

**DESERT SUMMIT LOT 34 SINGLE- FAMILY BDR
PROJECT NARRATIVE**

Owner	Architect	Planner
Johnny Angelone 25144 N. 107 th Way Scottsdale, Arizona 85255 (480) 620-6066 bigjangelone@gmail.com	Gramling Architecture 11036 E. Balancing Rock Road Scottsdale, Arizona 85262 (480) 513-2803 ajgramling@cox.net	

Date: 2.25.2025

Introduction

Desert Summit Lot 34 is the proposed site for a new custom Single-Family Residence (SFR) and is situated within the R1-170 ESL (Single-Family Residential, Environmentally Sensitive Lands Overlay) zoning district, with an address of 27241 N. 112th Place, Scottsdale, Arizona 85262. This parcel, identified as Assessor Parcel Number 216-79-135, spans an area of 86,740 square feet (net) and presents a landscape characterized by Upper Desert & Hillside ESL landforms and is Not a Designated Mountain Top.

The terrain of the lot is distinctly challenging, showcasing a variety of elevations and natural features. Along the N. 112th Place frontage, the land is relatively flat initially, punctuated by a small wash traversing a swale from the northwest corner to the southwest corner, with the lowest point at an elevation of 2660'. This lower area also is fed a substantial amount of water during rain through the culvert on the property north of us by a large wash making it a lake during heavy rains. Beyond this area, the terrain gradually rises, culminating in a small hilltop at the southern end of the lot, reaching an elevation of 2734.9'. An additional swale along the eastern side of the lot leads to a saddle at an elevation of 2727', marking the transition to a taller hill in the southeast corner, which rises to the lot's highest point at 2746.5'. This undulating topography poses unique challenges for constructing a single-family custom residence, particularly given the potential for flooding in the flatter areas near the wash and the front yard setback.

Moreover, the proximity of an existing residence on Lot 35 to the west has necessitated adjustments to the buildable area, shifting it towards the east. This adjustment was made through terracing the west slope of the first small hilltop, further complicating the construction layout. Access to the site will primarily commence from the southwestern corner of the site along 112th Place, chosen for its relatively flat terrain and avoidance of potential flooding in depressed areas like the wash and the swale along the front of the lot. The future driveway will follow a path along the southern portion of the lot, adjacent to Lot 35, curving east and southeast around the north slope of the first small hill, ultimately leading into the base of the saddle.

Request

Johnny Angelone, the owner of Desert Summit Lot 34, is seeking approval from the City of Scottsdale to construct a new custom single-family residence on the property. Given the lot's unique terrain challenges, Mr. Angelone proposes to build the residence on the first small hilltop and the saddle, which represent the most suitable areas for construction. While the specific design and layout of the residence are pending development by the architect, adherence to Desert Summit Amended Development Standards, the Environmentally Sensitive Lands Ordinance (ESLO), and the R1-130 Single-Family Residential District is assured. The future SFR design will also comply with architectural standards outlined in the Desert Summit HOA CC&Rs.

Scope and Justifications

The owner is applying for a modification to the Building Envelope initially established for this lot to be heard through the City's Development Review Board, to address the lot's unique terrain challenges and present the rationale for constructing the custom SFR on the first small hilltop and the saddle. Mr. Angelone, along with Andy Gramling of Gramling Architecture seeks to obtain feedback from City Staff and establish the proposed SFR location. This proactive approach aims to resolve potential challenges early in the process, facilitating a smooth review of the Single-Family Permit Application process.

DESERT SUMMIT LOT 34
BDR Summary
PROJECT NARRATIVE

Building the new SFR on the first small hilltop and the saddle offers several advantages. It optimizes panoramic views for the homeowner while minimizing environmental impact. By avoiding construction in flood-prone areas near the wash and the highest point to the southeast and utilizing a modest buildable area of approximately 20,000 square feet, land disturbance is significantly reduced. Furthermore, this approach preserves the majority of the lot as undisturbed desert, exceeding minimum Natural Area Open Space (NAOS) requirements and dedicating more than half of the lot area to natural desert preservation.

Constructing the SFR along the saddle ensures unobstructed views of city lights to the south and west, with scenic desert and mountain vistas to the north and east. Importantly, this placement does not obstruct views from adjacent lots, although view corridors are not regulated by the City of Scottsdale.

In summary, the proposed location for the custom SFR aligns with zoning regulations, optimizes views, minimizes environmental impact, and preserves natural desert aesthetics, making it a well-considered and beneficial choice for Mr. Angelone's residential project.

Conclusion

In conclusion, we affirm our unwavering commitment to diligently adhere to all applicable regulations, zoning ordinances, and guidelines set forth by the City of Scottsdale throughout the development and construction of the proposed custom Single-Family Residence at 27241 N. 112th Place. Our approach encompasses a comprehensive understanding and compliance with Desert Summit Amended Development Standards, the Environmentally Sensitive Lands Ordinance (ESLO) within the Zoning Ordinance, and the R1-170 ESL Single-Family Residential District requirements.

Our intention is to collaborate closely with City of Scottsdale Current Planning Staff to ensure that every aspect of the project, from design and layout to construction and landscaping, aligns with the highest standards of integrity and community harmony. We recognize the importance of responsible land use within environmentally sensitive areas and are dedicated to adhering to the City's Environmentally Sensitive Lands Ordinance (ESLO), which guides rural and suburban development in sensitive desert areas in the northern parts of the city.

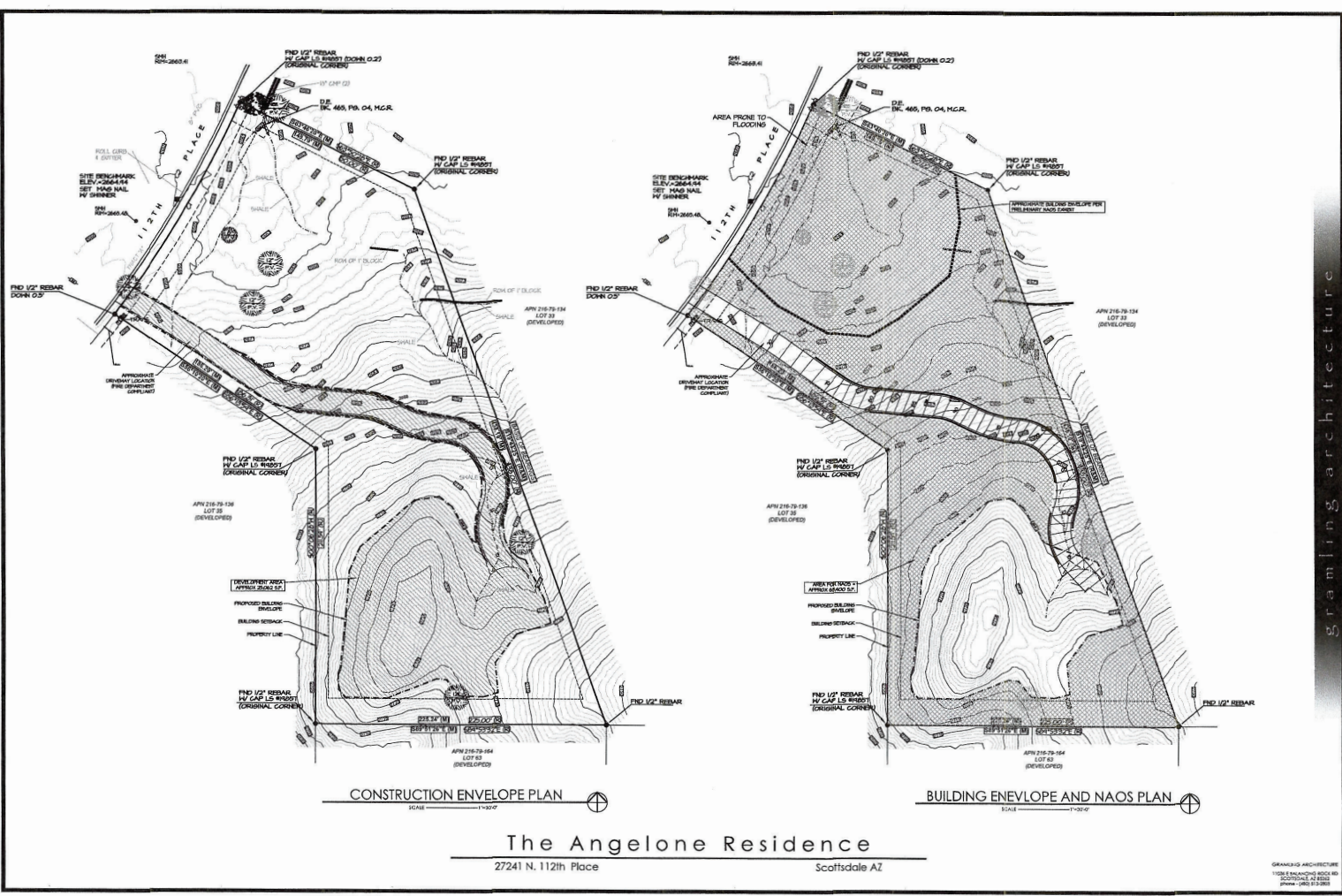
By proactively engaging in the process, we aim to streamline the approval process and address any potential concerns or challenges upfront. This proactive approach reflects our commitment to transparency, accountability, and responsible development practices.

In essence, our goal is not just to build a beautiful and functional custom residence but to do so in a manner that respects and enhances the character of the Desert Summit community, preserves the natural beauty of the land, and contributes positively to the overall quality of life for residents and visitors alike.

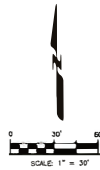
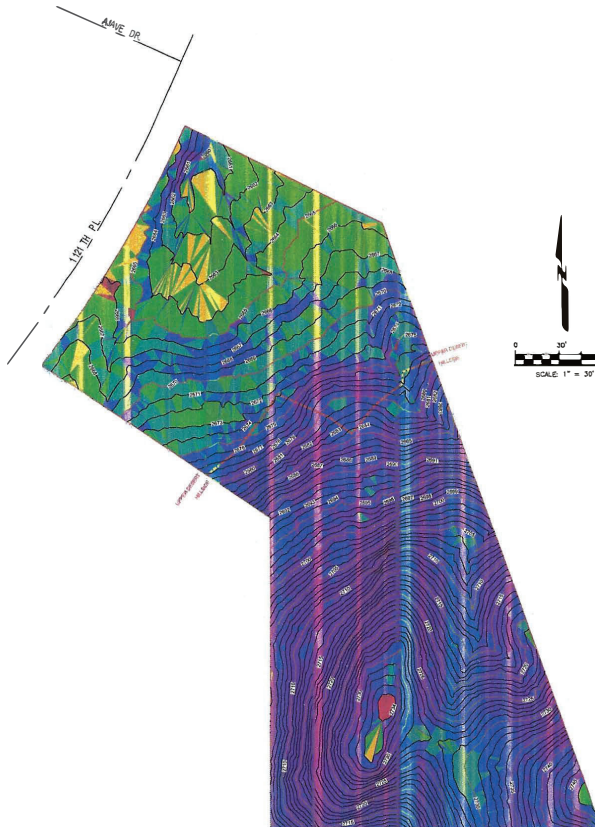
Thank you for considering our request and we look forward to working collaboratively with the City of Scottsdale to bring this project to fruition.

Respectfully, Johnny Angelone





SLOPE ANALYSIS
PARCEL NO. 216-79-135
DESERT SUMMIT LOT 34



NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR	NAOS %	NAOS
1	0.00%	2.00%	256 SQ FT	Red	25%	64 SQ FT
2	2.00%	3.00%	1864 SQ FT	Orange	25%	466 SQ FT
3	3.00%	10.00%	3268 SQ FT	Yellow	20%	654 SQ FT
4	10.00%	15.00%	10183 SQ FT	Green	40%	4073 SQ FT
5	15.00%	25.00%	7055 SQ FT	Blue	40%	2822 SQ FT
6	25.00%	>30%	1653 SQ FT	Purple	40%	661 SQ FT
TOTAL			35538 SQ FT			14183 SQ FT (39.9%)

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR	NAOS %	NAOS
1	0.00%	2.00%	205 SQ FT	Red	50%	103 SQ FT
2	2.00%	3.00%	48 SQ FT	Orange	50%	24 SQ FT
3	3.00%	10.00%	339 SQ FT	Yellow	50%	169 SQ FT
4	10.00%	15.00%	1506 SQ FT	Green	50%	753 SQ FT
5	15.00%	25.00%	12822 SQ FT	Blue	65%	8334 SQ FT
6	25.00%	>30%	38987 SQ FT	Purple	80%	31190 SQ FT (78.1%)
TOTAL			51916 SQ FT			38986 SQ FT (75.1%)

TOTAL NAOS REQUIRED: 14183 SQ FT (UPPER DESERT) + 38986 SQ FT (HILLSIDE) = 53,169 SQ FT
53,169 SQ FT / 87462 SQ FT = 60.8% NAOS

GCE Consulting Engineers, Inc.

16738 N. 110th Street
Scottsdale, AZ 85255
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SLOPE ANALYSIS

APN: 216-79-135
27241 N. 112TH Place

DATE: 08/01/11, 2011
JOB NO.
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