



Simulations

Photos

All Graphics (no plans)

Color Boards

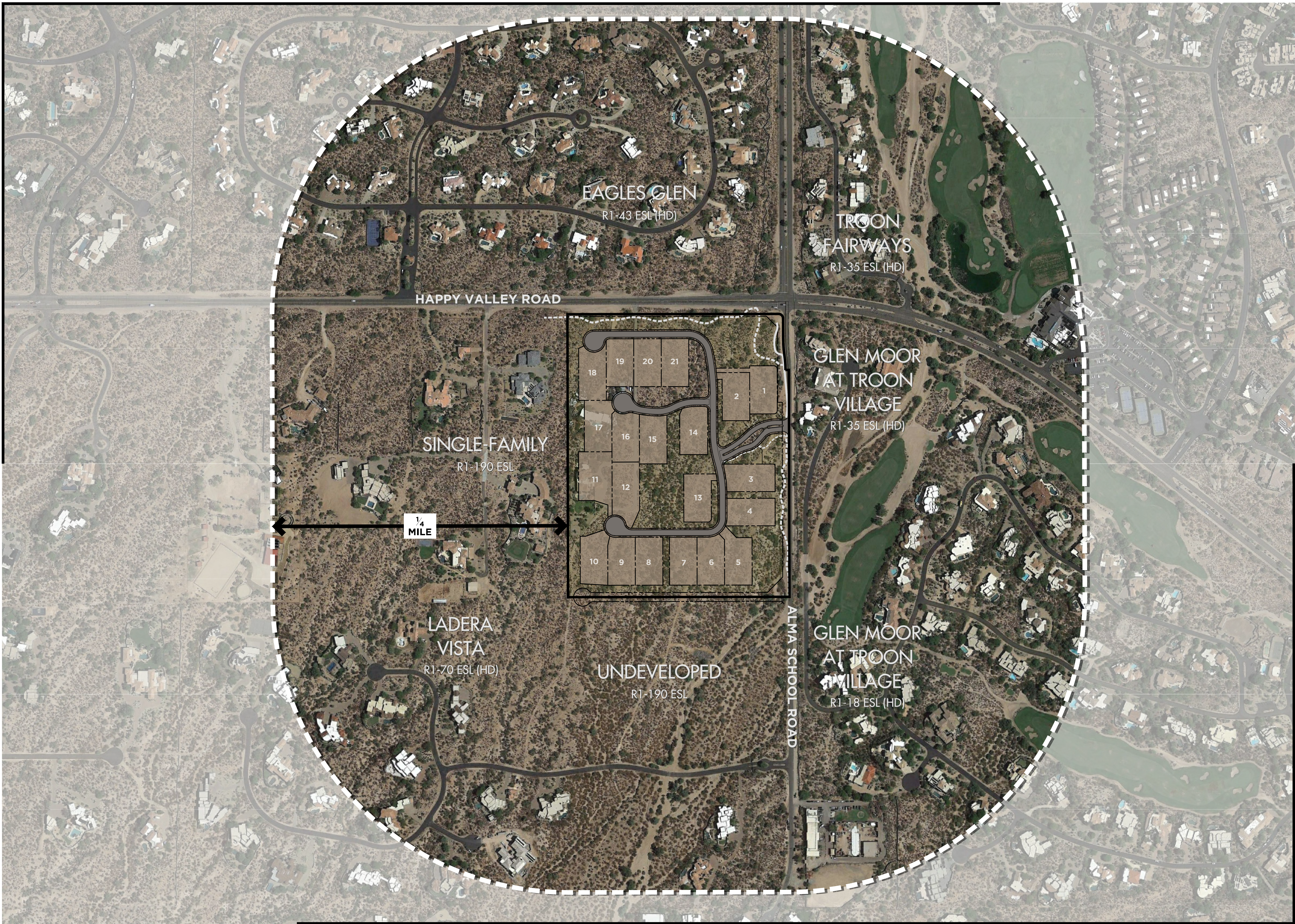
Color Drawdowns

Exterior Building Color

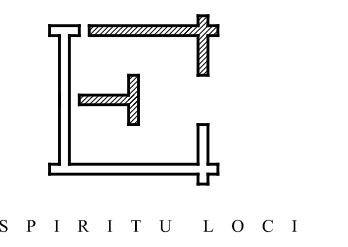
Material Samples



The information contained in this graphic has been supplied in whole or in part by the Client and/or their consultants and may have been altered in whole or in part at the request of the Client. The drawings and information depicted herein are conceptual only and are not intended to represent final architecture, planning, or design concepts. We do not represent, warrant, or guarantee that such information is true or that it accurately reflects existing or future development. © 2018 Espiritu Locí Incorporated



**CONTEXT AERIAL**  
HAPPY VALLEY 18



12FEB20





Q.S.  
46-52

Google Earth Pro Imagery

Context Aerial

2-PP-2020





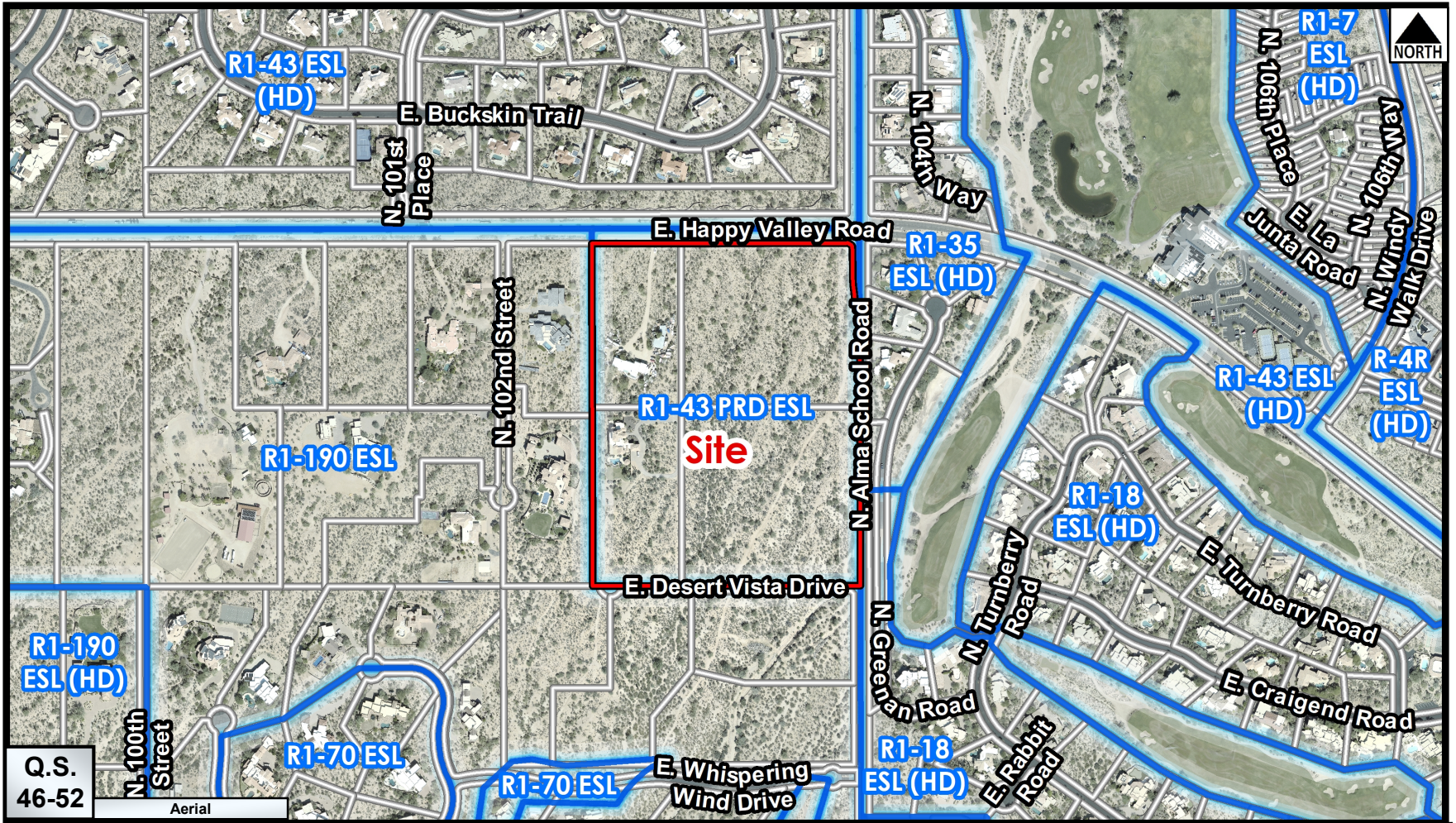
Q.S.  
46-52

Google Earth Pro Imagery

Close-up Aerial

2-PP-2020





Zoning Aerial

2-PP-2020



**PUBLIC HEARING NOTICE**

**REQUEST:** for approval of the preliminary plat for a new 21-lot single-family residential subdivision with amended development standards for a reduction of lot area, lot width, and setbacks, on an +/- 29-acre site.

**CASE#:** 2-PP-2020

**DATE:** August 20, 2020

UNLESS OTHERWISE NOTIFIED, ALL PUBLIC HEARINGS ARE HELD AT:  
SCOTTSDALE CITY HALL  
3939 N. DRINKWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE PRIOR TO OR AT THE ABOVE PUBLIC HEARING. IF YOU WISH TO SPEAK AT THIS MEETING PLEASE ALLOW ENOUGH TIME TO FILL OUT A COMMENT CARD.

**HEARING DATE SUBJECT TO CHANGE**  
PLEASE CHECK OUR WEBSITE FOR LATEST INFORMATION

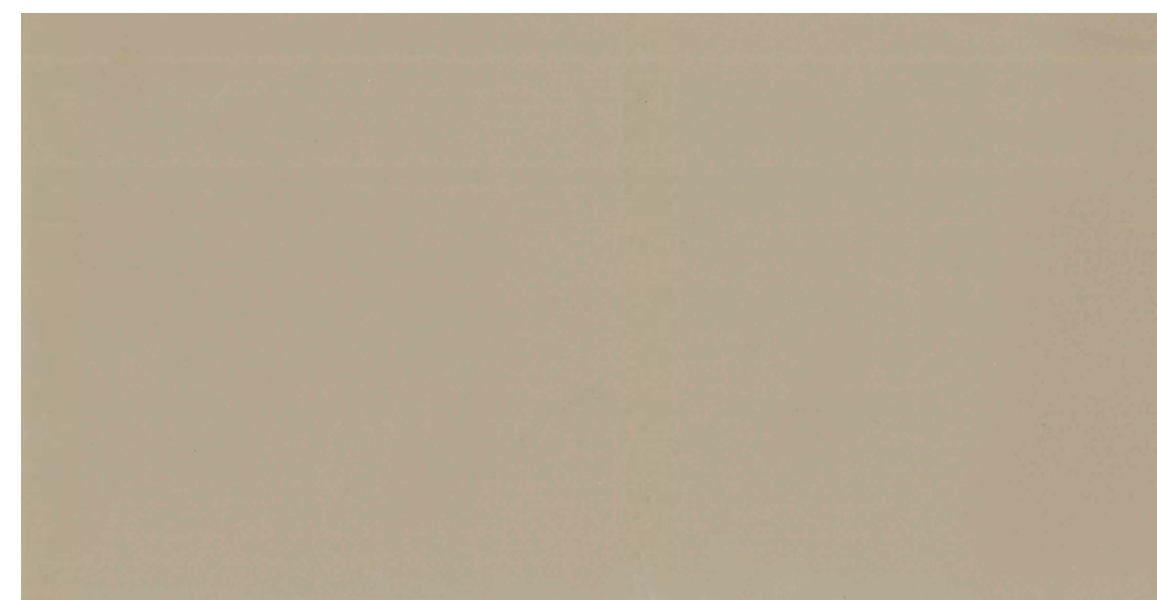
**480-312-7767** **1:00 P.M.**

POSTING DATE: 8-12-2020

<https://www.scottsdale.gov/development/development-review-board>







**SPLIT FACE CMU WALL COLOR**

SUPPLIER: DUNN EDWARDS  
 COLOR: DEC759 - HICKORY LRV 35



**SPLIT FACE CMU WALL & CAP**

SUPPLIER: SUPERLITE  
 SIZE: 8" x 8" x 16" SPLIT FACE CMU  
 2" x 8" x 16" SPLIT FACE CMU CAP



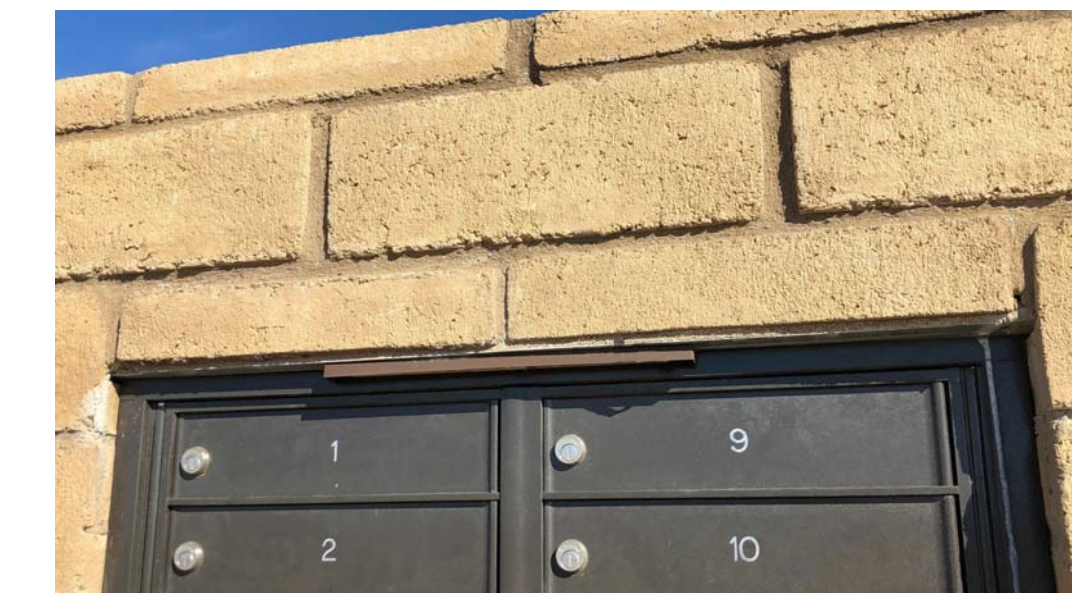
**WROUGHT IRON**

1-1/2" SQUARE POST, 5/8" PICKETS @ 4" O.C.  
 COLOR: DUNN EDWARDS 'BLACK BEAN'



**ENTRY, TREE & GATE LIGHT**

MANUFACTURER: ALLIANCE OUTDOOR LIGHTING  
 MODEL #: BL-115-LED6W



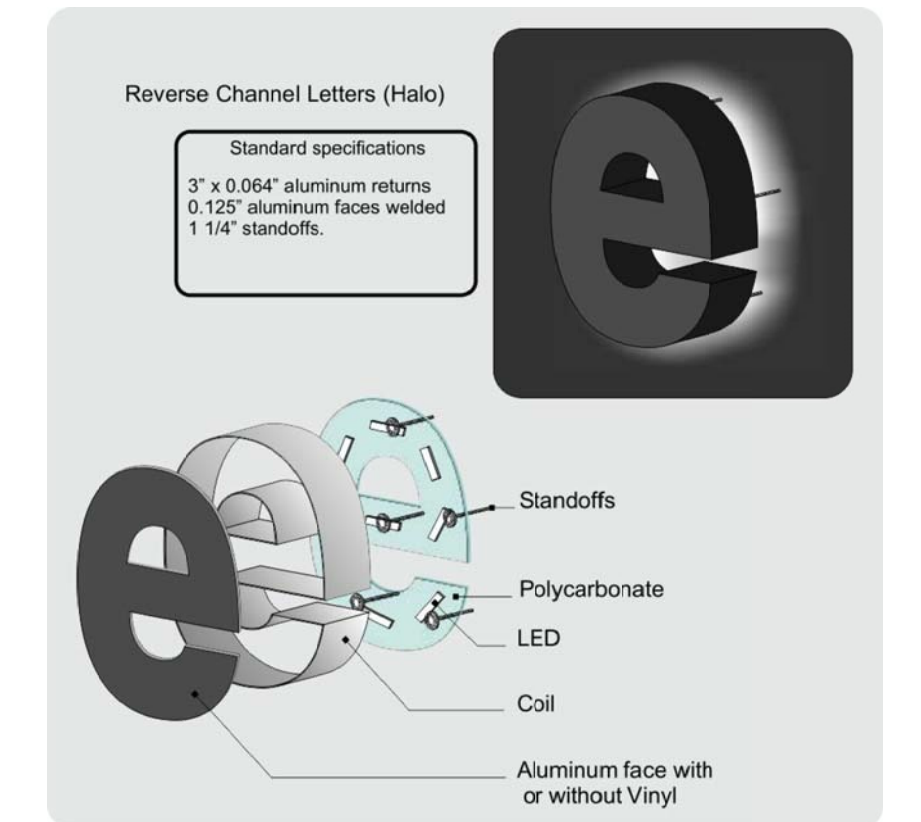
**DOWN LED LIGHT AT MAILBOX**

MANUFACTURER: ALLIANCE OUTDOOR LIGHTING  
 MODEL #: SL85-LED



**TREE DOWNLIGHT**

MANUFACTURER: ALLIANCE OUTDOOR LIGHTING  
 MODEL #: HL100-LED4W



**HALO LIGHTING CHARACTER**



**ACCENT STONE WALL**

SUPPLIER: ARIZONA TILE  
 STYLE: SILVER BEIGE VEIN CUT LIMESTONE (16"x24")



SQUARE EXTERIOR

TWO LIGHT SQUARE EXTERIOR

**SPECIFICATIONS**

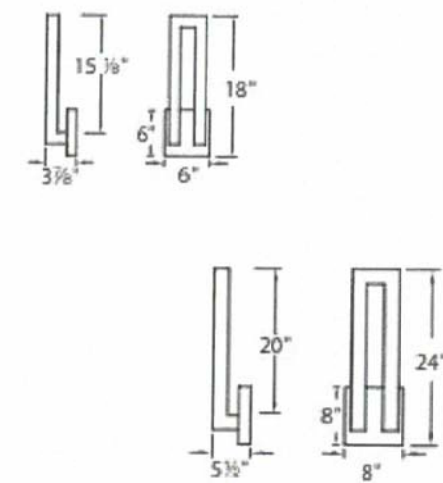
DESCRIPTION	SQUARE SCONCE
MATERIAL	ALUMINUM
FINISH	BLACK - (B1)
MOUNTING	WALL
WARRANTY	1 YR LIMITED
SUITABLE LOCATION	WET

**ELECTRICAL**

SOCKET BASE	MEDIUM BASE - (MB)
NUMBER OF BULBS	2
WATTAGE PER BULB	50W / 75W
MAXIMUM WATTAGE	50W / 75W
VOLTS	120V
LIGHT BULB SUGGESTED	50W OR 75W
	50W WITH PAR-20
	75W WITH A-19

**DIMENSIONS**

HEIGHT	15"
WIDTH	4-3/8"
EXTENSION	6-1/8"



**FEATURES**

- ADA compliant, low profile design
- ETL & cETL wet location listed, IP 65 rated
- Aluminum construction
- Full range dimming when used with compatible dimmers\*
- Transformer located in canopy
- 277V option available (special order)
- Replaceable LED modules
- 60,000 hour rated life
- Color Temp: 3000K
- CRI: 90

**SPECIFICATIONS**

**Construction:** Aluminum  
**Light Source:** High output LED.  
**Finish:** Black (BK), Bronze (BZ), Graphite (GH), White (WT)  
**Standards:** ETL & cETL wet location listed IP 65, ADA compliant.

Height	Watt	Voltage	LED Lumens	Delivered Lumens	Finish
18"	22W	120V	1876	790	BK Black
24"	33W	120V	1546	1443	BZ Bronze
					GH Graphite
					WT White



**EXTERIOR GOOSENECK SCONCE**

PAINTED BLACK FINISH - 17 1/2"H X 12"W X 16"E  
 1LT, MED SOCKET



**CUSTOM TRANSITIONAL MESH EXTERIOR LIGHT**

APPROX. 18"H X 6-1/4"W X 7-1/2"E  
 1LT, MEDIUM BASE SOCKET



**WALL SCONCE**

MANUFACTURER: HINKLEY LIGHTING  
 MODEL #: CUSTOM  
 LUMENS: 300

**WALL SCONCE**

MANUFACTURER: HINKLEY LIGHTING  
 MODEL #: CUSTOM  
 LUMENS: 790

**WALL SCONCE**

MANUFACTURER: HINKLEY LIGHTING  
 MODEL #: CUSTOM  
 LUMENS: 150

**WALL SCONCE**

MANUFACTURER: HINKLEY LIGHTING  
 MODEL #: CUSTOM  
 LUMENS: 150



12"x12" 80MM PAVER - CHARCOAL FM



HOLLAND STONE PAVER 80MM - PEWTER FM

**DECORATIVE PAVERS (ENTRY)**

MANUFACTURER: ACKERSTONE  
 COLORS: CHARCOAL FM, PEWTER FM

45: COMMUNITY FEATURES, LIGHTING CUT SHEETS & MATERIALS

**HAPPY VALLEY 18**

SCOTTSDALE, ARIZONA





# Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA            )  
  )  
COUNTY OF MARICOPA        )            ss

I, Agustin Sanchez, being first duly sworn, depose and say:

That on August 12, 2020, I posted notification poster(s) for the properties indicated below.

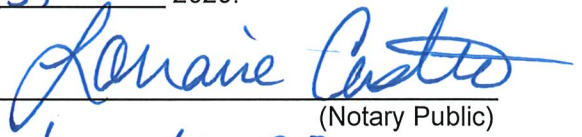
**Site(s) must be posted on or before: August 12, 2020**

Case No.	Description and Location of Project	No. of Signs	Date Posted
43-DR-2019	Deer Valley Townhomes, 21818 N Miller Rd	1	8/12/20
2-PP-2020	Happy Valley 18, E Happy Valley Rd & N Alma School Rd	1	8/12/20

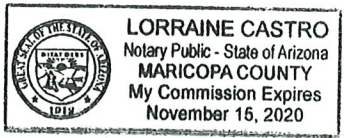
**Date of Development Review Board Public Meeting:** August 20, 2020, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

  
(Signature)

Acknowledged this 12<sup>th</sup> day of August 2020.

  
(Notary Public)

My commission expires 11/15/2020



## Planning and Development Services

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