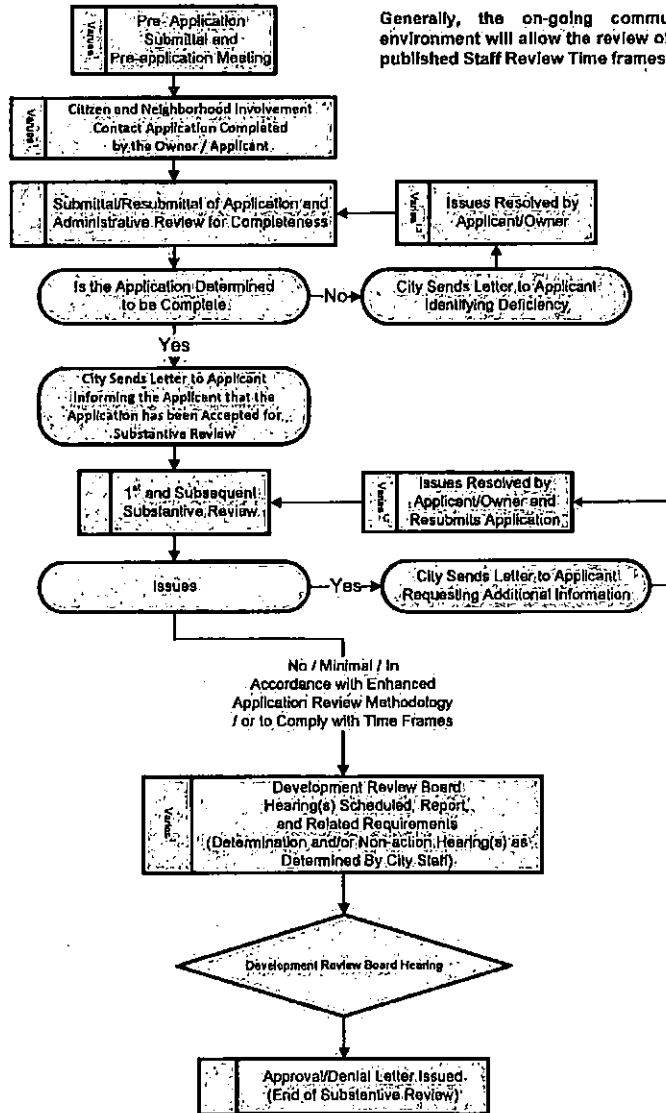
### Development Review (DR and PP)

#### Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



- Note:
1. Time period determined by owner/applicant.
  2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/ applicant.
  3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
  4. Owner/applicant may agree to extend the time frame by 60 percent

#### Time Line

Administrative Review 15 Staff Working Days Per Review	Substantive Review 95 Total Staff Working Days; Multiple Reviews in This Time Frame	Public Hearing Process Time Frames Vary	Approval/Denial Letter Issued
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# Development Applications Process

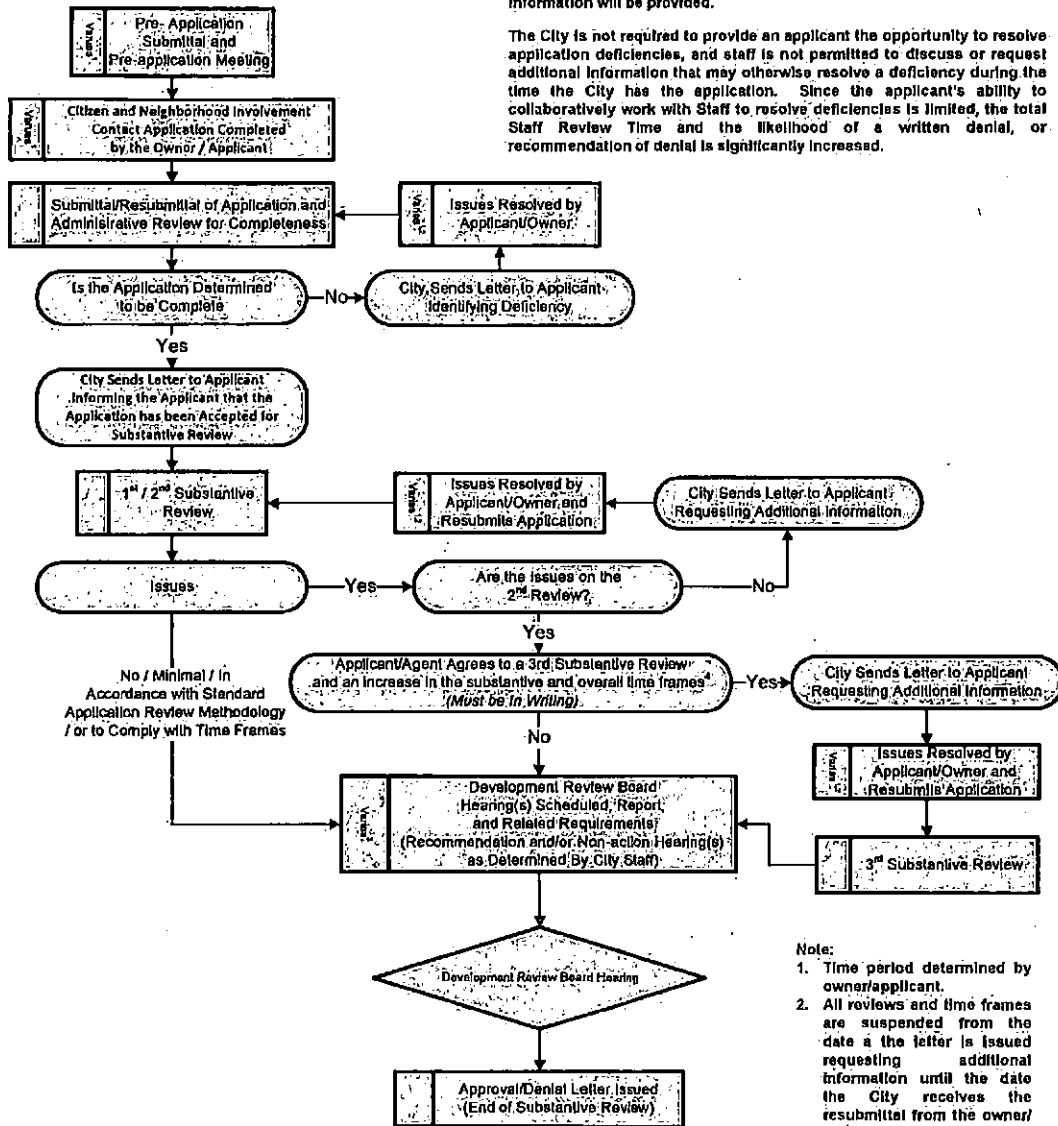
## Standard Application Review

### Development Review (DR and PP)

**Standard Application Review Methodology:**

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion of the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



- Note:**
1. Time period determined by owner/applicant.
  2. All reviews and time frames are suspended from the date a letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
  3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
  4. Owner/applicant may agree to extend the time frame by 60 percent.

**Time Line**

Administrative Review <small>16 Staff Working Days Per Review</small>	Substantive Review <small>95 Total Staff Working Days, Two Reviews In This Time Frame</small>	Public Hearing Process <small>Time Frames Vary</small>	Approval/Denial <small>Letter Issued</small>
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Planning and Development Services  
7447 E Indian School Road, Suite 105, Scottsdale, AZ 84251 • Phone: 480-312-7000 • Fax: 480-312-7088

# STORY ROCK

## *Phase 1B*

### PROJECT NARRATIVE

286-PA-2015

5-PP-2016 #2

1<sup>ST</sup> SUBMITTAL: 11/17/2016

2<sup>ND</sup> SUBMITTAL: 02/22/2017

3<sup>RD</sup> SUBMITTAL: 09/13/2017

### PREPARED BY:

LVA URBAN DESIGN STUDIO

120 S. ASH AVE.

TEMPE, AZ 85251

(480)994-0994

**5-PP-2016#2**



## Introduction

STORYROCK PHASE 1B is part of the proposed 443 lot STORYROCK master planned community located in north Scottsdale, roughly a mile north of the McDowell Mountains, approximately between Ranch Gate Rd. and the Pinnacle Peak Rd. alignment (from north to south) and 128<sup>th</sup> St. and the 134<sup>th</sup> St. alignment (from west to east). The site currently sits vacant much like the surrounding land.

STORYROCK PHASE 1B will be an upscale neighborhood consisting of 96 lots, which takes advantage of north Scottsdale's continued growth allowing future residents prime access to the outdoor recreation opportunities and amenities of the surrounding region. This narrative explores the proposed 81.88 acre STORYROCK PHASE 1B community in context with the 2001 Scottsdale General Plan, Dynamite Foothills Character Area Plan, Environmentally Sensitive Land Ordinance, and Scottsdale's Design Principles.

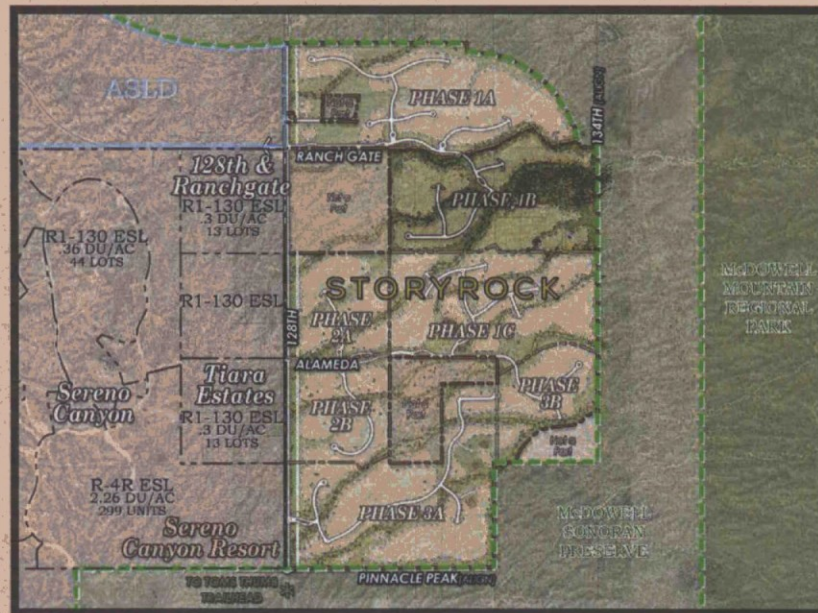


Figure 1 - Vicinity Map

## Location

The 81.88 acre PHASE 1B site is located in the northern portion of the STORYROCK development adjacent to the McDowell Sonoran Preserve at the northeast corner of 128<sup>th</sup> Street & Ranch Gate Road in north Scottsdale. Portions of twelve parcels (217-01-101, -009V, -009U, -009T, -009J, -009K, -009X, -009Y, -009Z, -108, -107) make up the proposed community. These parcels are currently vacant and in their natural rural desert condition. The surrounding adjacent uses are as follows:

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- North - McDowell Sonoran Preserve & Proposed STORYROCK - Phase 1A Community
- East - McDowell Sonoran Preserve
- South - Proposed STORYROCK - Phase 1C Community
- West - Vacant Private Land

## Existing Conditions

### Washes/drainage

Natural desert washes transect the Site providing both drainage and wildlife corridors. Two prominent washes have been preserved, enhanced and emphasized in the current Site Plan and will continue to route runoff and storm water while offering pedestrian corridor connections to adjacent proposed preserve trails.

### Boulders

The STORYROCK PHASE 1B site includes a variety of natural boulder groupings scattered throughout the property. Development envelopes have been strategically placed to preserve these features while allowing future residents the ability to enjoy them. While none of these features meet the "Boulder Feature" or "Boulder Cluster" criteria, as defined in the Zoning Ordinance, the majority of these boulders will still be preserved within NAOS easements and common NAOS tracts. In the few cases where small boulders are located within a development envelope, they will be encouraged to be preserved and/or used in the common community landscaping.

## Requests

This Preliminary Plat approval request is the next step in the development process following the approved rezoning request (13-ZN-2014) to the current Planned Community District, Environmentally Sensitive Lands, with multiple Single-Family Residential district comparable zonings (P-C R1-18, R1-35, R1-43, R1-70 ESL). In addition to the preliminary plat, a recent Master Plan submittal (1-MP-2016) has submitted and is currently under review. This preliminary plat application also includes a request for amended development standards, subject to Staff and Development Review Board approval, in accordance with Section 6.1083 of the ESL Zoning Ordinance. The proposed development plan justifies the amended development standards by protecting and

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*Phase 1B*



preserving natural environmental features and providing approximately half of overall STORYROCK Master Plan Area as open space.

The amended standards will allow for setback reductions to accommodate proper placement around sensitive areas. These areas include existing wash corridors, prominent boulder formations, and native vegetation. In compliance with the amended development standards, lot areas will be reduced in order to maximize open space throughout the community.

## Development Plan

### Theme

Although the STORYROCK PHASE 1B neighborhood contains a variety of comparable zoning districts (R1-18, R1-35, and R1-43), the community is being planned as a single, cohesive development with a consistent theme and character to be consistent with the STORYROCK Master Environmental Design Concept Plan (MEDCP). The proposed STORYROCK PHASE 1B Community embraces its native desert setting while providing a variety of high end home sites. The premier views remain the focus of this community with natural Sonoran landscaping and a relaxing desert atmosphere. Architecture will be designed to blend into the natural desert surroundings. The community entry into the STORYROCK community set the precedence in establishing the character of the project. Each entry will be designed with a modern desert character that reflects the quality of natural desert colors and textures to blend seamlessly into environment while providing unique thresholds into the community. This theme will be woven throughout a variety of entry experiences both internal and external to the project. Each location will contribute to a hierarchy of entry conditions in order to reflect the scale and importance of each situation as it relates to both primary and secondary community entries.

### Site

STORYROCK PHASE 1B includes 96 lots. The current proposed Site Plan includes non-uniform development envelopes which take advantage of natural terrain and viewsheds from every home. Natural and enhanced washes provide critical drainage while enhancing the native desert setting. The location of boulders and major washes strongly influenced the design of the site plan, positioning development to generally avoid disturbance of these natural features. Together, the viewsheds, boulders, stands of native vegetation and wash corridors comprise the highest priority open space on the Site.

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## Circulation

The main point of access is provided off 128<sup>th</sup> Street along Ranch Gate Rd. and through a shared vehicular gate. The proposed private local internal street meanders through the natural topography allowing residents the ability to take in views of the natural desert setting and to minimize cuts and fills. The internal street alignments have been located to minimize the number of wash crossings and will be rural in nature in order to minimize the area of total street improvements throughout the neighborhood and to help preserve additional undisturbed open space.

## Open Space

The plan maintains 40.12 acres (49%) of Natural Area Open Space, contributing to 50% of the overall STORYROCK Master Plan Area being open space. The open space areas include perimeter open space setbacks around the Site, boulder features, stands of native desert vegetation, as well as the major washes running through the Site. The wash corridors work to guide open space through the development while also providing pedestrian corridors to the surrounding recreational trails.

STORYROCK TOTAL NAOS					
	GROSS AC.	NAOS REQ. PER MEDCP	NAOS PROV.	% NAOS	% NAOS IN TRACTS
<b>PHASE 1A</b>	94.28 AC.	47.99 AC.	47.99 AC.	51%	41%
<b>PHASE 1B</b>	81.88 AC.	40.12 AC.	40.14 AC.	49%	76%
<b>PHASE 1C</b>	79.25 AC.	34.19 AC.	37.09 AC.	47%	91%
<b>PHASE 2 A&amp;B</b>	80.19 AC.	35.38 AC.	35.38 AC.	44%	59%
<b>PHASE 3A</b>	96.11 AC.	52.17 AC.	52.28 AC.	54%	28%
<b>PHASE 3B</b>	30.02 AC.	19.75 AC.	19.75 AC.	66%	15%
<b>TOTAL</b>	<b>461.73 AC.</b>	<b>229.6 AC.</b>	<b>232.63 AC.</b>	<b>50%</b>	<b>53%</b>

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## Grading and Drainage

This proposed STORYROCK development phase will be consistent with the approved Master Drainage Report for the project which establishes drainage parameters and criteria for site planning and preliminary design. The project layout and configurations are designed to minimize impacts to significant washes and natural features throughout the site.

Building sites are not to exceed 3:1 slopes and are likely to utilize retaining walls to accommodate grade changes without excessively disturbing unnecessary area. Due to the undulating terrain found at STORYROCK, single retaining walls will be a maximum of eight (8) feet in height and six (6) feet for side yard transitions. When double retaining walls are necessary they should be separated by four (4) feet with no retaining walls or slopes being located within five (5) feet of a side of a building and fifteen (15) feet of the rear of the building.

Although cuts and fills when establishing building sites and roadways will be minimized, due to the rugged terrain in isolated areas, greater than eight (8) feet of cut or fill will be required to meet building height requirements and minimize impacts to the adjacent native desert and environmental features. Building heights are measured from existing natural grade, with exception of natural anomalies. Where finish floor elevations are impacted by stormwater surface elevations the height is measured from the required finish floor, which is at least one (1) foot above the base flood elevation.

Drainage corridors will be comprised of natural washes, man-made channels, pipes and retention/detention basins designed to collect and conduct localized storm water flows and maintain historical runoff characteristics downstream of the property. The use of existing washes is the preferred alternative as the natural sandy bottom allows infiltration and increases the likelihood of preserving the existing natural vegetation along these corridors. Where flows must be diverted, channelization or storm drainage and detention will be the preferred method.

Possible wash treatments include bank protection options for drainage facility improvements as followed. For wash corridors where the 100-year flow is confined within the existing channel bank, several design options, or combinations thereof may be employed. These include:

Development setback - an adequate separation between the edge of wash bank and the adjacent building allows for the natural erosion of the wash bank. This option maintains a natural vegetation buffer without any impacts from development. See Figure 2 - Development Setback.

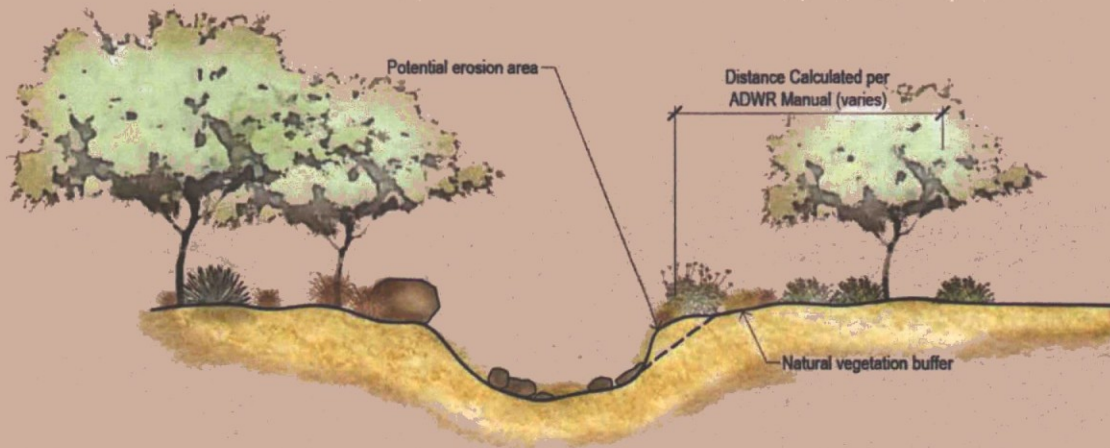
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STORYROCK

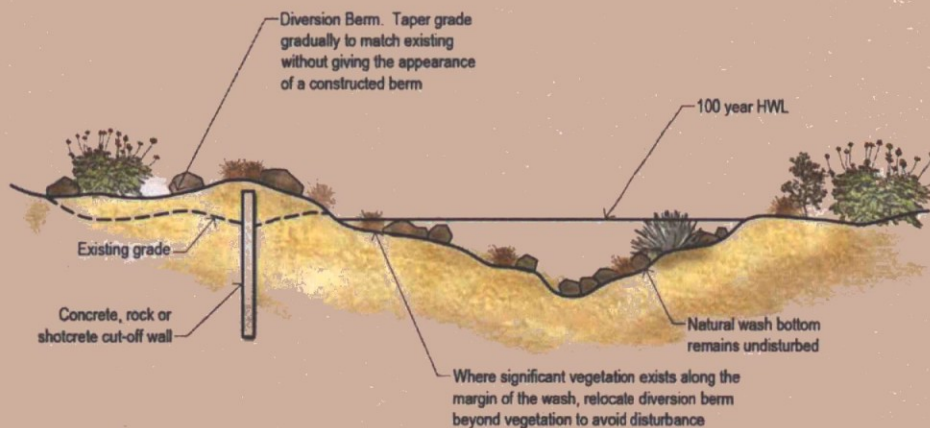
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**Figure 2 - Development Setback**

Flow erosion protection with concrete or rock cut-off walls - located beyond the natural edge of the wash bank. Earth berms should be graded with varying sideslopes and revegetated with indigenous plant materials to help stabilize the slopes and to facilitate a more natural transition into the adjacent natural desert. Cut-off walls should be covered with soil and planted. See **Figure 3 - Erosion Protection**.



**Figure 3 - Erosion Protection**

Buried erosion protection wall - incorporated with residential walls or view-fencing to limit disturbance to the natural landscape. These walls are commonly found along the rear or sides of lots to where protection is needed to avoid erosion from an adjacent wash. See **Figure 4 - Erosion Protection Wall**.

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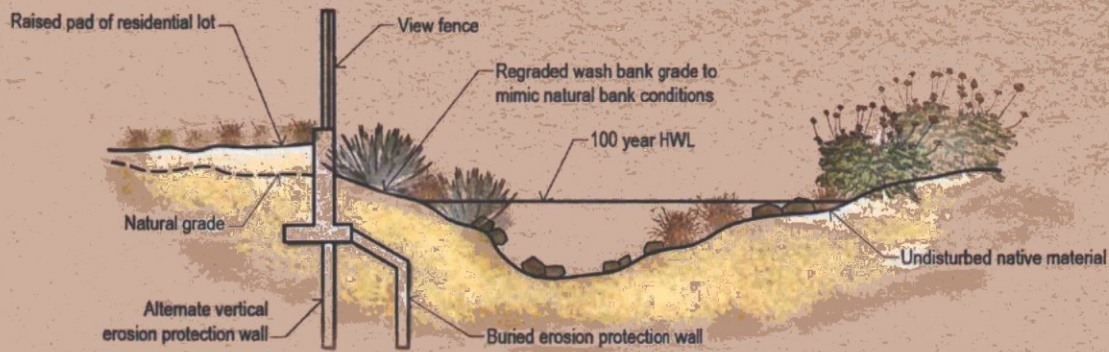


Figure 4 – Erosion Protection Wall

### Homeowners Association Maintenance Responsibilities and CC&Rs

A Master STORYROCK Homeowners Association will be the party responsible for the future maintenance of all private infrastructure, landscaping, open space, and internal roadways. Public infrastructure and publicly dedicated Property will be the responsibility of the City of Scottsdale unless otherwise noted.

## Scottsdale General Plan

Scottsdale's unique community values and vision are incorporated in the proposed development by enhancing neighborhoods and communities, integrating the southwestern and desert character, and promoting quality of life through livability at STORYROCK PHASE 1B and the surrounding area.

### SCOTTSDALE'S SIX GUIDING PRINCIPLES

STORYROCK PHASE 1B acknowledges and supports the six "guiding principles" of Scottsdale's General Plan listed below, and recognizes their importance in Scottsdale development.

- 1) Preserve meaningful Open Space
- 2) Enhance Neighborhoods
- 3) Seek Sustainability
- 4) Support Economic Vitality
- 5) Advance Transportation
- 6) Value Scottsdale's Unique Lifestyle and Character

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Approval of the STORYROCK PHASE 1B Preliminary Plat, with the proposed amended development standards, will fulfill the guiding principles in the following ways:

**1) Preserve Meaningful Open Space**

The McDowell Sonoran Preserve, located east of the proposed development, provides dedicated outdoor open space throughout the area and is supported and continued through STORYROCK PHASE 1B. Incorporating generous buffers, preservation of existing desert landscaping, and contributing to approximately half of the Side being designated open space within the STORYROCK Master Plan Area are a few ways STORYROCK PHASE 1B can continue the commitment Scottsdale has made to open space.

**2) Enhance Neighborhoods**

STORYROCK PHASE 1B follows north Scottsdale's neighborhood model of unique desert living with optimal recreational opportunities. Residents will be living amongst hiking trails while maintaining access to urban essentials.

**3) Seek Sustainability**

Scottsdale's commitment to sustainability is highlighted in STORYROCK PHASE 1B's low impact proposal which utilizes the natural desert landscaping and emphasizes low water-use vegetation.

**4) Support Economic Vitality**

With the development of STORYROCK PHASE 1B the local economy will continue to grow and thrive. An increase in residents will strengthen the economy through increased sales, essentially sustaining local business owners in the community. The increasing demand will also allow for residents to explore new business and entrepreneurial opportunities.

**5) Advance Transportation**

Scottsdale's land patterns and emphasis on transportation routes will continue to be supported through this development. STORYROCK PHASE 1B will utilize existing and improve infrastructure in 128<sup>th</sup> St. and will encourage pedestrian access through surrounding proposed trails.

**6) Values Scottsdale's Unique Lifestyle and Character**

Scottsdale's irreplaceable desert character and unmatched lifestyle is seen as a building block for the STORYROCK PHASE 1B community. Residents will enjoy exceptional views, have the opportunity to take advantage of nearby trails/outdoor space, and indulge in nearby fine dining and shopping experiences.

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This community encourages a lifestyle that Scottsdale residents appreciate and enjoy.

## SCOTTSDALE'S TWELVE PLAN ELEMENTS

The 2001 Scottsdale General Plan includes twelve plan elements that relate to the six guiding principles. STORYROCK PHASE 1B recognizes these elements, listed below, and intends to meet and exceed these guidelines.

- 1) Preserve meaningful Open Space
  - a. Open Space and Recreation Element
  - b. Preservation & Environmental Planning Element
- 2) Enhance Neighborhoods
  - a. Community Involvement Element
  - b. Housing Element
  - c. Neighborhoods Element
- 3) Seek Sustainability
  - a. Cost Development Element
  - b. Growth Areas Element
  - c. Public Services and Facilities Element
- 4) Support Economic Vitality
  - a. Economic Vitality Element
- 5) Advance Transportation
  - a. Community Mobility Element
- 6) Value Scottsdale's Unique Lifestyle and Character
  - a. Character and Design Element
  - b. Land Use Element

Approval of the STORYROCK PHASE 1B Preliminary Plat, with the proposed amended the development standards, will fulfill the plan elements in the following ways:

- 1) **Preserve Meaningful Open Space**
  - a. **Open Space and Recreation Element**

*"Even in built-up areas, a network of parks, scenic corridors, paths, and trails will provide access to nature and urban open spaces, providing recreation opportunities, ecological benefits, and a source of beauty for residents." Scottsdale Regional Plan, Vision Statement, 2015.*

STORYROCK PHASE 1B is surrounded by existing trails allowing pedestrian access to the beauty of the natural desert. The 96 lot community, located approximately .9 miles north of the McDowell Sonoran Preserve will utilize

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the recreation opportunities provided by the Tom Thumb trailhead while promoting scenic and natural corridors that take advantage of the 360 degree views.

## 2) Enhance Neighborhoods

### a. Community Involvement Element

*"Scottsdale will be a community where constructive dialogue involving individuals, the business community, organizations, institutions, and government is the cornerstone of successful planning, decision making, and community building." Scottsdale Regional Plan, Vision Statement, 2015.*

STORYROCK PHASE 1B's proposed development trends with the growth in north Scottsdale. As the Phoenix Metropolitan area expresses continued interest to live, recreate, and work in the area.

### b. Housing Element

*"Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale Regional Plan, Vision Statement, 2015.*

STORYROCK PHASE 1B will create a variety of medium and large-lot housing opportunities providing variety in the expanding housing market.

### c. Neighborhood Element

*"... making sure that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods' defining features, and ensuring their long-term attractiveness and economic integrity, we can create and/or enhance the unique character and special qualities of each neighborhood." Scottsdale Regional Plan, Vision Statement, 2015.*

STORYROCK PHASE 1B homes will be high quality and will be encouraged to blend within the native surroundings. The homes will showcase the existing views and encompass a natural desert palette. The Sonoran Desert influence and lifestyle will work as a backbone to the community design.

## 3) Seek Sustainability

### a. Cost Development Element

*"... ongoing interest and participation of the people of the community in assuring that the quality, attractiveness and livability of their neighborhoods are maintained and enhanced."*

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The close vicinity to outdoor recreation enhances the livability and quality of life at STORYROCK PHASE 1B, which is centered on the notion that residents can engage in an active lifestyle with limited to no travel. With the surrounding attractiveness and quality of life provided by the McDowell Sonoran Preserve it is assured that this lifestyle can be maintained through development of this community.

**b. Growth Areas Element**

*"The many diverse neighborhoods and lifestyles that comprise the unique fabric and character of Scottsdale will be protected and enhanced, and a sense of community, shared among residents across the city, will be both obvious and admired."*

STORYROCK PHASE 1B will enhance the existing area and will provide uniqueness from bordering neighborhoods by incorporating restricted development envelopes which will ensure that approximately half of the STORYROCK Master Plan Area will be protected as open space creating a sense of community centered around the natural desert.

**c. Public Services and Facilities Element**

*"Scottsdale will continue its efficient and high quality customer service to all Scottsdale citizens by planning, managing, and operating a safe, reliable, and affordable water supply and wastewater reclamation system."*

STORYROCK PHASE 1B will work with the surrounding developments to access utilities and allow for residents to tie into City resources. All methods will be safe, reliable, and affordable for residents.

**4) Support Economic Vitality**

**a. Economic Vitality Element**

*"The competing needs of residents and businesses will be balanced so neighborhoods are protected and enhanced while business districts are competitive and attractive."*

The location of STORYROCK PHASE 1B will help support the nearby business districts by providing cliental and potential staff. North Scottsdale has experienced economic growth, and will continue to grow through this proposed neighborhood.

**5) Advanced Transportation**

**a. Community Mobility Element**

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*"Mobility choices will provide alternatives to the automobile, increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life."*

By utilizing existing roadways and surrounding trails, which will provide alternatives to the automobile and improve air quality. The STORYROCK PHASE 1B community, will provide a high quality of life for homeowners and tourists.

**6) Value Scottsdale's Unique Lifestyle and Character**

**a. Character and Design Element**

*"Appropriate development in Scottsdale will strike a balance that respects the natural desert settings, historically significant sites and structure and the surrounding neighborhood context, with the objectives and needs of future generations."*

STORYROCK PHASE 1B will encompass the natural desert setting in development materials and architecture. The McDowell Sonoran Preserve serves as a focal point for the neighborhood incorporating views, access, and character. Future generations will benefit from this community for years to come.

**b. Land Use Element**

*"Scottsdale will ensure a variety of living, working, and leisure opportunities through different land uses, vital neighborhoods, thriving business and tourism communities, and open spaces for people to recreate, reflect, and enjoy."*

Residents will benefit from the relaxed STORYROCK PHASE 1B atmosphere. The outdoor enthusiasts will appreciate the natural desert setting and recreational opportunities. All ages will be able to enjoy and reflect within this unique neighborhood full of beautiful open spaces.

## Dynamite Foothills Character Area Plan

The Dynamite Foothills Character Area Plan came as a result of the citizen-driven group CityShape 2020. A Character Plan is a recommendation or guideline that strives to implement a specific personality or sense of place into a neighborhood. It uses regulation polices like character plans to outline development, but is not a regulatory document.

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The Dynamite Foothills Character area is located in North Scottsdale between the McDowell Mountain and the Lone Mountain alignment, and east of 112<sup>th</sup> Street to 136<sup>th</sup> Street. This area capitalizes on mountainous view sheds and remote desert environments. In order to meet the vision of Rural Desert character, character strategies like minimizing street widths, strategic building envelopes, accentuating open space, and encouraging native desert landscaping are incorporated. Lower single family densities with twenty four foot building height equate to larger lot ranch style homes. Preferred wall designs and community amenities are suited to acknowledge wildlife corridors and maintain a rural character.

The goals listed below are outlined by Dynamite Foothills Character Area as strategic approaches to maintaining the personality of the area voted by residents and officials. Responses are outlined to explain how STORYROCK PHASE 1B is striving to meet the needs.

**Goal 1: Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale.**

Native vegetation will be used throughout the site including streetscapes and common areas. Simple screening and lack of perimeter walls compliment the meandering roadway, and encourage an open and natural community. The setbacks, building scale, and open spaces will be observed and in accordance with the surrounding conservation requirements. Street alignments and building placements have all been purposefully placed in order to preserve the natural washes and vegetation.

**Goal 2: Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.**

Analysis of topography and open space are all performed to carefully situate the STORYROCK PHASE 1B development envelopes. NAOS has been strategically incorporated throughout the community with approximately half of the STORYROCK Master Plan Area dedicated as open space.

**Goal 3: Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.**

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Open space can be found throughout the site, including along the perimeter of the property. This allows for an optimal transition from the built environment to the natural environment and to other surrounding developments. Drought tolerant plants have been selected for the landscape palette in order to meet desert landscaping requirements.

## SCOTTSDALE DESIGN PRINCIPLES

Scottsdale's design principles are enforced so new development reflects and enhances the unique climate, topography, vegetation, and historical elements. These elements are considered amenities that uphold the quality of design and sustain the Scottsdale community.

- 1) **The design character of any area should be enhanced and strengthened by new development.**

Architecture will be encouraged to blend within the natural setting. This will allow the Sonoran Desert character to be showcased. STORYROCK PHASE 1B will also utilize the natural desert setting as landscaping throughout the site.

- 2) **Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:**

The connectivity of the site positions the homes to allow for spectacular views. The site is also conscious of its natural surroundings and plans to preserve and incorporate these elements in every way possible. The views and the peacefulness of the natural environment are what make this location prime. STORYROCK PHASE 1B has every intention of maximizing this guideline.

- 3) **Development should be sensitive to existing topography and landscaping. A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.**

STORYROCK PHASE 1B will work with the rolling topography to create an original and natural setting. The terrain provides texture and color influence to the development that reflect the natural desert setting.

- 4) **Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.**

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Wildlife corridors and buffers are planned within the site and intend to incorporate existing ecological conditions.

- 5) **The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.**

Public spaces, including streets and common tracts will use natural materials and landscaping to blend within the natural desert setting. Colorful cactus and flowers will be implemented to provide accents and depth.

- 6) **Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.**

STORYROCK PHASE 1B is surrounded by trails and bike paths throughout the Sonoran Preserve. This location will allow residents alternative modes of transportation and opportunities for social contract and interaction.

- 7) **Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.**

With adjacent trails located nearby and natural wash corridors and landscaping, residents will be able to take advantage of adjacent connections and natural shading opportunities.

- 8) **Buildings should be designed with a logical hierarchy of masses**

All buildings within STORYROCK PHASE 1B are residential and are designed with massing that suggests the environment in which they are located.

- 9) **The design of the built environment should respond to the desert environment:**

The color palette of the community will reflect the natural desert setting. Natural colors and vegetation will be incorporated throughout the site. The desert weather will encourage shading opportunities and heat sensitive materials.

- 10) **Developments should strive to incorporate sustainable and healthy building practices and products.**

Considerations to incorporate energy conservative and low impact design and construction practices at STORYROCK PHASE 1B will be encouraged.

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**11) Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.**

Providing a large natural buffer from the Preserve to the site provides a natural desert transition into the community. All open spaces will utilize the character of the area and provide a variety of natural vegetation.

**12) Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.**

Utilizing native plants and the natural terrain will allow the proposed community to minimize its water intake.

**13) The extent and quality of lighting should be integrally designed as part of the built environment.**

Natural light will be encouraged in the community by providing open spaces and strategically placed windows. Light pollution will also be minimal by using full coverings on any necessary public lighting along with minimal decorative lighting. STORYROCK PHASE 1B will minimize glare in the neighborhood in order to suite the community's environmental needs.

**14) Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.**

Entries into the STORYROCK community set the precedence in establishing the character of the project. Each entry will be designed with a modern desert character that reflects the quality of natural desert colors and textures to blend seamlessly into environment while providing unique thresholds into the community. This theme will be woven throughout a variety of entry experiences both internal and external to the project. Each location will contribute to a hierarchy of entry conditions in order to reflect the scale and importance of each situation as it relates to both primary and secondary community entries.

## Environmentally Sensitive Lands Ordinance

The City of Scottsdale Environmentally Sensitive Lands Ordinance (ELSO) is a 134 square mile environmental protection overlay that was adopted in 1991. The overlay encompasses the lands north of Central Arizona Project canal and is in effect to preserve natural open space and elements. City Council has amended this ordinance over the past decade to ensure preservation and development are balanced in all land uses in this area.

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Twelve general statements from the ESL are listed below, with responses that outline how Preserve Ranch complies with the overlay standards and objectives.

- 1) **Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.**

Planning and Engineering analyses will be done to ensure that all potential hazards and sensitive areas are addressed.

- 2) **Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.**

The McDowell Sonoran Preserve is seen as an asset to STORYROCK PHASE 1B. Maintaining unrestricted views and caring for existing habitats and vegetation is a priority to keep the community atmosphere relevant.

- 3) **Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.**

Developing under the current zoning and contributing to over approximately half open space within the STORYROCK Master Plan Area will allow STORYROCK PHASE 1B to protect renewable and nonrenewable resources.

- 4) **Minimize the public costs of providing public services and facilities in ESL areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.**

In addition to the construction of new streets and infrastructure, STORYROCK PHASE 1B will utilize existing streets for access, water, emergency services, parks and recreation.

- 5) **Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL areas.**

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The natural desert landscape will be preserved and highlighted through the STORYROCK PHASE 1B community. The design of the neighborhood incorporates unforgettable open space for viewing and enjoying.

- 6) **Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.**

The significance of the McDowell Sonoran Preserve will be emphasized, providing educational opportunities as well as physical education. This opportunity will allow residents and visitors to appreciate and respect the natural desert.

- 7) **Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.**

STORYROCK PHASE 1B will preserve and enhance existing wash corridors to ensure drainage features operate with no negative impacts to the development.

- 8) **Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.**

By emphasizing and incorporating existing open space and other natural environments, STORYROCK PHASE 1B is able to minimize construction impacts. The pattern, design, and materials used on site will be of the highest quality with respect to the natural desert environment.

- 9) **Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials; grading location, design and treatment; and landscaping design and materials.**

Building heights and locations are all in compliance with the zoning guidelines. The landscaping will continue to respect the natural desert environment as STORYROCK PHASE 1B intends to use the natural desert as a theme for the area.

- 10) **Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.**

The unique topography of this area is cherished for its open space, native desert vegetation and boulder features. Maintaining the natural state of this area is parallel with STORYROCK PHASE 1B's understanding and overall goal.

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- 11) Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.

STORYROCK PHASE 1B fulfills a growing housing demand while also preserving land by creating buffers and open space. The outdoor recreation will pull people outside and encourage engagement and understanding of the area they live in. Essentially the city will benefit from the development growth, the natural environment will be understood and unspoiled, and citizens will improve their quality of life.

- 12) Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

As a result of innovative planning and designing, through development envelopes, construction and development will provide minimal impact. This site emphasizes open space in order to minimize lot sizes. The proposed lot sizes allow residents to have little yard upkeep while native habitats will stay untouched. People will be encouraged to use the surrounding public facilities such as trails and bike paths.

## Conclusion

We respectfully request approval of this Preliminary Plat application as it promotes a development approach that is sensitive to the environment and is consistent with the General Plan, Dynamite Foothills Character Plan, and the existing zoning.

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## Appendix A

### Development Review Board Criteria

1. **The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**

Response - The proposed development is in substantial conformance with Scottsdale's General Plan Land Use designation of Rural Neighborhood and Natural Open Space as well as the overall Dynamite Character Area Plan. These designations consist of open areas with natural desert settings and spectacular view corridors maximized by low building heights. The proposed 96 lot community respects the development and design standards by maintaining a low density of +/-8 du/ac and incorporating the natural open space around restricted building envelopes. Preserving natural washes and incorporating desert materials is consistent with the surrounding area's character.

2. **The architectural character, landscaping and Site design of the proposed development shall:**

- a. **Promote a desirable relationship of structures to one another, to open spaces and topography, both on the Site and in the surrounding neighborhood;**

Response - The open lot layout enhances the natural pedestrian walkways created by washes and boulder placement. Recreational trail connections are seen throughout the area, also providing connectivity to surrounding communities. Biking, equestrian, pedestrian paths, trail crossings and trailheads all surround the site. Relaxation and serenity is especially emphasized by low density development and mountain views.

- b. **Avoid excessive variety and monotonous repetition;**

Response - STORYROCK PHASE 1B will include the use of three potential architectural styles (Desert School, Desert Spanish and Desert Ranch) allowing the proposed upscale homes a sense of variety while integrating the community into the North Scottsdale area and its unique natural desert setting.

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- c. **Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

Response - Rear yards, oriented toward views, provide outdoor living spaces for residents to enjoy Arizona's year round warm climate. Natural materials and landscaping are also incorporated into the design in order to address the areas unique climate factors and Sonoran desert environment.

3. **Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**

Response - In order to promote vehicular and pedestrian safety, STORYROCK PHASE 1B will, in addition to providing new on-site streets and pedestrian corridors, improve the adjacent 128<sup>th</sup> St. corridor, including new pedestrian access, as well as certain agreed upon off-site improvements (per 13-ZN-2014).

4. **If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.**

Response - Mechanical equipment, appurtenances and utilities will be screened in design with the communities' architectural theme. Trash receptacles will be maintained by the homeowner and only seen on the street during pick up hours.

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# Amended Development Standards

## Appendix B – Amended Development Standards (Legislative Draft)

### Sec. 5.300. Single-family Residential (R1-18)

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 32), 4-3-12)

#### Sec. 5.304. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-18 district:

##### A. Lot area.

1. Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000)~~ thirteen thousand, five hundred (13,500) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

##### B. Lot dimensions.

1. Width. All lots shall have a minimum width of ~~one hundred twenty (120)~~ ninety (90) feet.

C. Density. There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30)~~ twenty four (24) feet in height, except as otherwise provided in article VII.

##### E. Yards.

###### 1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~thirty five (35)~~ twenty-six and a quarter (26.25) feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~thirty five (35)~~ twenty-six and a quarter (26.25) feet shall be provided on both streets.

c. On a corner lot, the required front yard of ~~thirty five (35)~~ twenty-six and a quarter (26.25) feet shall be provided on each street. *Exception:* On a corner lot which does not

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about a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard on each side of a building having a width of not less than ~~ten (10)~~ seven and a half (7.50) feet.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty (30)~~ twenty-three and a half (23.5) feet.

4. Other requirements and exceptions as specified in article VII.

*F. Distance between buildings.*

1. There shall be not less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall not be less than ~~twenty (20)~~ sixteen (16) feet.

*G. Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

*H. Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 33), 4-3-12)

**Sec. 5.305. Off-street parking.**

The provisions of article IX shall apply.

**Sec. 5.306. Signs.**

The provisions of article VIII shall apply.

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**Sec. 5.200. Single-family Residential (R1-35).**

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 29), 4-3-12)

**Sec. 5.204. Property development standards.**

The following property development standards shall apply to all land and buildings in the R1-35 District:

**A. Lot area.**

1. Each lot shall have a minimum lot area of not less than ~~thirty five thousand (35,000)~~ twenty-six thousand, two hundred and fifty (26,250) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

**B. Lot dimension.**

1. Width. All lots shall have a minimum width of ~~one hundred thirty five (135)~~ one hundred one (101) feet.

**C. Density.** There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

**D. Building height.** No building shall exceed ~~thirty (30) feet~~ twenty four (24) feet in height.

**E. Yards.****1. Front Yard.**

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ thirty (30.00) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30.00) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ thirty (30.00) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

**2. Side Yard.** There shall be side yards of not less than ~~fifteen (15)~~ eleven and a quarter (11.25) feet on each side of a building.

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- 3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ twenty six and a quarter (26.25) feet.
- 4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

- 1. There shall not be less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.
- 2. The minimum distance between main buildings on adjacent lots shall be not less than ~~thirty (30)~~ twenty two (22) feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 30, 31), 4-3-12)

**Sec. 5.205. Off-street parking.**

The provisions of article IX shall apply.

**Sec. 5.207. Signs.**

The provisions of article VIII shall apply.

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**Sec. 5.100. Single-family Residential (R1-43).**

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 24), 4-3-12)

**Sec. 5.104. Property development standards.**

The following property development standards shall apply to all land and buildings in the R1-43 District:

**A. Lot area.**

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand (43,000)~~ thirty two thousand, two hundred fifty (32,250) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

**B. Lot dimensions.**

Width. All lots shall have a minimum lot width of ~~one hundred fifty (150)~~ one hundred thirteen (113) feet.

**C. Density.** There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

**D. Building height.** No building shall exceed ~~thirty (30)~~ twenty four (24) feet-in height .

**E. Yards.****1. Front Yard.**

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ thirty (30.00) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30.00) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ thirty (30.00) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

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2. Side Yard. There shall be a side yard of not less than ~~twenty (20)~~ fifteen (15.00) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty five (35)~~ twenty six and a quarter (26.25) feet.

4. Other requirements and exceptions as specified in article VII.

*F. Distance between buildings.*

1. There shall be not less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall be not less than ~~forty (40)~~ thirty (30) feet.

*G. Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

*H. Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

*I. Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, §§ 27, 28), 4-3-12)

**Sec. 5.105. Off-street parking.**

The provisions of article IX shall apply.

**Sec. 5.106. Signs.**

The provisions of article VIII shall apply.

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**Sec. 5.030. Single-family Residential (R1-70).**

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 20), 4-3-12)

**Sec. 5.031. Purpose.**

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

**Sec. 5.033. Approval required.**

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.034. Property development standards.**

The following property development standards shall apply to all land and buildings in the R1-70 District:

**A. Lot area.**

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ fifty two thousand, five hundred (52,500) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

**B. Lot dimensions.**

*Width.* All lots shall have a minimum width of ~~two hundred fifty (250)~~ one hundred eighty-eight (188) feet.

*C. Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

*D. Building height.* No building shall exceed ~~thirty (30) feet~~ twenty four (24) feet in height, except as otherwise provided in article VII.

*E. Yards.*

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1. *Front Yard.*

- a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ forty five (45) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. *Side Yard.* There shall be a side yard of not less than ~~thirty (30)~~ twenty three (23) feet on each side of a building.

3. *Rear Yard.* There shall be a rear yard having a depth of not less than ~~sixty (60)~~ forty-five (45) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

- 1. There shall be not less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.
- 2. The minimum distance between main buildings on adjacent lots shall be not less than ~~sixty (60)~~ forty-six (46) feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved

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*Phase B*



on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:

1. *Corral*. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 3907, § 1(Exh. 1), 8-31-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 22, 23), 4-3-12)

**Sec. 5.035. Off-street parking.**

The provisions of article IX shall apply.

(Ord. No. 2470, § 1, 6-16-92)

**Sec. 5.036. Signs.**

The provisions of article VIII shall apply.

(Ord. No. 2470, § 1, 6-16-92)

**5-PP-2016#2**  
**09/13/17**

*Narrative*

STORY ROCK

*Phase 1B*







**PLANTING LEGEND**

	<b>TREES</b>		
	ACACIA ANEURA	WHITE THORN ACACIA	3/4" C
	ACACIA GREGGII	CATCLAW ACACIA	3/4" C
	ACACIA FARNESIANA	SWEET ACACIA	3/4" C
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	3/4" C
	PARKINSONIA FLORIDA	BLUE PALO VERDE	3" C
	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	3" C
	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	1.5" C
	CHILOPSIS LINEARIS	DESERT WILLOW	1.5" C
	PITHECELLOBIUM FLEXICLAUE	TEXAS EBONY	1.5" C
	PROSOPIS VELUTINA	VELVET MESQUITE	1.5" C
	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL	1.5" C
	<b>SHRUBS &amp; ACCENTS</b>		
	AGAVE SP.	CENTURY PLANT	5 G
	ALOE SP.	ALOE	5 G
	AMBROSIA DELTOIDEA	BURSAIGE	5 G
	ARTRIPLEX SP.	GUAIL BUSH	5 G
	CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	5 G
	CARNEGIEA GIGANTEA	SAGUARO	5 G
	CERCOCARPUS MEXICANA	MEXICAN BIRD OF PARADISE	5 G
	CHRYSOETHAMNUS MEXICANA	DAMIANITA	1 G
	CORDIA SP.	TEXAS OLIVE	5 G
	DASYLIUM WHEELERI	DESERT SPOON	5 G
	EPHEDRA FASCICULATA	MORMON TEA	5 G
	FEROCACTUS GRISONII	GOLDEN BARREL CACTUS	5 G
	FEROCACTUS LARICIFOLIA	TURPENTINE BUSH	5 G
	FEROCACTUS WILZENII	BARREL CACTUS	5 G
	HESPERALOE SP.	HESPERALOE	5 G
	JUSTITIA CALIFORNICA	CHUPAROSA	5 G
	LEUCOPHYLLUM SP.	TEXAS RANGER	5 G
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 G
	NOLINA MICROCARPA	BEAR GRASS	5 G
	OPUNTIA BIGELOVEI	TEDDY BEAR CHOLLA	5 G
	OPUNTIA ENGELMANNI	ENGELMANN'S PRICKLY PEAR	5 G
	OPUNTIA FULGIDA	CHAIN FRUIT CHOLLA	5 G
	OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS	5 G
	PENSTEMON SP.	PENSTEMON	1 G
	SALVIA SP.	SAGE	5 G
	SIMMONDSIA CHINENSIS	JUJUBA	5 G
	SPHAERALCEA SP.	GLOBEMALLOW	1 G
	VIGUIERA DELTOIDEA	GOLDENEYE	5 G
	YUCCA SP.	YUCCA	5 G
	<b>GROUNDCOVERS</b>		
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 G
	DALEA SP.	INDIGO BUSH	1 G
	DROSANTHEMUM SPECIOSUM	RED ICE PLANT	1 G
	EUPHORBIA ANTHEPHYLLOICA	CANDELLA WAX	1 G
	GUARA LINDHEIMERI	GUARA	1 G
	HYMENOXYS ACALULIS	ANGELITA DAISY	1 G
	LANTANA CAMARA 'RADIATION'	BUSH LANTANA	1 G
	LANTANA MONTIVIDENSIS	TRAILING LANTANA	1 G
	MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 G
	OENOTHERA SP.	EVENING PRIMROSE	1 G
	PSESTROPHE COOPERI	PAPERFLOWER	1 G
	TELICTRUM FRUTICOSA	BUSH GERMANDER	1 G
	VERBENA SP.	BUSH VERBENA	1 G
	ZINNIA GRANDIFLORA	PRAIRIE ZINNIA	1 G
	<b>INERT MATERIALS</b>		
	SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR	
	RAKED NATIVE SOIL	IN ALL PLANTING AREAS	
	DECOMPOSED GRANITE	SIZE	
	REVEGETATED H.A.O.S. AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIAL AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.		

**N.A.O.S. LEGEND**

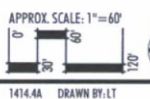
	N.A.O.S. UNDISTURBED
	N.A.O.S. REVEGETATED
	N.A.O.S. SCARRED
	ENHANCED DESERT OPEN SPACE

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**STORYROCK**

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B  
 SHEET 2 OF 11

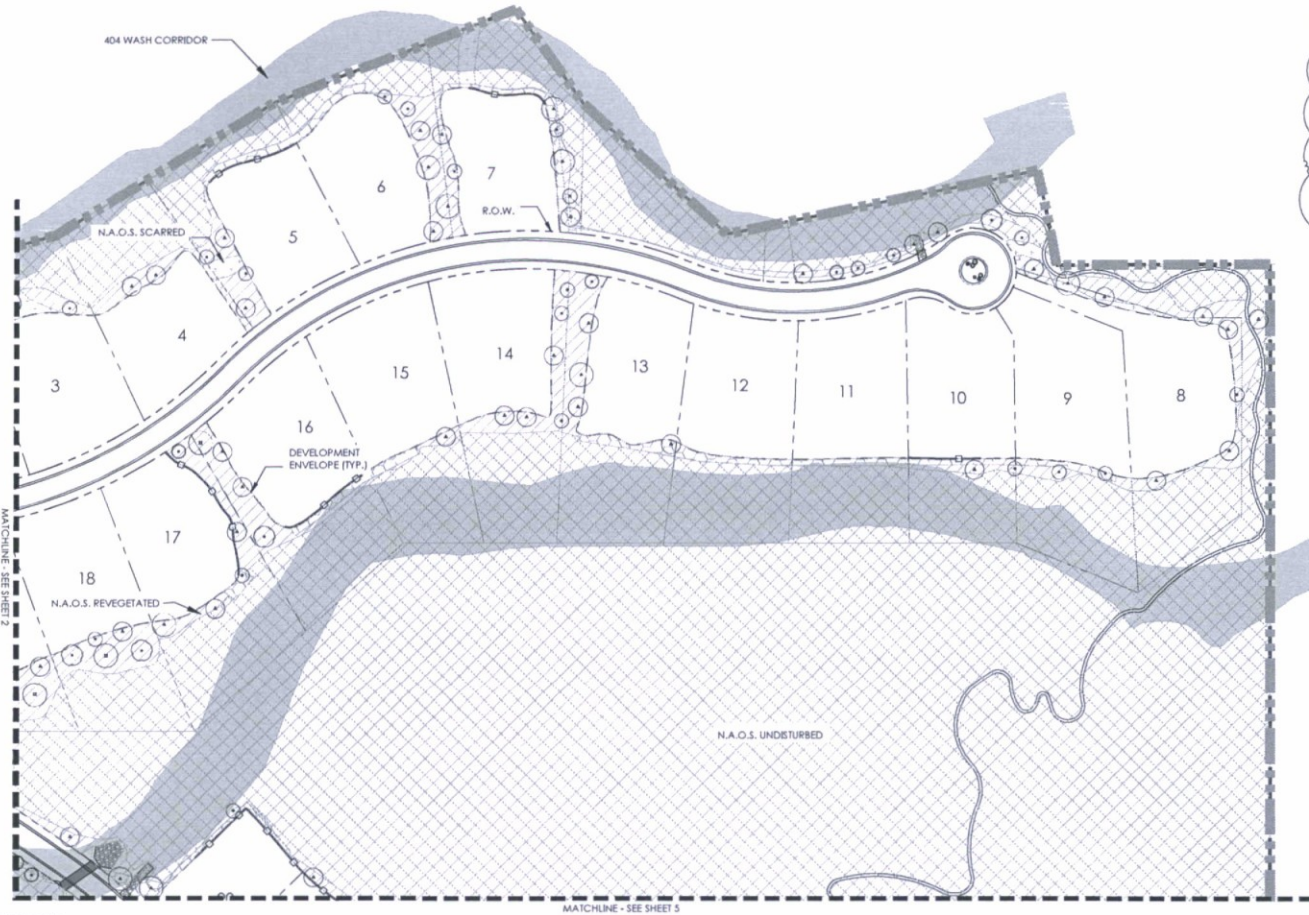
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 P:\2016\1414-1414-4-PHASE 1 & 2\PHASE 1B\GAD\DESIGN\PHASE 1B-1414 CONCEPT L.PLAN-18.dwg Sep 12, 2017



**5-PP-2016#2**  
**09/13/17**

1414-AA DRAWN BY:LT





**PLANTING LEGEND**

SYMBOL	TREES	SHRUBS & ACCENTS	GROUNDCOVERS	PLANT MATERIALS
□	ACACIA ANEURA	AGAVE SP.	BAILEYA MULTIRADIATA	SURFACE SELECT BOULDERS
○	ACACIA GREGGII	ALOE SP.	DALEA SP.	RAKED NATIVE SOIL
○	ACACIA FARNESIANA	AMBROSIA DELTOIDEA	DROSANTHEMUM SPECIOSUM	TO MATCH ON-SITE ROCK COLOR
○	ACACIA STEPHOPYLLA	ARTIFLEX SP.	EUPHORBIA ANTYPHILITICA	IN ALL PLANTING AREAS
○	PARKINSONIA FLORIDA	CALLIANDRA ERICOPHYLLA	GUARA LINDBERGERI	
○	PARKINSONIA 'DESERT MUSEUM'	CARNEGIEA GIGANTEA	HYMENOXYS ACALUIS	
○	PARKINSONIA MICROPHYLLA	CAESALPINIA MEXICANA	LANTANA CAMARA 'RADIATION'	
○	CHILOPSIS LINEARIS	CHRYSACTINIA MEXICANA	LANTANA MONTIVDENSIS	
○	PITHECELLOBIUM FLEXICAULE	CORDIA SP.	MELAMPODIUM LEUCANTHUM	
○	PROSOPIS VELUTINA	DASYLIRION WHEELERI	OPENTHERA SP.	
○	SOPHORA SECUNDIFLORA	EPHEDRA FASCICULATA	PSILOSTROPHE COOPERI	
○	SHRUBS & ACCENTS	FEROCACTUS GRUSONII	VERBENA SP.	
○	AGAVE SP.	FEROCACTUS WISLIZENII	ZINNIA GRANDIFLORA	
○	ALOE SP.	HESPERALOE SP.		
○	AMBROSIA DELTOIDEA	JUSTITIA CALIFORNICA		
○	ARTIFLEX SP.	LEUCOPHYLLUM SP.		
○	CALLIANDRA ERICOPHYLLA	MULLENBERGIA CAPILLARIS		
○	CARNEGIEA GIGANTEA	NOLINA MICROCARPA		
○	CAESALPINIA MEXICANA	OPUNTIA BIGELOVII		
○	CHRYSACTINIA MEXICANA	OPUNTIA ENGELMANNI		
○	CORDIA SP.	OPUNTIA FULGIDA		
○	DASYLIRION WHEELERI	OPUNTIA LEPTOCAULIS		
○	EPHEDRA FASCICULATA	PENSTEMON SP.		
○	FEROCACTUS GRUSONII	SALVIA SP.		
○	FEROCACTUS WISLIZENII	SAMMOCIDIA CHINENSIS		
○	HESPERALOE SP.	SPHAERALCEA SP.		
○	JUSTITIA CALIFORNICA	VIQUIERA DELTOIDEA		
○	LEUCOPHYLLUM SP.	YUCCA SP.		
○	MULLENBERGIA CAPILLARIS	GROUNDCOVERS		
○	NOLINA MICROCARPA	BAILEYA MULTIRADIATA		
○	OPUNTIA BIGELOVII	DALEA SP.		
○	OPUNTIA ENGELMANNI	DROSANTHEMUM SPECIOSUM		
○	OPUNTIA FULGIDA	EUPHORBIA ANTYPHILITICA		
○	OPUNTIA LEPTOCAULIS	GUARA LINDBERGERI		
○	PENSTEMON SP.	HYMENOXYS ACALUIS		
○	SALVIA SP.	LANTANA CAMARA 'RADIATION'		
○	SAMMOCIDIA CHINENSIS	LANTANA MONTIVDENSIS		
○	SPHAERALCEA SP.	MELAMPODIUM LEUCANTHUM		
○	VIQUIERA DELTOIDEA	OPENTHERA SP.		
○	YUCCA SP.	PSILOSTROPHE COOPERI		
○	GROUNDCOVERS	VERBENA SP.		
○	BAILEYA MULTIRADIATA	ZINNIA GRANDIFLORA		
○	DALEA SP.			
○	DROSANTHEMUM SPECIOSUM			
○	EUPHORBIA ANTYPHILITICA			
○	GUARA LINDBERGERI			
○	HYMENOXYS ACALUIS			
○	LANTANA CAMARA 'RADIATION'			
○	LANTANA MONTIVDENSIS			
○	MELAMPODIUM LEUCANTHUM			
○	OPENTHERA SP.			
○	PSILOSTROPHE COOPERI			
○	VERBENA SP.			
○	ZINNIA GRANDIFLORA			
○	PLANT MATERIALS			
○	SURFACE SELECT BOULDERS			
○	RAKED NATIVE SOIL			
○	TO MATCH ON-SITE ROCK COLOR			
○	IN ALL PLANTING AREAS			
○	SIZE			
○	REVEGETATED N.A.O.S. AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIAL AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.			

**N.A.O.S. LEGEND**

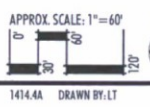
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[Pattern]	N.A.O.S. REVEGETATED
[Pattern]	N.A.O.S. SCARRED
[Pattern]	ENHANCED DESERT OPEN SPACE

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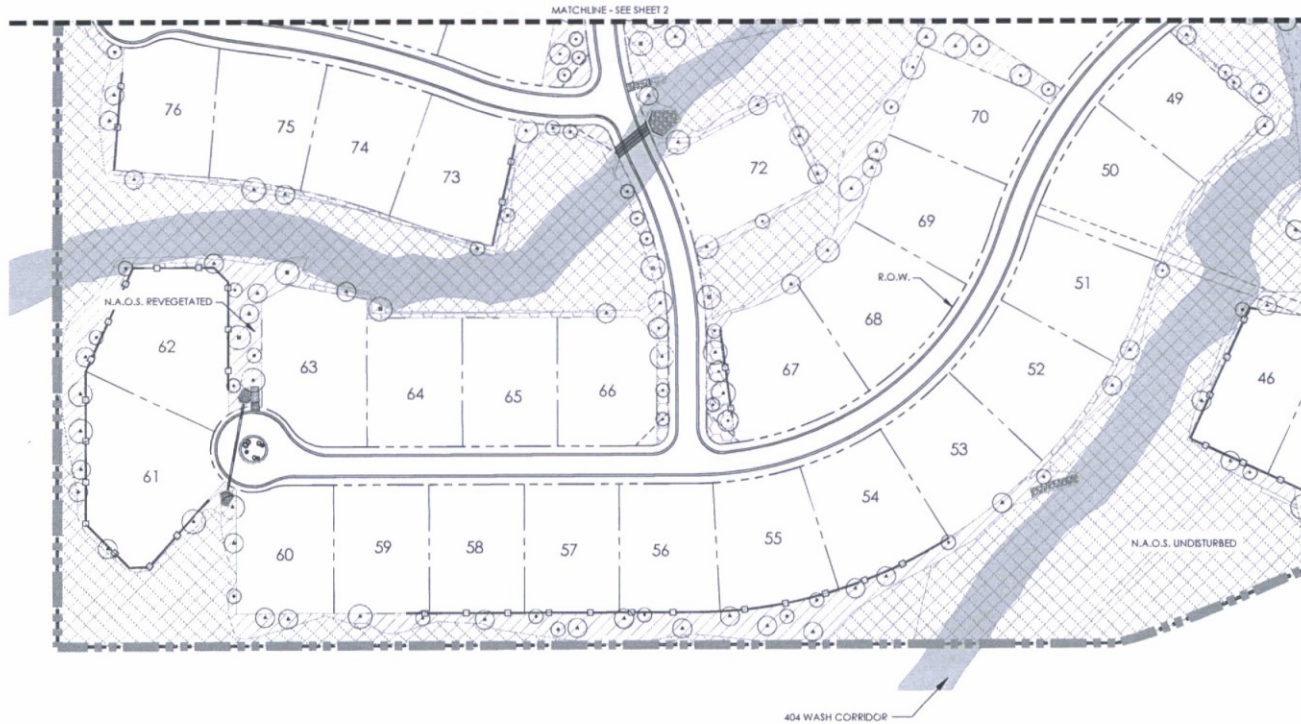
CONCEPTUAL LANDSCAPE PLAN-PHASE 1B  
 SHEET 3 OF 11

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**5-PP-2016#2**  
**09/13/17**





**PLANTING LEGEND**

	TREES	ACACIA ANEURA	WHITE THORN ACACIA	3/4"
	ACACIA GREGGII	CATCLAW ACACIA	3/4"	
	ACACIA FARNESIANA	SWEET ACACIA	3/4"	
	ACACIA STEPHOPHYLLA	SHOESTRING ACACIA	3/4"	
	PARKINSONIA FLORIDA	BLUE PALO VERDE	3" C.	
	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	3" C.	
	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	1.5" C.	
	CHILOPSIS LINEARIS	DESERT WILLOW	1.5" C.	
	PHYTELLOBIUM FLEXICAULE	TEXAS EBONY	1.5" C.	
	PROSOPIS VELUTINA	VELVET MESQUITE	1.5" C.	
	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL	1.5" C.	
	<b>SHRUBS &amp; ACCENTS</b>			
	AGAVE SP.	CENTURY PLANT	5.0'	
	ALOE SP.	ALOE	5.0'	
	AMBROSIA DELTOIDEA	BURSADE	5.0'	
	ARRIPELEX SP.	QUAIL BUSH	5.0'	
	CALLIANDRA ERICOPHYLLA	PNK FAIRY DUSTER	5.0'	
	CARNEGIEA GIGANTEA	SGUARO	5.0'	
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	5.0'	
	CHRYSACTINIA MEXICANA	DAMIANITA	1.0'	
	CORDIA SP.	TEXAS OLIVE	5.0'	
	DASYLIRION WHEELERI	DESERT SPOON	5.0'	
	EPHEDRA FASCICULATA	MORMON TEA	5.0'	
	FEROCACTUS GRISONII	GOLDEN BARREL CACTUS	5.0'	
	ERICACERIA LARICIFOLIA	TURPETINE BUSH	5.0'	
	FEROCACTUS WISLIZENII	BARREL CACTUS	5.0'	
	HESPERALOE SP.	HESPERALOE	5.0'	
	JUSTITIA CALIFORNICA	CHUPAROSA	5.0'	
	LEUCOPHYLLUM SP.	TEXAS RANGER	5.0'	
	MULLENBERGIA CAPILLARIS	'REGAL MIST	5.0'	
	NOLINA MICROCARPA	BEAR GRASS	5.0'	
	OPUNTIA BIGELOWII	TEDDY BEAR CHOLLA	5.0'	
	OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR	5.0'	
	OPUNTIA FULGIDA	CHAIN FRUIT CHOLLA	5.0'	
	OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS	5.0'	
	PENSTEMON SP.	PENSTEMON	1.0'	
	SALVIA SP.	SAGE	5.0'	
	SIAMMOISIA CHIENSIS	JIUJOBA	1.0'	
	SPHAERALCEA SP.	GLOBEMALLOW	5.0'	
	VIGUIERA DELTOIDEA	GOLDBENEY	5.0'	
	YUCCA SP.	YUCCA	5.0'	
	<b>GROUNDCOVERS</b>			
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1.0'	
	DALEA SP.	INDIGO BUSH	1.0'	
	DROSANTHEMUM SPECIOSUM	RED ICE PLANT	1.0'	
	EUPHORBIA ANTIYPHILICA	CANDELLA WAX	1.0'	
	GUARA LINDHEMERI	GUARA	1.0'	
	HYMENOXYS ACAULIS	ANGELITA DASY	1.0'	
	LANTANA CAMARA 'RADIATION'	BUSH LANTANA	1.0'	
	LANTANA MONTIENSIS	TRAILING LANTANA	1.0'	
	MELAMPODIUM LEUCANTHUM	BLACKFOOT DASY	1.0'	
	ONOTHERA SP.	EVENING PRIMROSE	1.0'	
	PSILOSTROPHE COOPERI	PAPERFLOWER	1.0'	
	TEUCRIUM FRUTICANS	BUSH GERMANDER	1.0'	
	VERBENA SP.	BUSH VERBENA	1.0'	
	ZINNIA GRANDIFLORA	PRAIRIE ZINNIA	1.0'	
	<b>INERT MATERIALS</b>			
	SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR		
	RAKED NATIVE SOIL	IN ALL PLANTING AREAS		
	NO SYMBOL	DECOMPOSED GRANITE	SEE	
		REVEGETATED HAZIS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS. PLANT MATERIAL AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.		

**N.A.O.S. LEGEND**

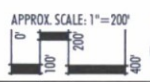
	N.A.O.S. UNDISTURBED
	N.A.O.S. REVEGETATED
	N.A.O.S. SCARRED
	ENHANCED DESERT OPEN SPACE

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1414-4A DRAWN BY: LT

**5-PP-2016#2**  
**09/13/17**

### PLANTING LEGEND

	<b>TREES</b>	ACACIA ANEURA	WHITE THORN ACACIA	3/4" C
		ACACIA GREGGII	CATCLAW ACACIA	3/4" C
		ACACIA FARNESIANA	SWEET ACACIA	3/4" C
		ACACIA STEPHOPHYLLA	SHOESTRING ACACIA	3/4" C
		PARKINSONIA FLORIDA	BLUE PALM VERDE	3" CA
		PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALM VERDE	3" CA
		PARKINSONIA MICROPHYLLA	FOOTHILLS PALM VERDE	1.5" C
		CHLOPSIS LINEARIS	DESERT WILLOW	1.5" C
		PITHECELOBIUM FLEXICAULE	TEXAS EBONY	1.5" C
		PROSOPIS VELUTINA	VELVET MESQUITE	1.5" C
		SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	1.5" C
	<b>SHRUBS &amp; ACCENTS</b>	AGAVE SP.	CENTURY PLANT	5 GA
		AMBROSIA DELTOIDEA	BURSAE	5 GA
		ARTIFEX SP.	QUAIL BUSH	5 GA
		CALLIANDRA ERICOPHYLLA	PINK FAIRY DUSTER	5 GA
		CARNEGIEA GIGANTEA	SACUARO	5 GA
		CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	5 GA
		CHRYSACTINIA MEXICANA	DAMIANITA	1 GA
		CORDIA SP.	TEXAS OLIVE	5 GA
		DASYLIRION WHEELERI	DESERT SPOON	5 GA
		EPHEDRA FASCICULATA	MORMON TEA	5 GA
		FEROCACTUS GRISONII	GOLDEN BARREL CACTUS	5 GA
		ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GA
		FEROCACTUS WISLIZENI	BARREL CACTUS	5 GA
		HESPERALOE SP.	HESPERALOE	5 GA
		JUSTICIA CALIFORNICA	CHUPAROSA	5 GA
		LEUCOPHYLLUM SP.	TEXAS RANGER	5 GA
		MULLENBERGIA CAPILLARIS	'REGAL MIST	5 GA
		NOLINA MICROCARPA	BEAR GRASS	5 GA
		OPUNTIA BIGELOVIE	TEDDY BEAR CHOLLA	5 GA
		OPUNTIA ENGELMANNI	ENGELMANN'S PRICKLY PEAR	5 GA
		OPUNTIA FULGIDA	CHAIN FRUIT CHOLLA	5 GA
		OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS	5 GA
		PENSTEMON SP.	PENSTEMON	1 GA
		SALVIA SP.	SAGE	5 GA
		SIMMONDISIA CHINENSIS	JOJOBA	1 GA
		SPHERALCEA SP.	GLOBEMALLOW	5 GA
		VIIGIERA DELTOIDEA	GOLDENEYE	5 GA
		YUCCA SP.	YUCCA	5 GA
	<b>GROUNDCOVERS</b>	BAILEYA MULTIRADIATA	DESERT MARGOLD	1 GA
		DALEA SP.	INDIGO BUSH	1 GA
		DROSANTHEAUM SPECIOSUM	RED ICE PLANT	1 GA
		EUPHORBIA ANTIYPHYLICA	CANDELLA WAX	1 GA
		GUARA LINDHEIMERI	GUARA	1 GA
		HYMENOXYS ACALUIS	ANGELITA DAISY	1 GA
		LANTANA CAMARA 'RADIANT'	BUSH LANTANA	1 GA
		LANTANA MONTIVDENSIS	TRAILING LANTANA	1 GA
		MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GA
		OENOTHERA SP.	EVENING PRIMROSE	1 GA
		PSILOSTROPHE COOPERI	PAPERFLOWER	1 GA
		TEUCRIUM FRUTICANS	BUSH GERMANDER	1 GA
		VERBENA SP.	BUSH VERBENA	1 GA
		ZINNIA GRANDIFLORA	PRAIRIE ZINNIA	1 GA
	<b>TEXTURE MATERIALS</b>			
		SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR	
		RAKED NATIVE SOIL	IN ALL PLANTING AREAS	
		DECOMPOSED GRANITE	SIEZ	
		REVEGETATED N.A.O.S. AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIAL AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.		

### N.A.O.S. LEGEND

	N.A.O.S. UNDISTURBED
	N.A.O.S. REVEGETATED
	N.A.O.S. SCARRED
	ENHANCED DESERT OPEN SPACE

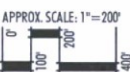
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# STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B  
 SHEET 5 OF 11

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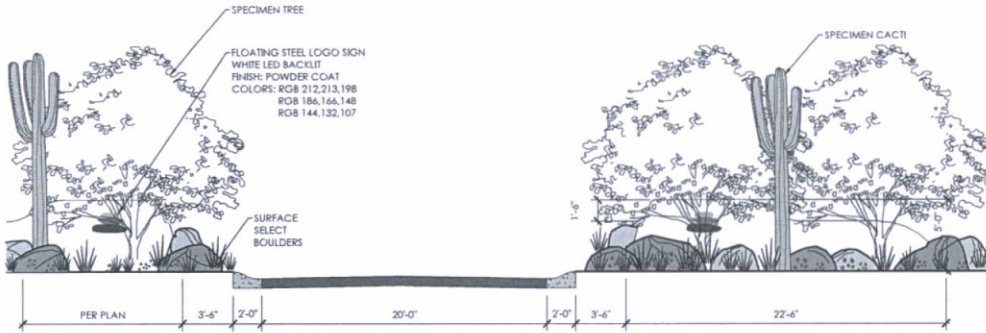
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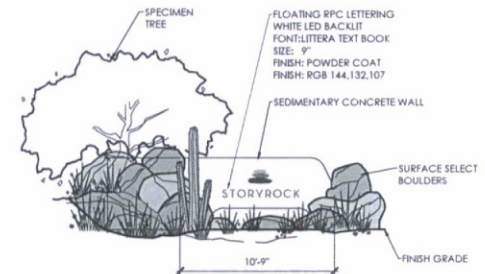
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**5-PP-2016#2**  
**09/13/17**

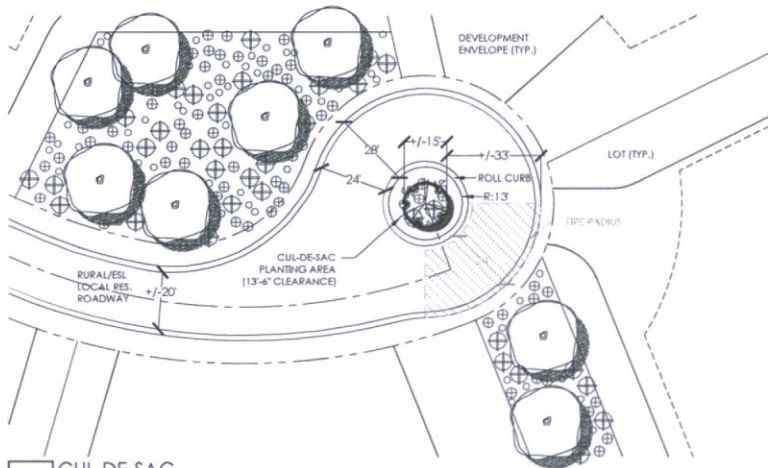




**A** NEIGHBORHOOD ENTRY MONUMENT  
SCALE: N.T.S.



**C** NEIGHBORHOOD SIGN  
SCALE: N.T.S.






**B** CUL-DE-SAC  
SCALE: N.T.S.

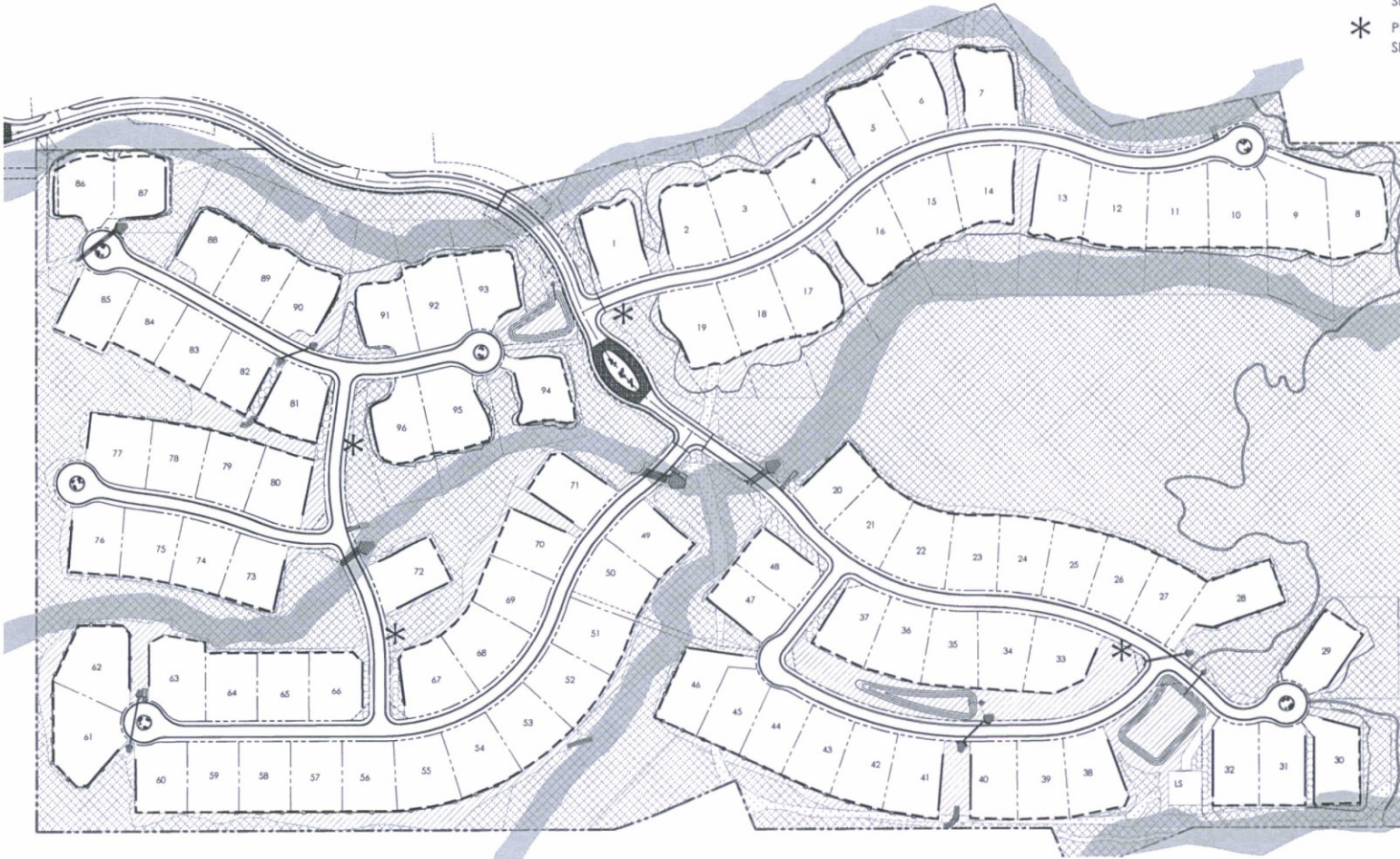
NOTES: -FIRE LANE ACCESS PER D6PM FIG. 2.1-2  
-CUL-DE-SAC PLANTING ISLANDS SHALL BE CONSISTENT WITH DESIGN STANDARDS AND POLICIES MANUAL, SECTION 5.3.1 (100 AND) PROVIDE PROPER CLEARANCES IN ACCORDANCE WITH ORD. 4045, 503.4 & 503.2.1.





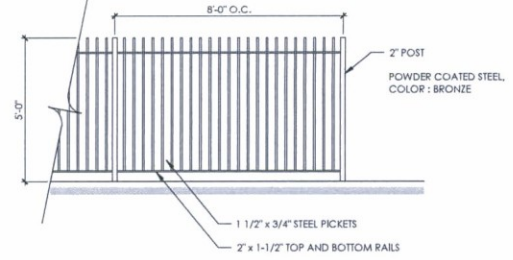
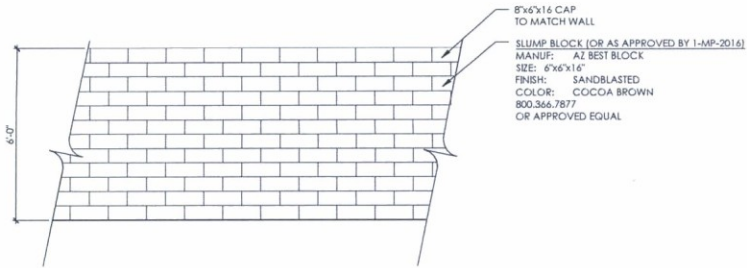
## WALL LEGEND

	THEME WALL SEE DETAIL 1, SHEET 7	5,279 L.F.
	VIEW FENCE SEE DETAIL 2, SHEET 7	12,651 L.F.
	PROPOSED MAILBOX LOCATION SEE DETAIL 3, SHEET 8	QTY. 4



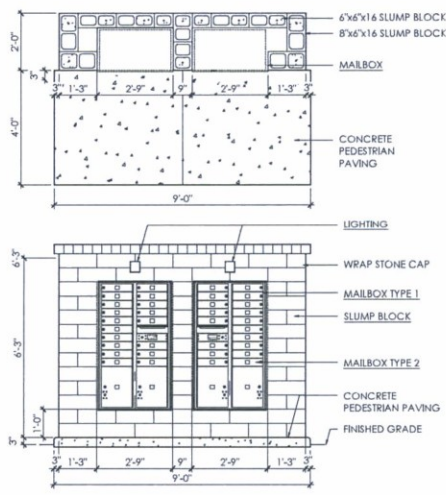
NOTE: WALLS PLACED ADJACENT TO MEANINGFUL NAOS (E.G. WASHES, ETC.) SHOULD PROVIDE A LEAST 50% OF THE WALL SURFACE AS VIEW FENCE.





**1** THEME WALL  
SCALE: 1/2" = 1'-0"

**2** VIEW FENCE  
SCALE: 1/2" = 1'-0"



SLUMP BLOCK  
MANUF: SUPERLITE  
FINISH: SANDBLASTED  
COLOR: COCOA BROWN  
800.366.7877

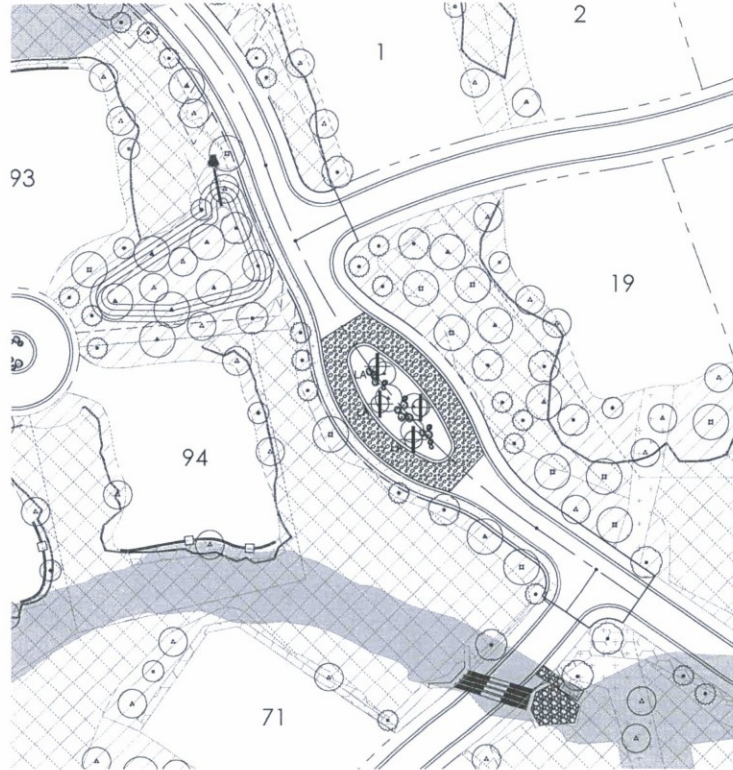
MAILBOX  
MANUF: SALSBUURY  
TYPE: 4C HORIZONTAL MAILBOX  
MAXIMUM HEIGHT UNIT (56 3/4 INCHES)  
DOUBLE COLUMN - 19 MB1 DOORS  
2 PL'S - ALUMINUM - FRONT LOADING - USPS ACCESS  
RECESSED  
COLOR: BRONZE

LIGHTING  
MANUF: WAC LIGHTING  
TYPE: WS-W20506  
COLOR: BRONZE  
602-817-1918

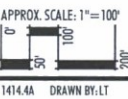
**3** MAILBOX  
SCALE: 1/2" = 1'-0"







LIGHTING SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF Watts
	LA	4	HK LIGHTING ZUL114HP- CQRUGT)	HANGING LANDSCAPE FIXTURE RUST FINISH	3MR11G4/84MP3D	Absolute 1.00 15.5
SEE SHEET 11 FOR CUT SHEETS ON FIXTURES						
LIGHTING CONTACT: EVAN REGNIER, R.C. LURIE COMPANY, 602-817-1918						



1414.4A DRAWN BY:LT



# ZXL11-HP

Hanging - ZXL11-H Series



PROJECT \_\_\_\_\_

FIXTURE TYPE \_\_\_\_\_

## Characteristics

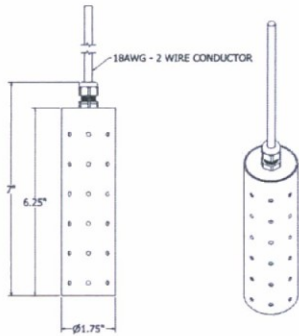
## Technical Data

## Ordering Guide

• Wet/Dry location rated.

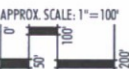
<b>Material</b>	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion.
<b>Lamp</b>	Halogen MR11
<b>Socket</b>	Bi-pin, G-4, GX5.3, GYE.35
<b>Voltage</b>	12V
<b>Wattage</b>	20W

<b>Series</b>	ZXL11-HP
<b>Voltage</b>	12V
<b>Wattage</b>	20W
<b>Lamp</b>	Halogen MR11
<b>Socket</b>	Bi-pin G4 GX5.3 GYE.35
<b>Finish</b>	BL (black) BR (bronze) ABK (anodized black) AC (anodized clear) CC (custom)

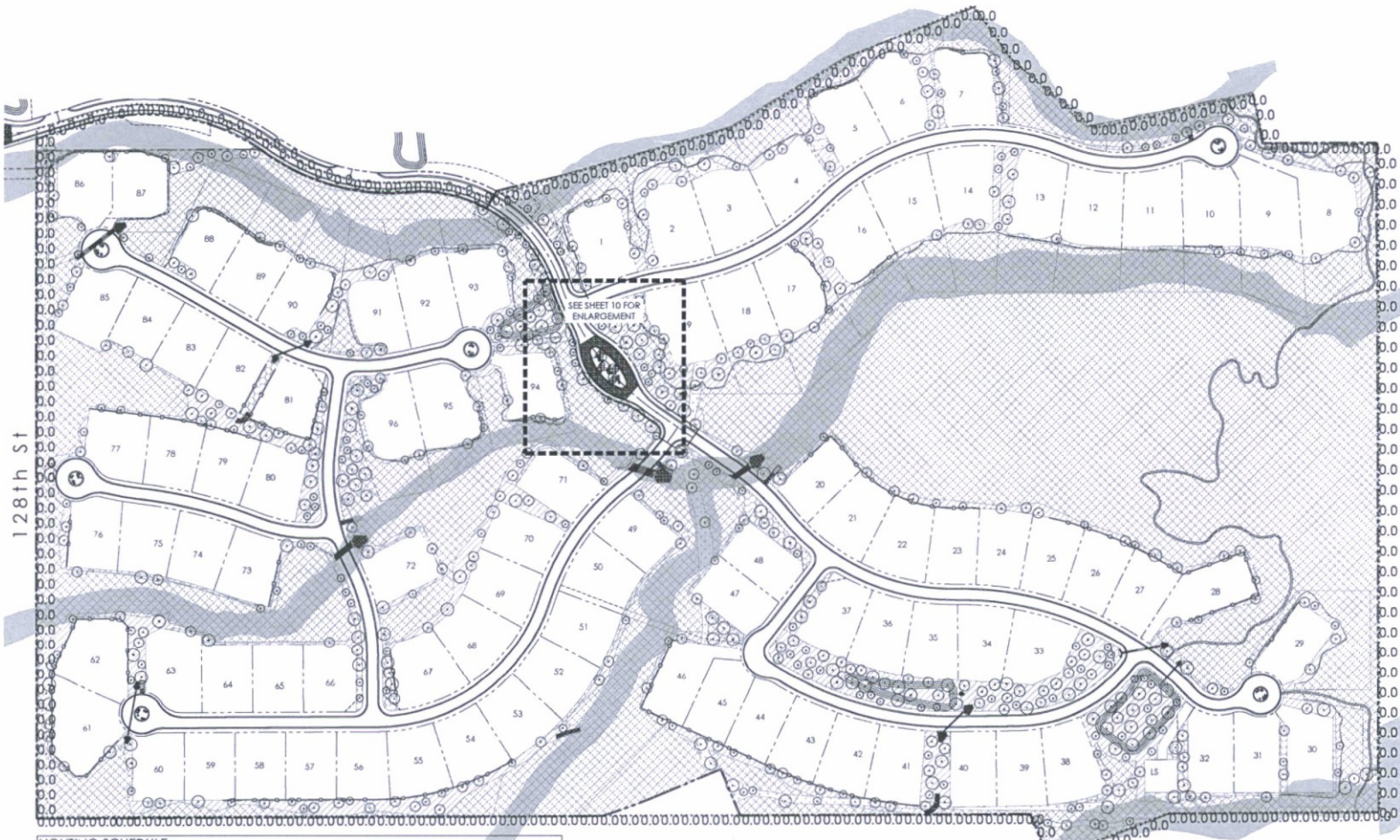


HK USA Lighting Group 3529 Old Conejo Road #1118 Newbury Park CA 91320 TEL 805 480 4881 FAX 805 480 4811 sales@hklightinggroup.com

HANGING LANDSCAPE FIXTURE



APPROX. SCALE: 1"=100'  
 1414.6A DRAWN BY: LT



128th St

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
⊕	LA	4	WVC LIGHTING 833 TO BBR 6030 GRD BBR	INGRADE UPLIGHT WITH REMOTE TRANSFORMER PROVIDED BY ELECTRICAL CONTRACTOR	3000K LED	348	0.90	15.5

SEE SHEET 11 FOR CUT SHEETS ON FIXTURES  
 LIGHTING CONTACT: EVAN REGNIER, R.C. LURIE COMPANY, 602-817-1918

