

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 15, 2025
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Desert Summit Lot 34 - Building Envelope 12-PP-1995#2	Request for approval to modify the previously approved building envelope for Lot 34 of Desert Summit, as established through 12-PP-1995, for a +/- 2.0-acre property.
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SUMMARY

Staff Recommendation

Continue the proposal to allow the applicant to seek an alternative building envelope location/configuration.

Key Issues

- Building envelope modification inconsistent with prior stipulations, ESL purpose, and open space location guidelines
- Proposal is not in conformance with Development Review Board Criteria

Items for Consideration

- Community input received in opposition

BACKGROUND

Location: 27241 N. 112th Place

Zoning: Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL)

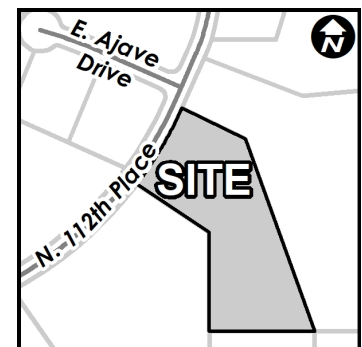
Adjacent Uses

North: Desert Summit Lots 33 and 31, zoned R1-70 ESL; Pinnacle Vista beyond, zoned Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL)

East: Desert Summit Lot 33, zoned R1-70 ESL; Atalon beyond, zoned R1-70 ESL

South: Desert Summit Lots 63, R1-70 ESL; more of Desert Summit beyond, zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL & R1-35 ESL).

West: Desert Summit Lots 35, 25, and 26, R1-70 ESL; more of Desert Summit beyond, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL).



Property Owner/Applicant

Johnny Angelone
John A Angelone Revocable Trust
480-620-6066

Architect/Designer

Gramling Architecture

DEVELOPMENT PROPOSAL

This application seeks to modify the location of the conceptual building envelope for Lot 34, established through the Desert Summit zoning and preliminary plat approval actions, from the current positioning at a lower elevation close to the street to a new, higher elevation toward the south end of the lot.

Development Review Board Criteria

Staff finds that the proposal is not in conformance with the applicable Development Review Board Criteria and that the proposed building envelope modification is inconsistent with prior approval stipulations, the expressed purpose of ESL, and its natural area open space (NAOS) location guidelines. For a detailed analysis of the Criteria, please see Attachment #4.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board continue the Desert Summit Lot 34 - Building Envelope development proposal to allow the applicant to address concerns regarding the proposed building envelope modification.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS


Jeff Barnes
Principal Planner
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APPROVED BY



Jeff Barnes, Report Author

4/24/2025
Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

5/8/2025
Date

ATTACHMENTS

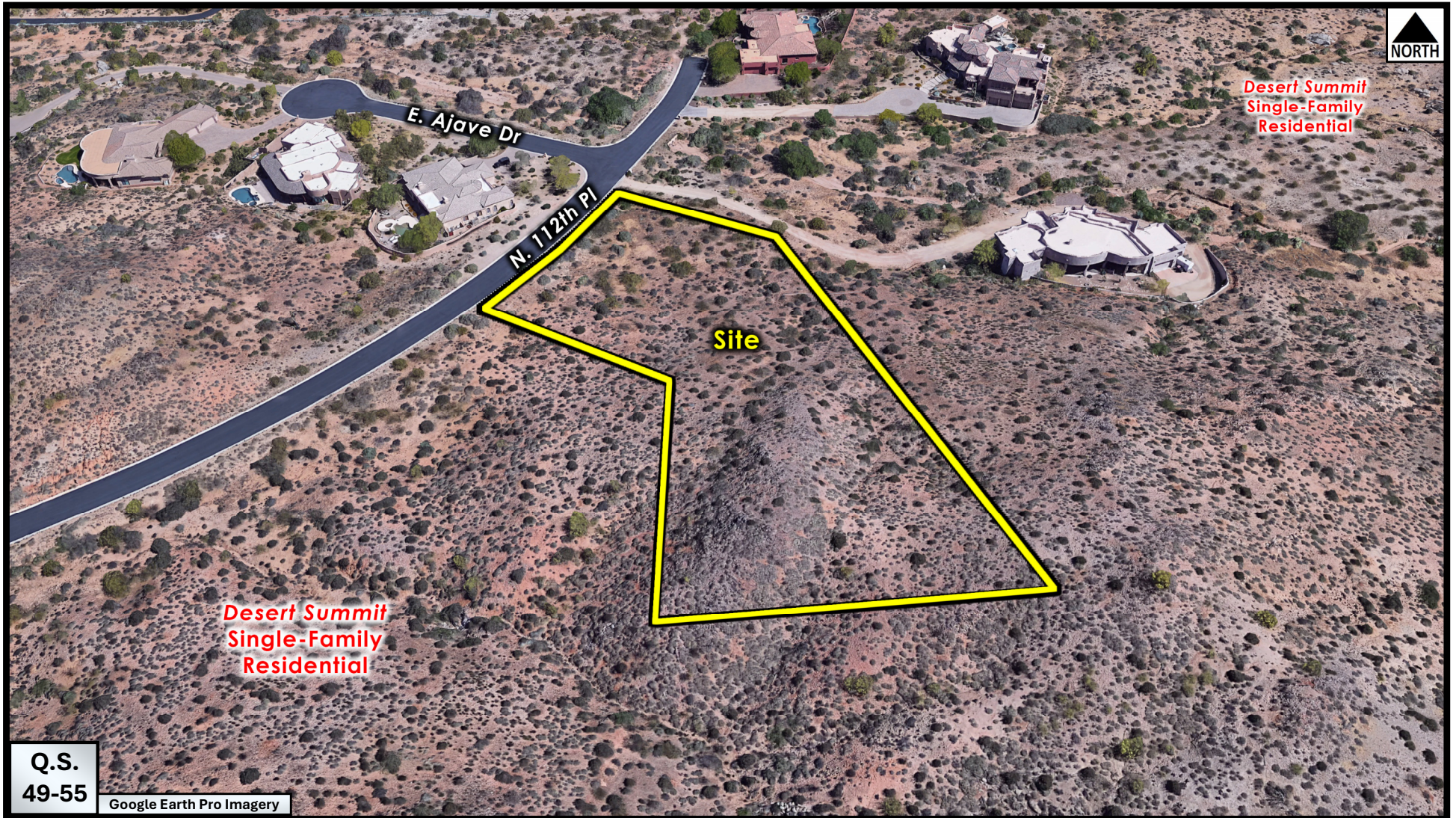
1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. 76-ZN-1992#2 Stipulations (Ord. 2751)
8. 76-ZN-1992#2 Development Site Plan
9. 76-ZN-1992 Development Site Plan
10. 12-PP-1995 Stipulations
11. 12-PP-1995 NAOS Exhibit
12. Proposed Building Envelope Site Plan
13. Topographic Survey
14. Zoning Map
15. ESL Landform Map
16. Community Involvement
17. City Notification Map
18. Public Comment



Context Aerial

ATTACHMENT #1

12-PP-1995#2



Close-up Aerial

ATTACHMENT #2

12-PP-1995#2

**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

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following 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.
 - *Staff finds that the Desert Summit zoning stipulations (76-ZN-1992 & 76-ZN-1992#2) established that building envelopes would be required for each lot and directed the implementation of those envelopes to the Preliminary Plat and Final Plat processes. The Preliminary Plat approval (12-PP-1995) and associated Natural Area Open Space (NAOS) Plan directed that the area outside of the building envelopes be maintained as NAOS and comply with the zoning stipulated minimum dimensional parameters between envelopes. This proposal seeks to modify the envelope location for Lot 34 more significantly than other deviations seen in the surrounding lots and in conflict with the stated purpose of the Environmentally Sensitive Lands (ESL) ordinance and its NAOS preservation and location guidelines. The purpose statement of the ESL (Sec. 6.1011) specifies intentions that include but are not limited to the following:*
 - *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.*
 - *Conserve the character of the natural desert. 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 District areas.*
 - *Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.*
 - *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.*
 - *Maintain significant open spaces which provide view corridors, 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.*
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;
 - b. Avoid excessive variety and monotonous repetition;
 - 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;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *Staff finds that, in addition to the findings above, the Desert Summit development project appears to have originally utilized building envelopes as a tool to control and restrict individual lot development to stay within the Lower Desert landform and limit individual lot*

development from encroaching into the portion(s) of the subdivision with Hillside landform designations and Conservation Area easement protection. With the exception of adjacent Lot 35, the other lots surrounding the Hillside landform boundary have developed with limited encroachments. The modified building envelope location proposed for Lot 34 does not appear to align with the implicit purpose behind the current building envelope positioning or the protection of the hillside slopes and significant natural features of this lot and those surrounding the Hillside landform boundary and Hillside Conservation easement area.

The proposed envelope location for Lot 34 also does not appear to achieve the minimum 60-foot separation stipulation when measured to the constructed location of the home and associated improvements on adjacent Lot 35. There is no clear specific approval record for the modified building envelope location of Lot 35 as it exists today beyond the site plan approval record for the permitting of that house in 2020. The retaining wall improvements on Lot 35 sit 15-20 feet setback from the shared boundary between Lots 34 and 35. The proposed building envelope location on Lot 34 appears to similarly be setback around 20 feet, achieving only an approximate 40 feet separation between the two building envelopes.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *Staff finds the modified building envelope location proposed for Lot 34 requires additional driveway length and pavement to provide access to the higher elevations of the lot, farther away from the street than the current envelope. That change in positioning results in more driveway related disturbance through the lower portions of the lot and extending up the hillside, and less protection/preservation of the more significant natural features of the upper portion of the lot as directed within the purpose of the ESL overlay.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *This criterion is not applicable to the scope of this application.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;

- d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
- e. Location in conformance to standards for public safety.
- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

History

This area was annexed into the City in 1981 and zoned to the Single-family Residential (R1-190) zoning designation, and the Environmentally Sensitive Lands (ESL) overlay district was applied in 1991. This site was part of a rezoning action in 1993 (76-ZN-1992) setting up what was then referred to as the Desert Sun (a.k.a. Desert Summit) 132-lot residential subdivision. An application to amend the 1993 zoning stipulations was processed in 1995 (76-ZN-1992#2) addressing building envelope area increases, Natural Area Open Space (NAOS) dimensional reductions between building envelopes, and the allowance of a meandering perimeter wall.

Some of the key building envelope related stipulations of 76-ZN-1992#2 identified that:

- All NAOS between building envelopes shall be as shown on the development plan except that in no case shall any dimension be less than 60 feet in width.
- Building envelopes and clustered building envelopes shall be as shown on the development plan, except that no envelope shall exceed 20,000 square feet in the R1-130 and R1-70 zoning areas, and 13,500 square feet in R1-43 and R1-35 zoning areas.
- As part of a Preliminary Plat or Development Review application, building/construction envelopes shall be shown on the site plan identifying where all construction envelopes will exist. The envelopes shall be identified at the time of final plat submittal on an unrecorded supplement document.

The Preliminary Plat for Desert Summit (12-PP-1995) was approved through the Development Review Board action in 1995. That approval accounted for a 132-lot residential subdivision and included a NAOS Plan carrying forward the building envelope stipulations and development plan of the zoning case and limiting each lot to developing within a defined building envelope while leaving other surrounding areas as NAOS.

Community Involvement

With the submittal of the application, the applicant and staff notified all property owners within 750 feet of the site. As of the publishing of this report, staff has received various community input emails expressing concern and opposition to the proposed building envelope modification. Those are included with the attachments to this report.

Context

The subject property is located along the east side of N. 112th Place, within the northwest portion of the Desert Summit residential subdivision. Desert Summit is generally located along the north side of E. Jomax Road and the west side of E. 118th Street.

Site Conditions/Topography

Lot 34 has a lower/flatter area nearest to the street, narrows in the middle as it progresses up a hillside, and includes a hilltop and a portion of a second hilltop with a saddle area in-between. The lot's topography ranges from an elevation of 2660.00 at the lowest grade up to an elevation of 2746.00 at the highest grade. The applicant has indicated that drainage ponding occurs in the lower part of the property where the building envelope is currently positioned as part of the rationale for requesting to move the building envelope up to the saddle area at the higher elevation. The City's Stormwater staff has reviewed the lot based on the topographic survey provided and currently available GIS contour data. It appears from their preliminary review that water is ponding at the northwest corner of the property, however, without a detailed grading & drainage plan and drainage analysis they are unable to provide specific technical recommendations at this stage. Maintaining natural stormwater runoff flows

and mitigation of water ponding would typically be addressed with a site-specific grading & drainage plan accompanying the permit application.

**Stipulations for the
Development Review Board Application:
Desert Summit Lot 34 - Building Envelope
Case Number: 12-PP-1995#2**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents shall substantially conform to the following documents:
 - a. The adopted stipulations, building envelope exhibits, NAOS exhibits, and other approvals of 76-ZN-1992#2 and 12-PP-1995.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and Preliminary Plat cases for the subject site were: 76-ZN-1992#2 and 12-PP-1995.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ORDINANCE NO. 2751

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 76-ZN-92#2.

WHEREAS, the zoning case no. 76-ZN-92#2, has been properly noticed for public hearing, pursuant to the requirements of the Scottsdale Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings have been completed, and

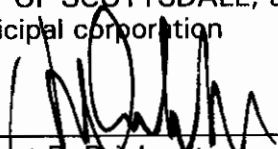
WHEREAS, the Council of the City of Scottsdale instructed the zoning staff to prepare an ordinance and map changing the zoning on the properties described in the aforementioned case to amend the stipulations of case 76-ZN-92#2, and,

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale be amended to conform with the decision of the Scottsdale City Council in case no. 76-ZN-92#2.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, that the "District Map" adopted as a part of Ordinance No. 455, showing the zoning district boundaries in the City of Scottsdale, is amended, by changing the zoning, as illustrated on the zoning map, attached hereto as Attachment B and incorporated herein by reference subject to compliance with all stipulations attached hereto as Attachment A and incorporated herein by reference,

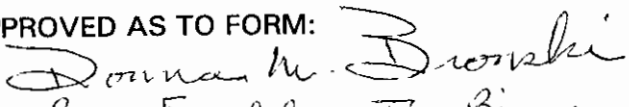
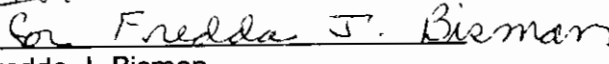
PASSED AND ADOPTED by the Council of the City of Scottsdale this 21st day of February, 1995.

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: 
Herbert R. Drinkwater
Mayor

ATTEST:

By: 
Sonia Robertson
City Clerk

APPROVED AS TO FORM: 
By: 
Fredda J. Bisman
City Attorney

STIPULATIONS FOR CASE ~~10-GP-92 & 76-ZN-92~~ 76-ZN-92#2
All changes in this case are in CAPS & BOLD

NOTE: This packet includes only the stipulation pages from the original case that are being modified. All stipulations of case 76-ZN-92 including those not in this packet apply to 76-ZN-92#2 except as modified.

ZONING/DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall be in substantial conformance with the submitted plan and development program except as modified by the following stipulations. Any proposed significant change, as determined by the Planning and Community Development Administrator shall require approval through a subsequent public hearing.

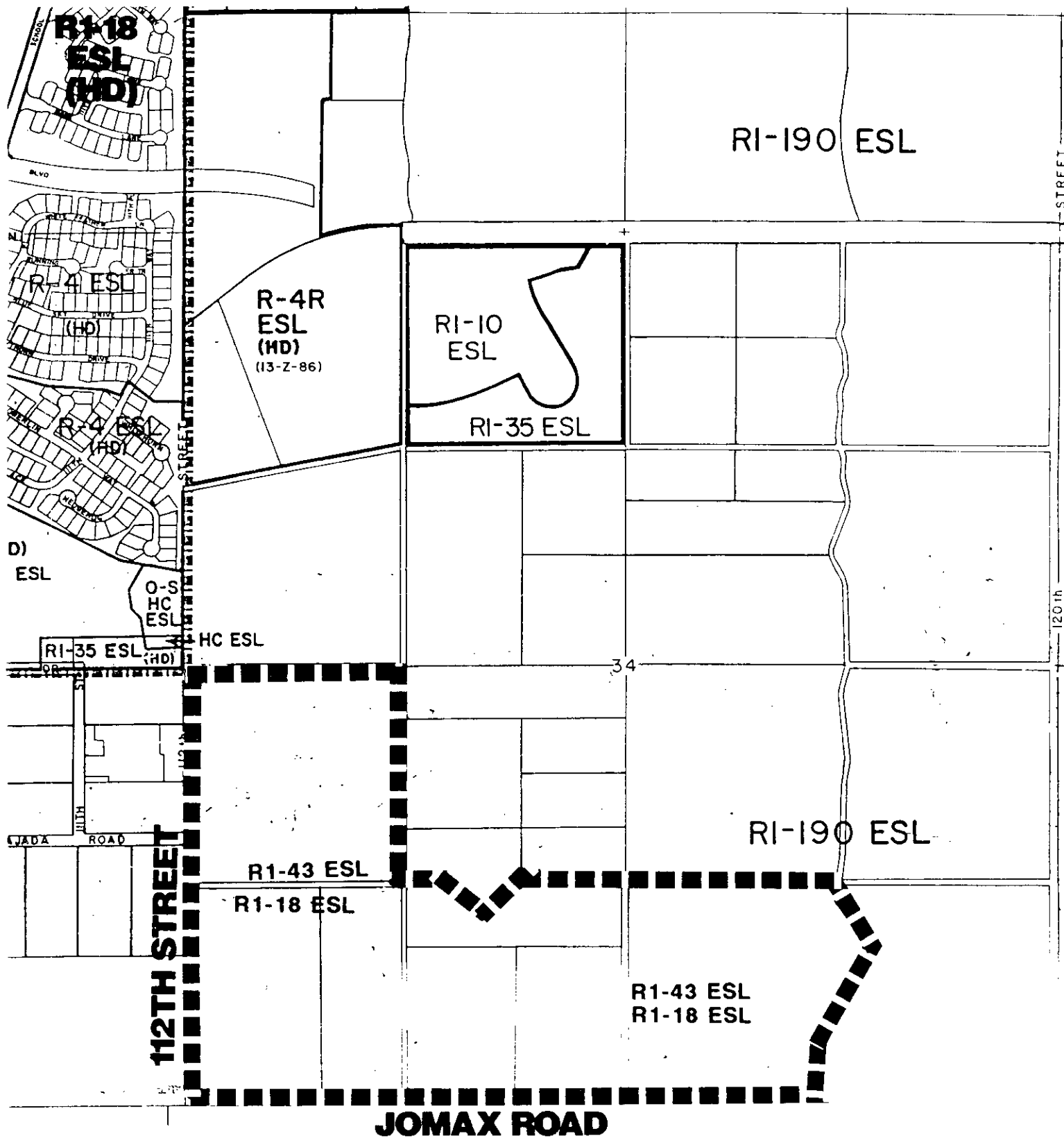
The applicant understands and agrees that the approved density for each parcel is subject to drainage, topography, NAOS requirements and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.

2. **MAXIMUM UNIT COUNT.** Maximum densities and dwelling unit counts shall be as indicated on the approved development plan except that in no case shall the project exceed 132 without a subsequent public hearing. Additionally, the number of units indicated in the R1-70 and R1-130 areas shall not be increased.
3. **M.E.D.Co.P. (MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN).** A Master Environmental Design Concept Plan shall be submitted by the applicant and approved by the Development Review Board which addresses the following:
 - a. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails and bikeways, the Desert Greenbelt Solutions, and integration of Drainage Plans.
 - b. Native plant relocation program and revegetation guidelines for the Planning Unit.
 - c. Overall streetscape concept which incorporates streetside and median landscape design concepts, plant and landscape materials and perimeter and screen wall designs and locations.
 - d. Typical outdoor lighting plan for streetlights in accordance with the General Plan indicating streetlights at the Jomax and 118th Street intersection only.
 - e. General design and architectural themes assuring overall design compatibility of all buildings and structures.
 - f. General signage/graphic concepts for development signs, including locations and typical design concepts.
 - g. Identify responsible parties for the construction and agreed upon maintenance of specified open space, paths and trails, walls, signs and drainage facilities within the Planning Unit.
 - h. Equestrian trail design and use, including trail design standards and alignment, design and location of trail amenities, management and controls on trail use and implementation of plan recommendations through city ordinances and policies.
4. All areas within the modified hillside landform portion of the site shall be dedicated as C.O.S.

5. **COMMON AREA IMPROVEMENTS.** All improvement plans for common improved open space or common buildings and amenities such as ramadas, landscape buffers on public or private property (back-of-curb to right-of-way or access easement line included), major stormwater management systems and wall designs, shall be approved by the Development Review Board.
6. **LOT WIDTH AND SETBACKS ADJACENT TO LESS INTENSIVE ZONING.** Where residential building envelopes located on the perimeter of the property are within 50 feet of the boundary of parcels having less intensive residential zoning, the minimum rear yard setbacks of such lots may not be less than the minimum rear yard setbacks in the less intensive zoning district. In addition, minimum lot widths of such perimeter lots shall not be reduced by use of modified development standards.
7. **AMENDED DEVELOPMENT STANDARDS.** The development standards shall be amended as submitted.
8. **PARK DEVELOPMENT FEE.** A parks development fee may be assessed on residential properties if an ordinance providing for such a fee is adopted in the future.
- ~~9. All NAOS between building envelopes shall be as shown on the development plan except that in no case shall any dimension be less than 75 feet in width.~~
9. **ALL NAOS BETWEEN BUILDING ENVELOPES SHALL BE AS SHOWN ON THE DEVELOPMENT PLAN EXCEPT THAT IN NO CASE SHALL ANY DIMENSION BE LESS THAN 60 FEET WITH WIDTH.**
10. **ALL PERIMETER LOTS WITHIN THE R1-70 & R1-130 DISTRICTS SHALL HAVE 75 FOOT SEPARATIONS BETWEEN BUILDINGS ON ADJACENT LOTS.**
11. All NAOS between clustered building envelopes shall be as shown on the development plan in the R1-35 and R1-43 districts except that in no case shall any dimension be less than 60 feet in width.
12. Building heights in R1-130 and the eastern portion of R1-70 shall not exceed 24 feet in height and shall be limited to one story. Additionally Lots 72, 76, 77, 93 and 94, per the attached graphic within the R1-70 portion on the west shall not exceed 24 feet in height and shall be limited to one story.
13. Building envelopes and clustered building envelopes shall be as shown one the development plan, except that no envelope shall exceed ~~10,000 square feet in size.~~ **20,000 square feet in R1-130 and R1-70 and 13,500 square feet in R1-43 and R1-35.**

ENVIRONMENTAL DESIGN

1. **TREATMENT OF WASHES.** A plan indicating the treatment of the washes, wash crossings, the Scenic Corridors, common open space, wall design, (to be located within building envelopes only) etc. shall be approved by the Development Review Board at the time of site plan approval or prior to preliminary plat approval of any individual parcel. ~~No perimeter walls shall be permitted.~~ **PERIMETER WALLS SHALL NOT EXCEED 3 FEET IN HEIGHT.**
2. **ALTERATIONS TO NATURAL WATERCOURSES.** Any proposed alteration to the natural state of watercourses with a 100 year flow of 25 cfs or greater or proposed improvements within such watercourses shall be subject to Development Review Board approval.
3. **IDENTIFICATION OF BUILDABLE AREAS.** As part of a preliminary plat or Development Review application, construction envelopes shall be shown on the site plan identifying where all construction envelopes will exist. The construction envelopes shall be identified at the time of final plat submittal on an unrecorded supplement document.
4. **IDENTIFICATION OF NATURAL AREA OPEN SPACE.** The boundaries of natural area open space shall be accurately surveyed and any boundaries between such open spaces and areas being developed shall be clearly staked in accordance with the approved grading plans. Such surveying and staking shall be inspected and approved prior to construction in each development phase. Any required natural area open space to be provided on an individual parcel shall be identified prior to the issuance of building permits for that parcel.
5. **PROTECTION OF NATURAL AREA OPEN SPACE DURING CONSTRUCTION.** Prior to the commencement of construction in each residential parcel, the natural area open space shall be suitably protected during the time of construction with access corresponding to the approved site plan. At the time of final building inspection for a dwelling unit on a parcel, there shall be a site inspection to ensure that any disruption to the natural area open space around the construction site has been revegetated as approved on plans submitted to Project Review.
6. **IDENTIFICATION OF BOULDERS AND BEDROCK OUTCROPS** The preliminary plat shall show all major boulders (in excess of 4 feet in diameter) and bedrock outcrops including all of those shown on the applicant's graphic. All building envelopes closer than 20 feet to or containing those boulders and outcrops shall be reviewed in the field with staff and the Development Review Board prior to approval of the preliminary plat by the Development Review Board to assure that development occurs in a manner that will not disturb the feature or impact is visual quality. Major boulders and bedrock outcroppings shall be protected as determined jointly by the Project Review staff and Development Review Board.



76-ZN-92 #2

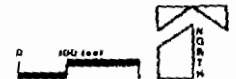
ATTACHMENT B

APPROVED
2/21/95
DAN
BRUNES

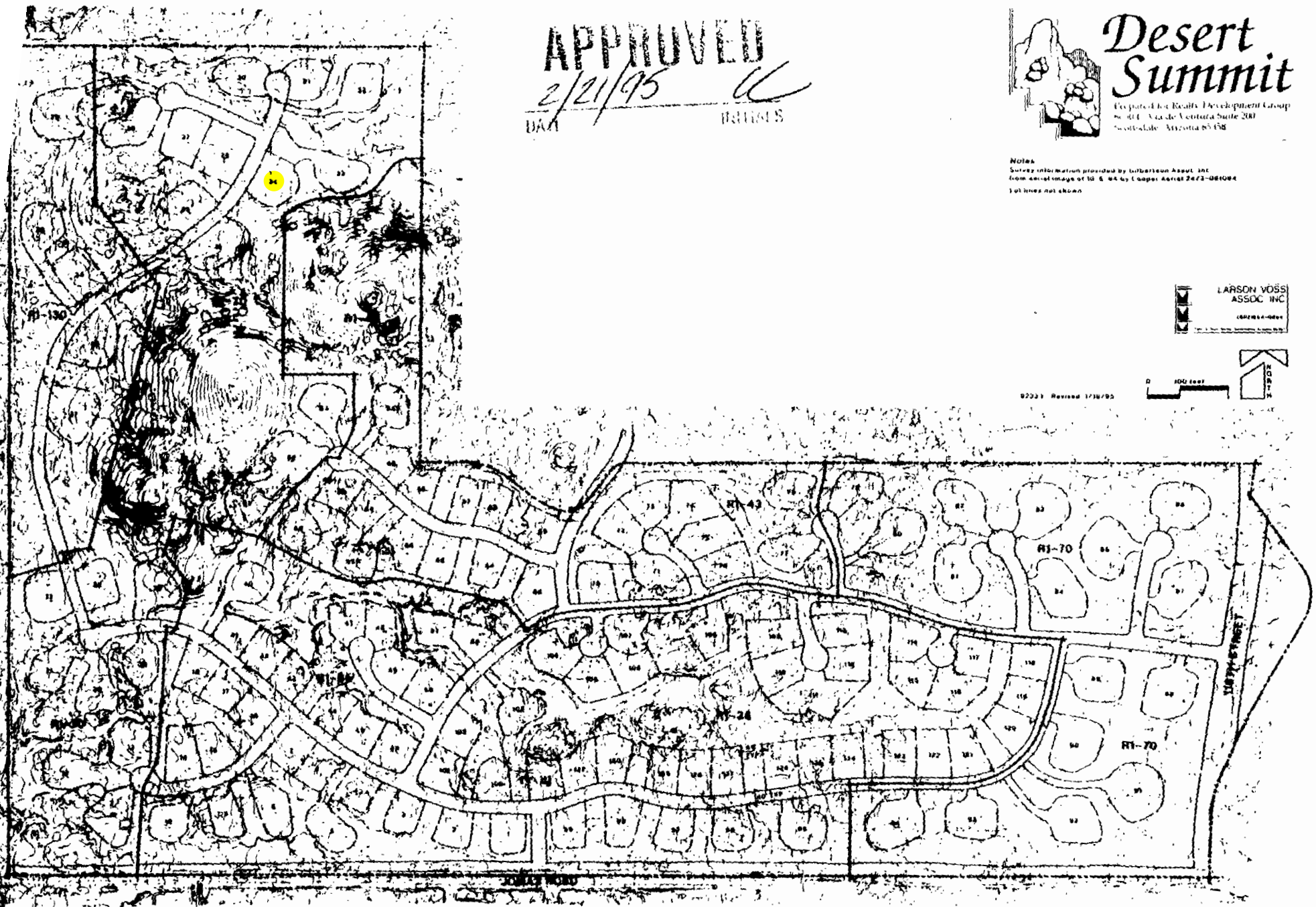


Notes
Survey information provided by Lutz & Associates, Inc.
from aerial image of 10 & 64 by Cooper Aerial 2473-081084
Lot lines not shown

LARSON VOSS
ASSOC INC
1602564-0001



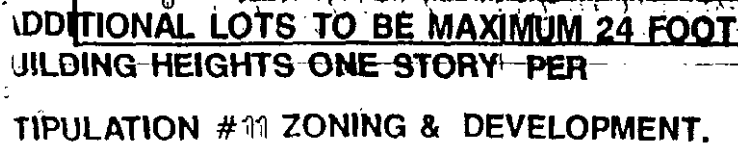
02223 Revised 1/18/95



76-ZN-92#2
ATTACHMENT #8

DESERT SUN NORTH

Real Investments Corporation
3509 E Shea Blvd Suite 101
Phoenix Arizona 85028



10-GP-92
76-ZN-92
ATTACHMENT #9

APPROVED

DATE 12/7/98 INITIALS

ATTACHMENT #3

RESIDENTIAL SUBDIVISION
STIPULATIONS

FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE
MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS

SITE DESIGN:

1. Provide 20 feet from edge of garage to back of the street improvements.
2. Submit plans and elevations of entry feature/guardhouse for staff review and approval.
- * 3. Provide a plan indicating the limits of construction to assure the NAOS remains natural - for field staff review and approval.
4. Final plat shall identify the use and maintenance of any land not used for residential lots.
5. The applicant shall clearly delineate on the final plat the location of the various zoning districts.
6. Flagpoles, if provided, shall be one piece conical tapered.
7. Finish floor elevations shall be no higher than 14 inches above the minimum base floor water surface elevation or adjacent grade as specified by the City's "Floodplain & Drainage Ordinance No. 1993."

ON-SITE LIGHTING:

1. Provide plans indicating all exterior on-site lighting and lighting fixtures (re: diffusing, standards, glare, height, etc.) at the time of landscape plans submittal.
2. All pole mounted lighting shall be a maximum of 16 feet in height.

SIGNS:

1. Provide note on final documents: Signs require separate approvals and permits.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT
CASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. Stormwater storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. Off-site runoff must enter and exit the site as it did historically.
3. Stormwater storage basins should be designed to meter flow to historic outfall point. Where no outfall exists (or metering is not possible), other methods of discharge may be considered.
4. Storage basins must drain completely within 36-hours.
5. Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
7. Approval from ARMY CORPS OF ENGINEERS under the conditions of SECTION 404 PERMIT is required where proposed construction is adjacent to or within major washes. Please contact the Phoenix/Regulatory Office to arrange for a jurisdictional determination.
8. Dedications/Easements:
 - a. All drainage and flood control easements as shown on the preliminary plat shall be dedicated to the city, with maintenance responsibility that of the Homeowners Association or property owners.
 - b. All drainage and vista corridor easements shall be dedicated to the extent of the 100-year base flood elevation.
 - c. All watercourses with a flow of 50 cfs or greater shall be dedicated to the city as drainage and flood control easements.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

6. Sight distance triangles and sight distance lines shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
7. At the time of final plans submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.
8. Methodology to ensure survivability of revegetated areas shall be submitted to the City at the time of final plan review for staff approval.
9. No turf areas are to be provided within front yard areas.
10. Retention/detention basins smaller than 20,000 square feet shall have a maximum water depth of 3 feet, and a 10:1 width to depth ratio with 4:1 maximum slope.
11. Provide 8% slope away from walk or curb for 5' 0" along all streets.
12. Setback all spray and stream type irrigation heads 4'-0" from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Project Review staff.

NATURAL AREA OPEN SPACE (N.A.O.S.):

1. Submit a plan indicating the required and provided amounts of N.A.O.S. based on either table 'A' or 'B' as noted in Section 7.853, of the Zoning Ordinance at time of final plans submittal.
2. All areas calculated as undisturbed N.A.O.S. shall be left untouched, except that additional plant materials indigenous to the site only may be introduced to N.A.O.S. as approved by Project Review staff.
3. All areas where the perimeter wall encroaches into the proposed NAOS shall be eliminated from the NAOS graphic. The NAOS calculations shall be redone to reflect those changes.

TRAFFIC STIPULATION REQUIREMENTS CIRCULATION AND REFUSE

ROADWAY INTERSECTION AND ACCESS DESIGN:

1. *There shall be no direct access to Jomax Road and 118th Street. A one foot wide V.N.E. shall be dedicated along these roadways except at approved street entrances.*
2. *Access to Jomax Road and 118th Street shall be limited to 330 foot intervals with median opening limited to 660 foot intervals. Street access shall align with these locations.*

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

WATER DEVELOPMENT ORDINANCE (#1318 AND #1409)

1. The water system for this project shall meet required health standards and be in sufficient volume and pressure for domestic use and fire protection. City of Scottsdale is responsible for supplying the water to this project.
2. Applicable water meter fees shall be paid prior to the issuance of any building permit.
3. The developer shall pay a development fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city water system. The Fee Schedule is included in these Ordinance requirements.

SEWER DEVELOPMENT ORDINANCE (#1318)

1. Structures in this development shall be connected to the city sanitary sewer system. A connection fee shall be required by Ordinance. This fee shall be paid at the time, and as a condition of issuance of a building permit, or if the development does not require a building permit, prior to connection to the city sewer system. The Fee Schedule is included in these Ordinance requirements.

WATER AND SEWER DEVELOPMENT FEESEFFECTIVE 9/21/94

METER SIZE	METER ONLY	METER & SERVICE	WATER DEVELOPMENT FEES COMMERCIAL ONLY	SEWER DEVELOPMENT FEES COMMERCIAL ONLY
3/4"	\$ 95	\$ 465	\$ 1,290	\$ 1,685
1"	\$ 140	\$ 540	\$ 1,930	\$ 2,520
1-1/2"	\$ 255	\$ 815	\$ 3,870	\$ 5,035
2"	\$ 320	\$1,010	\$ 6,185	\$ 8,035
3"	\$ 1,700	N/A	\$ 11,580	\$ 15,090
4"	\$ 2,700	N/A	\$ 19,340	\$ 24,145
6"	\$ 4,950	N/A	\$ 38,670	\$ 50,270
8" & over	\$ 7,100	N/A	\$ 61,685	\$ 80,385

1-1/2" SERVICE (FIRELINE)

\$600.00

2" SERVICE (FIRELINE)

\$700.00

** The charges for installing water connections, water meters, and water boxes in areas outside the city limits shall be at a rate equal to one-hundred twenty-five (125%) percent of the charges specified above

		<u>CURRENT</u>	
WATER DEVELOPMENT FOR SFR/MULTI-FAMILY -		\$740	REFUSE CONTAINERS
\$86.10			
SEWER DEVELOPMENT FOR SINGLE FAMILY -		\$955	
SEWER DEVELOPMENT FEE FOR MULTI-FAMILY -		\$675	
<u>HYDRANT METERS</u>		<u>WATER RESOURCE FEE - EFFECTIVE 10/5/87</u>	
DEPOSIT	\$600.00	SFR	\$1,000/DU
INSTALLATION/REMOVAL	\$ 15.00	MULTI-FAMILY	\$ 600/DU
RELOCATION	\$ 10.00	ALL OTHER	\$2,000/ACRE FOOT
SERVICE AVAILABILITY	\$100.43		OF PROJECTED ANNUAL
USE			
PER MONTH			
FIRST 82,500	\$1.13/1,000	<u>SEWER CERTIFICATE</u>	
OVER 82,500	\$1.63/1,000	REQUIRING TEST	\$ 35.00
		NO TEST	\$ 5.00

MISCELLANEOUS SERVICES & CHARGES

1. MOVE SERVICE & METER OR METER ONLY	\$250.00
2. RAISE OR LOWER SERVICE & METER TO GRADE	\$ 80.00
3. BENCH TEST OF METER - MAL-FUNCTIONING:	\$ 0.00
NORMAL-FUNCTIONING:	\$ 30.00
4. WATER MAIN SHUT-DOWN - 12" OR SMALLER:	\$ 45.00
OVER 12":	\$ 90.00

FINAL PLANS SUBMITTAL REQUIREMENTS

DETAILED INFORMATION REGARDING CONSTRUCTION PLAN PREPARATION FOR PLANS SUBMITTED TO THE CITY OF SCOTTSDALE FOR APPROVAL CAN BE FOUND IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL. PLAN SHEET DIMENSIONS SHALL CONFORM TO THE FOLLOWING SIZES:

- * BUILDING PLANS: 24" X 36"
- * LANDSCAPING/IRRIGATION PLANS: 24" X 36" (MYLAR ORIGINALS)
- * CIVIL PLANS: 24" X 36" (MYLAR ORIGINALS)

EACH ITEM LISTED WITHIN THESE SUBMITTAL REQUIREMENTS MUST BE INCLUDED. A COPY OF THIS LIST MUST ALSO ACCOMPANY YOUR FIRST SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

ALL CONSTRUCTION PLANS, REPORTS, ETC., MUST BE IN CONFORMANCE WITH THOSE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE FOLLOWING INFORMATION MUST APPEAR ON THE COVER SHEET:

- ◆ BOOK, MAP AND PARCEL NUMBER OF PROPERTY ON WHICH IMPROVEMENTS ARE BEING PROPOSED.
- ◆ SITE ADDRESS.
- ◆ PLAN CHECK NUMBER AND ALL APPLICABLE CASE NUMBERS MUST APPEAR WITHIN THE BOTTOM OR RIGHT-HAND MARGIN IN 1/2 INCH LETTERS.
- ◆ NAME, ADDRESS AND PHONE NUMBER OF THE OWNER AND THE PARTY PREPARING THE PLANS.

PLANNING PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:
 - ◆ BUILDING PLANS: 11" X 17" minimum, up to 30" x 42" maximum
 - ◆ LANDSCAPING/IRRIGATION PLANS: 24" x 36"
 - ◆ CIVIL PLANS: 24" x 36"
2. Provide intent as to maintenance responsibility of all landscape and perimeter walls provided or required (a copy of the deed restrictions, etc.). Provide note on the working drawings.
3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
4. Provide the necessary design documents and plans as established for the "Environmentally Sensitive Lands".
5. Provide a schedule indicating the timing on installation of all improvements required by planning.
6. Provide a contour map of the existing topography.
7. Provide landscaping and irrigation plans with the following information:
 - a. Plant palette (type, size, quantity)
 - b. Retention/detention basin slope
8. Provide perimeter wall elevations with the following information:
 - a. Height of perimeter wall above finished grade (both interior and exterior).
 - b. Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
9. Provide catalog cut sheets of all on-site lighting fixtures in common areas.
10. The applicant shall provide on an unrecorded supplemental document the total square footage of each lot less the square footage of any areas dedicated to natural area open space (N.A.O.S.), and tracts at the time of final plat submittal for use by the Water Department for goal billing.

PLANNING ORDINANCE REQUIREMENTSCURBS:

1. Provide 6 inch vertical concrete curb between any driveways or parking areas and landscape areas.

LOT DESIGN:

1. Lot area and width shall comply with district standards or amended district standards.
2. All lots shall abut a public, or private street furnishing satisfactory access thereto.

OPEN SPACE:

1. All areas calculated as N.A.O.S. shall be a minimum of 30 feet in width, except along street frontage which shall have a minimum width of 20 feet. Any alterations to this shall be approved by Project Coordination staff.
2. Submit a plan indicating the required and provided amounts of N.A.O.S. based on either table 'A' or 'B' as noted in Section 7.853, of the Zoning Ordinance at time of final plan submittal.
3. FINAL PLANS SHALL NOT BE APPROVED until a protection program indicating construction boundaries, and techniques used to insure that N.A.O.S. is not disturbed during construction, has been submitted and field approved by Project Review staff.

LANDSCAPING:

1. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
2. Trees shall be provided at a rate of one tree per lot (minimum 15 gallon size) to be placed in front yard of each unit (per Section 48-118 of the City Code.) The applicant shall submit the CC&Rs to staff.
3. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code and outlined in Section 7.500 of the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. Contact Daryl Workman at 994-7938 to initiate the process.

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.

2. Cuts and fills exceeding limits outlined in (Section 6.806 A. 3. of the Hillside Ordinance/Sec. 204-1 B. of the "Design Guidelines & Policies for Environmentally Sensitive Lands shall/may) require Development Review Board approval.

OTHER:

1. Comply with conditions of case Nos. 76-ZN-92, 76-ZN-92#2, and 10-GP-92.

FINAL PLAN SUBMITTAL REQUIREMENTS

The following items are the **BASIC MINIMUM** requirements **NECESSARY** to submit final plans for review.

BUILDING PLAN SUBMITTAL REQUIREMENTS:

CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.

DETAILED INFORMATION REGARDING MINIMUM PLAN SUBMITTAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS CAN BE OBTAINED FROM THE ONE-STOP SHOP.

- ☐ Building plans may be reviewed at the One-Stop Shop counter
- ☐ Building plans shall be submitted to Project Review for final plans review
- ☐ Four (4) sets of each of the following:
 - * Site Plan & 2 additional copies of site plan
 - * Project Data
 - * Elevations
 - * Floor Plans
 - * Foundation Plans
 - * Building Sections
 - * Wall Sections
 - * Architectural Details
 - * Schedules
 - * Mechanical Plans and Details
 - * Structural Plans and Details
 - * Electrical Plans and Details
- ☐ One (1) copy of structural, electrical, and water calculations (may be on drawings)
- ☐ One copy of geotechnical report accompany building plans

CIVIL PLAN SUBMITTAL REQUIREMENTS:

CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.

- ☒ Grading and drainage plan
- ☒ Water plans
- ☒ Sewer plans
- ☒ Paving plans
- ☒ Results of survey
- ☐ Boundary survey
- ☒ Copy of the preliminary plat
- ☒ Copy of the final plat
- ☒ Drainage report
- ☒ Water and Wastewater Master plans
- ☒ Striping and signage plan
- ☐ Traffic signal plans
- ☒ Geotechnical report
- ☐ Structural plans including details and calculations
- ☐ Title Report (not more than 120 days old)
- ☒ Engineer's cost estimate for in-lieu payments
- ☒ Cut sheets and specifications for outdoor lighting fixtures
- ☒ Landscape plans and irrigation plans
- ☒ Native plant program, or confirmation of compliance
- ☒ NAOS exhibit and calculation sheet

FINAL PLAT SUBMITTAL REQUIREMENTS:

- ☐ Boundary survey
- ☐ Results of Survey
- ☐ A.L.T.A. survey
- ☒ Title report (less than 120 days old)
- ☐ Completed abandonment/vacation of easement application
- ☐ Copy of the approved preliminary plat
- ☒ N.A.O.S. calculations and graphic.

ALL FINAL PLATS MUST BE APPROVED BY THE CITY COUNCIL. A FINAL PLAT WILL BE PLACED ON THE CITY COUNCIL'S AGENDA ONLY AFTER A COMPLETE SUBMITTAL HAS BEEN RECEIVED BY STAFF. THE APPLICANT WILL BE NOTIFIED ONCE THE FINAL PLAT HAS BEEN PLACED ON THE TENTATIVE CITY COUNCIL MEETING AGENDA.

AN 8-1/2" X 11" TRANSPARENCY OF THE STAFF APPROVED FINAL PLAT MUST BE SUBMITTED TO STAFF FOUR WEEKS PRIOR TO THE SCHEDULED COUNCIL DATE.

SPECIAL NOTE:

WRITTEN VERIFICATION WILL BE REQUIRED TO WAIVE ANY OF THE ABOVE REQUIREMENTS.

FEE SCHEDULEPLAN REVIEW:**BUILDING:**

Livable \$.17 Sq. Ft.
 Covered (minimum per hour: \$36) \$.08 Sq. Ft.
 Fences \$.06 Lin. Ft.

ENGINEERING:

Non-ESLO \$38.00 per sheet
 Lower Desert (ESLO) \$38.00 per sheet
 Upper Desert (ESLO) \$41.00 per sheet
 Hillside (ESLO) \$49.00 per sheet

PERMITS: FEES MUST BE PAID WHEN SUBMITTING FINAL PLAT**[x] STREET SIGNAGE FEE:**

[x] Street Name - Number of poles () x \$77.00 = \$ _____
 [x] Street Name w/stop - Number of poles (2) x \$112 = \$224
 [] Stop Signs - Number of poles () x \$70 = \$ _____
 [x] Speed Limit Signs - Number of poles () x \$70 = \$ _____

REQUIRED AMOUNT DATE

[] STREET LIGHTS: _____

[] ENCROACHMENT PERMIT FEES:

Encroachment permit fees are based on construction quantities. Fee rates are available from the One Stop Shop

[] FINAL PLAT FEES:

Base plan review \$549.00
 PLUS: \$86.00 per lot _____

[x] MONTHLY FIRE HYDRANT MAINTENANCE FEE:

\$4.00 per fire hydrant - 8 NEW \$32.00

[] PAYMENT FOR IMPROVEMENTS IN LIEU OF CONSTRUCTION:

Amount shall be based on sealed engineer's construction cost estimate approved by final plans and paid prior to building permit issuance for the following improvements:

LOCATION	IMPROVEMENTS REQUIRED
Jomax Road & 118th Street	25% of traffic signal costs

Traffic signal costs may be based on \$80,000 for 100% of design and construction.

[] IN LIEU PARKING (For Downtown)

\$7500 per space, or \$500 initial deposit and \$71 per month per space for a term of 15 years there after (number of spaces to be determined at final plans)

DEDICATION REQUIREMENTS

[x] RIGHT-OF-WAY DEDICATIONS:

STREET NAME	REQUIRED RIGHT-OF-WAY	REQUIRED EASEMENTS	DEDICATION DEADLINE
Jomax Road	existing	1' V.N.E.	Final Plat
118th Street	45' half	1' V.N.E.	Final Plat
Red Bird Road	25' half		Final Plat
Interior Streets	40' Tract (private)	8' P.U.E.	Final Plat

[] OTHER EASEMENTS/DEDICATIONS REQUIRED:

	TYPE	SIZE	LOCATION	DEDICATION DEADLINE
x	Public Trail	15' Minimum	Along Jomax Road	Final Plat
	Bike Path			
	NAOS			
	Drainage			
	Scenic Vista Corridor			

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements which apply to your project that aren't included here.
- ◆ Only City Council has the authority to "waive" Ordinance requirements.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.

STIPULATIONS

Stipulations are staff recommendations which, after ratification by the City Council, become development requirements.

BIKEPATH/PUBLIC USE TRAILS:

1. Bike path(s) location shall be approved by Project Review, and are to be shown on the engineering, paving, grading and drainage plans, landscaping and site plans.
- * 2. Public use trail locations shall be approved by Project Review and are to be shown on the final plat landscaping plan, and grading and drainage plans. Contact Liz Crossman at 994-2357 to coordinate the location of the trail. *
3. Paths and public use trails shall be consistent with Section 3.4, and 7.3 of the Design Standards and Policies Manual for the City of Scottsdale.

WALL DESIGN:

1. All screen walls shall be 6 or 8 inch masonry block and shall match building texture and color, both sides.
2. Applicant shall provide mechanism which assigns maintenance responsibility to the homeowners association for perimeter walls.
3. No chain link fencing shall be allowed.
4. Submit elevations and details of perimeter walls for Development Review Board review and approval.
5. Dooley wall fencing shall not be allowed for perimeter walls.
6. Perimeter walls with interior and exterior heights that differ more than 12 inches, as measured from natural grade, shall return to Project Review for approval prior to any final plat submittal.

LANDSCAPING:

1. Provide low water consumptive plant materials.
2. Incorporate existing vegetation into the landscape design.
3. Provide only plant material indigenous to this site in all areas to be revegetated.
4. Non-indigenous plant materials which have a potential of exceeding 20 feet in height are not to be introduced on site. Exceptions shall require Development Review Board approval.
5. Upon removal of the salvageable native plants, and prior to issuance of any building permit for an individual lot, the salvage contractor shall submit a list identifying the tag number of those plants surviving salvage operations to Inspection Services staff for review.

STREET LIGHTS:

1. Public street lights shall be installed in accordance with City of Scottsdale's Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. The layout and cost estimate must be submitted at the time of final plan submittal. The developer shall pay for street light installation costs prior to issuance of building permits or final plat recording.
2. The developer shall execute an agreement to participate in an Improvement District for maintenance and operation of street lights. The Street Light Improvement District will be formed at the time of final plat approval by City Council.

PUBLIC TRAIL:

1. A 15 foot wide public trail easement and 8 foot wide public trail shall be provided on Jomax Road along the site frontage.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALK
Jomax Road	Major Collector	45' half	34.5' CL-8C	Roll	5' Sidewalk
118th Street	Major Collector	45' half	34.5' CL-8C	Roll	5' Sidewalk
Red Bird Road	Local Collector	25' half	14' CL-8C ^A	Ribbon	
Interior Streets	Local Residential	40' Tract (private)	28' 8C-8C	Roll	5' Sidewalk

A. In lieu of roadway improvements to Red Bird Road the applicant's engineer shall prepare roadway improvement plans and associated cost estimates to be approved by final plans. The applicant shall be assessed an in-lieu payment equal to this estimate, to be paid prior to issuance of building permits. The payment shall be refunded to the applicant if the existing dedicated public right-of-way for Red Bird Road is abandoned or if the improvements have not been installed within ten years from the date of city council approval.

2. The developer shall be responsible for 25 percent of all costs associated with the design and construction of a traffic signal for the intersection of Jomax Road and 118th Street.

3. *The 118th Street alignment shall match the existing improvements to the south and extend directly north. Any deviation from the alignment shown on the city's Circulation Element of the General Plan shall require the approval of the Transportation Planning Department.*
4. *Security gates shall be located a minimum distance of 75 feet from the adjacent public street back of curb. An automobile turn-around shall be provided between the gate and the public street (minimum width of 50 feet).*
5. *Minimum lane widths adjacent to raised medians shall be 16 feet with a minimum 20 feet of driveable surface provided. The minimum gate clearance shall be 16 feet.*

INTERNAL CIRCULATION:

1. *The minimum intersection spacing along local collectors and local residential streets shall be limited to a minimum distance of 165 feet.*
2. *An 8 foot wide public utility easement shall be dedicated along both sides of all local streets.*
3. *All internal streets shall be private. A service and emergency vehicle access easement shall be dedicated over the private street tracts.*

OTHER:

1. *The existing 112th Street right-of-way shall be abandoned. A 25 foot wide public utility and access easement shall be dedicated along this alignment.*
2. *All tracts shall be identified as to use and maintenance responsibility.*

STRIPING AND SIGNAGE PLAN:

1. A detailed striping and signage plan is required to be submitted with final plans; it shall include the following:
 - a. All existing improvements and striping within 300 feet of limits of construction.
 - b. All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.

2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

1. If individual (80 gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.

DRAINAGE AND FLOOD CONTROL STIPULATIONS

STORMWATER STORAGE BASINS:

1. All stipulations of case 76-ZN-92 apply. Final plans will not be reviewed without a drainage report which fulfills the zoning case requirements and the requirements of Chapter 2 of the Design Standards and Policies Manual.
2. Stormwater storage areas shall be called out on the final plat as common tracts with the private maintenance responsibility specified, as a note on the final plat.

GRADING & DRAINAGE PLAN REQUIREMENTS:

1. The following information shall be required at the time of final plan review:
 - a. Base plan sheet with topography at 2 foot minimum contour lines.
 - b. Top of curb elevations in front of each lot, at grade breaks and at intersection corners.
 - c. Street cross slope direction (use arrows).
 - d. Drainage improvements and easements:
 - 1) All drainage facilities; culverts, storm drains, stormwater storage basins (with storage volume noted).
 - 2) Q(100) culvert inlets, and at stormwater entrance/exit point of the parcel boundaries.
 - 3) Areas inundated due to a 100-year flood.
 - e. Existing flood hazard areas.
 - f. 404 jurisdiction areas, if required.
2. EPA requires that all construction activities that disturb five or more acres obtain coverage under the NPDES General Permit for Construction Activities. Completion of a Notice of Intent (NOI) and preparation of a Storm Water Pollution Prevention Plan (SWPPP) are required by EPA. A copy of the NOI must accompany final plan submittal to the city before final plans are approved. Contact the EPA's Storm Water Hotline at (703) 821-4823. NOI forms are available in the One Stop Shop, 7447 East Indian School Road, Suite 100.

3. The U.S. Army Corp of Engineers may require a Section 404 Permit for discharges of dredged or fill materials to washes under their jurisdiction. Contact the Corps' Phoenix Regulatory Office for a jurisdictional determination and further information. Written communication with the State Historic Preservation Officer (SHPO) may be required as part of the 404 Permit process as well as state water quality certification from Arizona Department of Environmental Quality. The city requires that prior to issuance of any permits, applicants shall submit evidence that applicable state and federal permits have been obtained.
4. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county at 507-6727 for fees and application information.

OFF-SITE RUNOFF:

1. All developments must be designed to satisfactorily convey peak discharge 100-year design storm through the site without significant damage to structures.

DRAINAGE STRUCTURES/CHANNELS:

1. The final plan submittal shall include a typical wall detail defining all drainage provisions to be provided and maintained by the property owner.

DRAINAGE EASEMENTS:

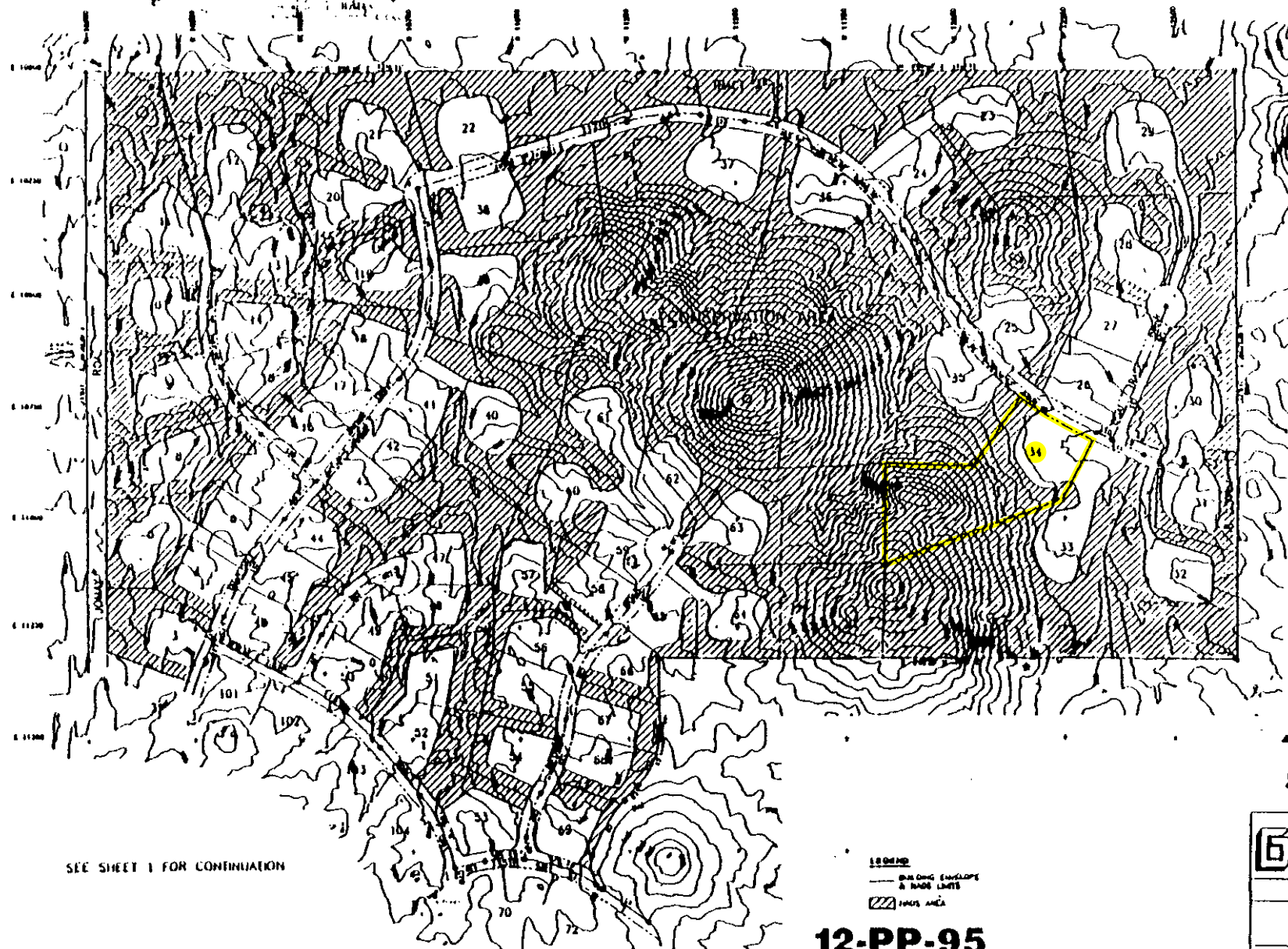
1. Drainage easements shall be dedicated to the city or public. These and all required on lot drainage provisions shall be shown on the final plat with private maintenance responsibility specified with the final plat notes.

WATER AND WASTEWATER STIPULATIONS

WATER & WASTEWATER:

1. All stipulations of case 76-ZN-92 apply. Final plans will not be reviewed without Water and Wastewater Master plans which comply with the requirements of the zoning case and Chapters 4 and 5 of the Design Standards and Policies Manual.
2. All water and sewerlines shall be constructed in accordance with the city's Water and Wastewater Master Plans.
3. All utility easements (20' minimum width) between lots shall be located entirely within one lot. Manholes on lots shall be avoided when possible.
4. In cases where there are property walls and utility easement conflicts, the following shall apply:

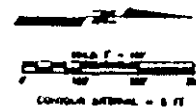
- a. All walls parallel to the easement shall be set such that the centerline of the wall is at a minimum 4 feet from the centerline of the water or sewerline.
 - b. All walls set across or perpendicular to utility lines shall be designed with gates or removable wall panel to allow service or emergency access.
5. Indemnity agreements shall be required when substantial improvements or landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the city to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.
6. At the time of final plan submittal, the applicant shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.



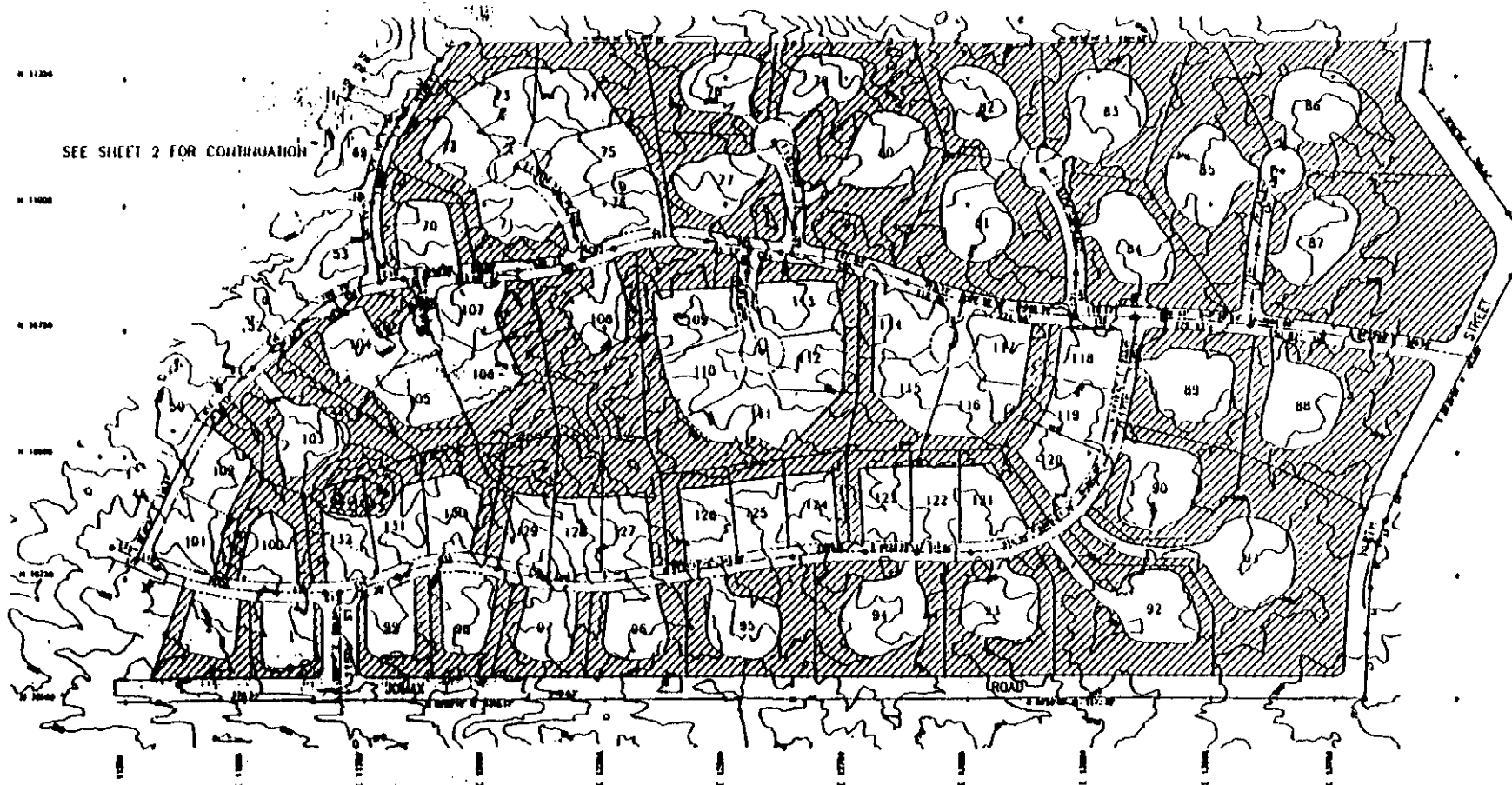
SEE SHEET 1 FOR CONTINUATION

LEGEND
 BUILDING ENVELOPE
 & ROAD LIMITS
 FLOOD AREA

12-PP-95



	GILBERTSON ASSOCIATES, INC. 3120 N. GILBERTSON BLVD. SUITE 100 GILBERTSON, ARIZONA 85404
	HAOS EXHIBIT
	DESERT SUMMIT



CURVE & LINE TABLES FOR SHEETS 1 & 2

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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LEGEND

— BOUNDING ENVELOPE
& MAOS LIMITS
— MAOS AREA

12-PP-95

MAOS CALCULATIONS

SLOPE	SIZE	%	MAOS REQ
1 0% - 5%	81,733 AC	25%	20,433 ACRES
2 5% - 10%	49,433 AC	35%	17,302 ACRES
3 10% +	6,150 AC	45%	2,768 ACRES
4 0% - 15%	6,430 AC	45%	3,319 ACRES
5 15% - 25%	5,240 AC	45%	3,411 ACRES
6 25% +	9,477 AC	45%	7,582 ACRES
TOTAL MAOS REQUIRED			54,815 ACRES
MAOS PROVIDED			(34,5K)

SITE TABULATION

TOTAL SITE AREA	158,867 AC
MAOS REQUIRED	54,815 AC
MAOS PROVIDED (APPROX)	85,000 AC



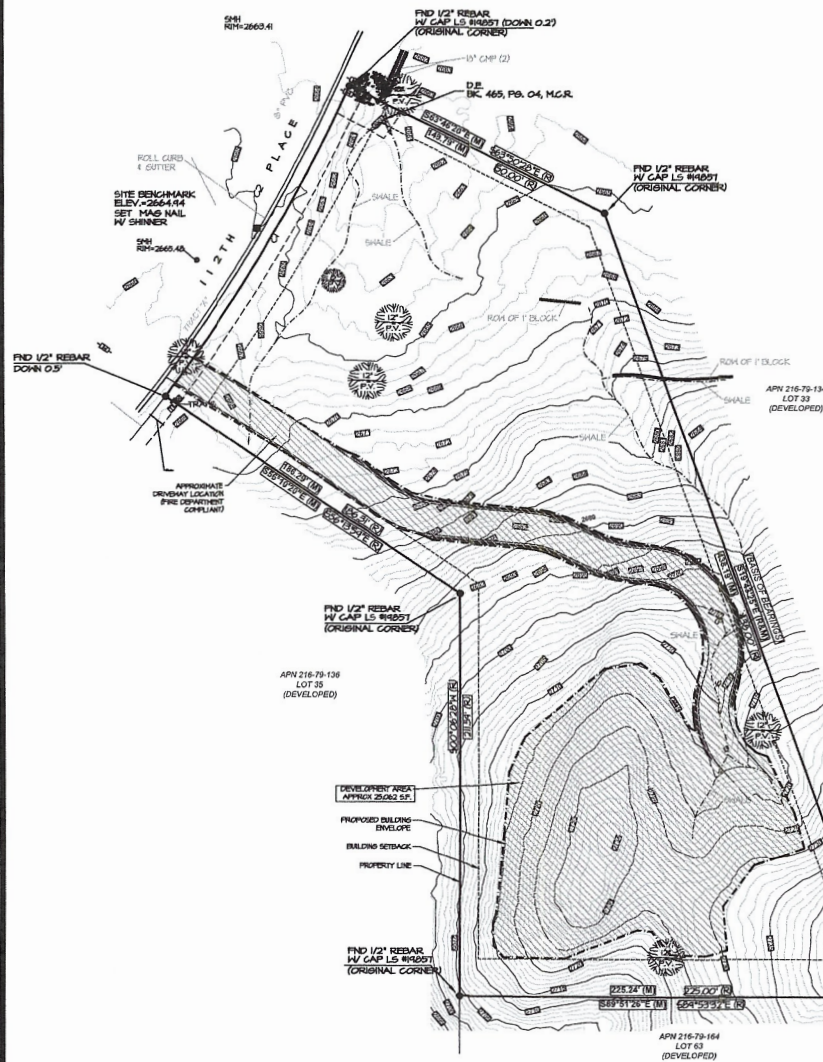
GILBERTSON ASSOCIATES, INC.
ENGINEERS AND ARCHITECTS
3400 N. CENTRAL AVE., SUITE 2
DENVER, COLORADO 80208
(303) 733-1000

MAOS EXHIBIT

DESERT SUMMIT

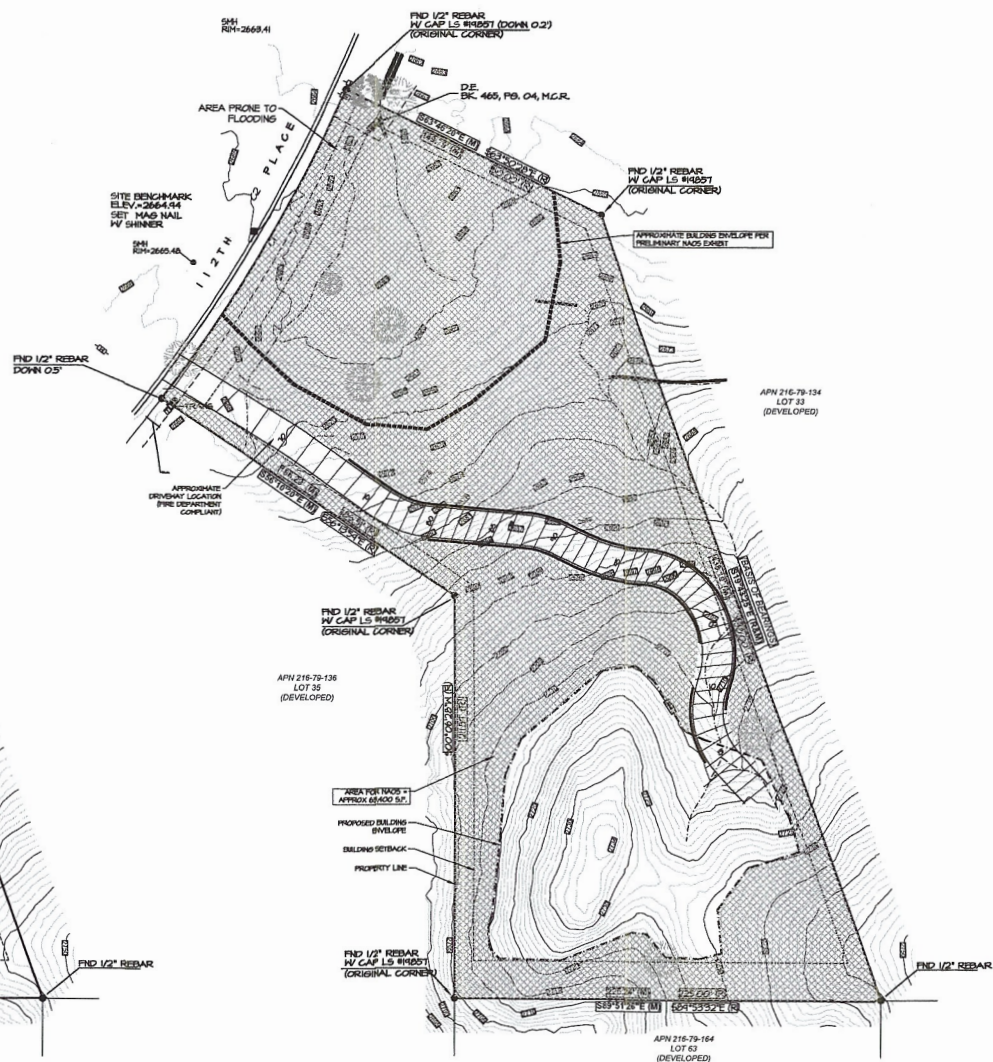


SCALE ————— 1"=30'-0"



CONSTRUCTION ENVELOPE PLAN

SCALE 1"=30'-0"



BUILDING ENVELOPE AND NAOS PLAN

SCALE 1"=30'-0"

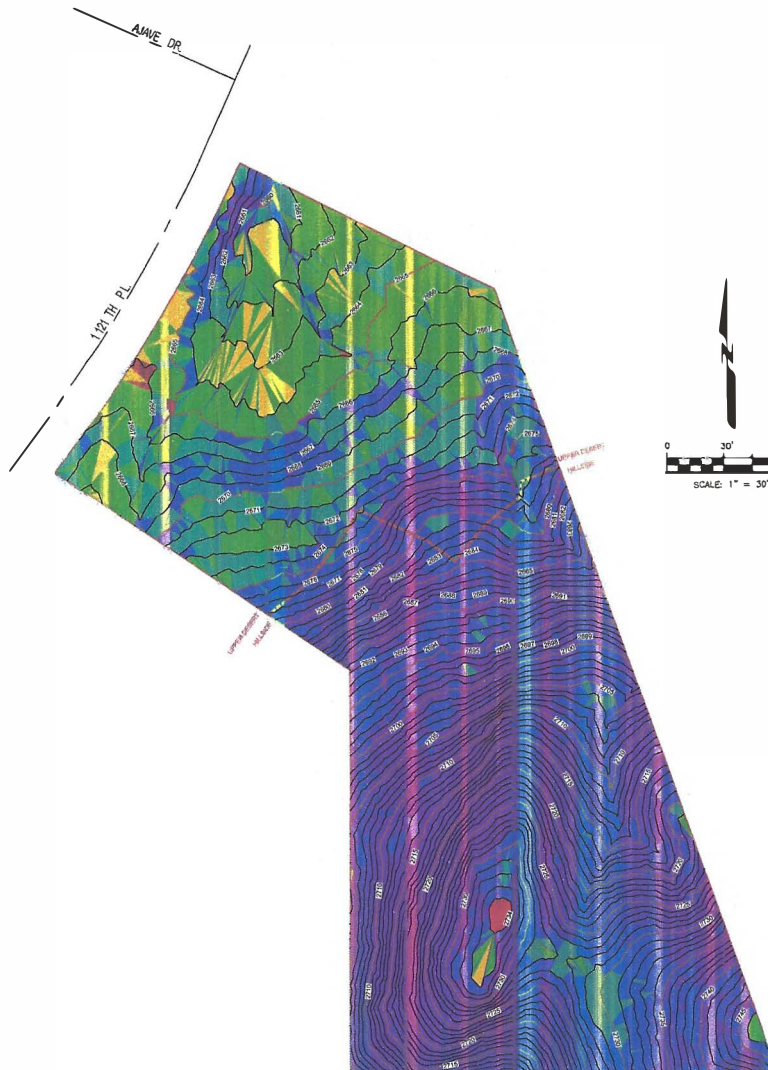


The Angelone Residence

27241 N. 112th Place

Scottsdale AZ

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



UPPER DESERT SLOPE TABLE						
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR	NAOS %	NAOS
1	0.00%	2.00%	256 SQ FT		25%	64 SQ FT
2	2.00%	5.00%	1984 SQ FT		25%	496 SQ FT
3	5.00%	10.00%	13608 SQ FT		30%	4082 SQ FT
4	10.00%	15.00%	10183 SQ FT		45%	4587 SQ FT
5	15.00%	25.00%	7605 SQ FT		45%	3422 SQ FT
6	25.00%	>25%	1893 SQ FT		45%	852 SQ FT
TOTAL			35638 SQ FT			14183 SQ FT (39.9%)

HILLSIDE SLOPE TABLE						
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR	NAOS %	NAOS
1	0.00%	2.00%	206 SQ FT		50%	103 SQ FT
2	2.00%	5.00%	86 SQ FT		50%	43 SQ FT
3	5.00%	10.00%	308 SQ FT		50%	155 SQ FT
4	10.00%	15.00%	1506 SQ FT		50%	753 SQ FT
5	15.00%	25.00%	12822 SQ FT		65%	8334 SQ FT
6	25.00%	>25%	38987 SQ FT		80%	39886 SQ FT (75.1%)
TOTAL			61925 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

G.E. Consulting Engineers, Inc.
16738 N. 109th Street
Scottsdale, AZ 85255
480 / 502-4570

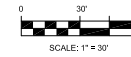
SLOPE ANALYSIS

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

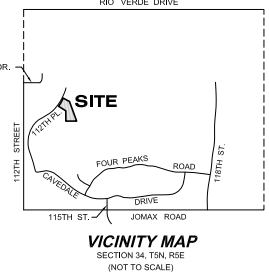
sta. MAR 11, 2021 Job No. Sheet 1 of 1

TOPOGRAPHIC SURVEY

of
PARCEL NO. 216-79-135
27241 N. 112TH PLACE, SCOTTSDALE
LOT 34, DESERT SUMMIT, AS RECORDED IN BOOK 465, PAGE 04, M.C.R.
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 34,
T. 5 N., R. 5 E. OF THE G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA



PINNACLE VISTA DR.



LEGAL DESCRIPTION - DEED #2020-0880399, M.C.R.

LOT 34, OF DESERT SUMMIT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 465 OF MAPS, PAGE 4.

BENCHMARK

W. 1/4 COR., SEC. 34, T. 5 N., R. 5 E.
FOUND 2 1/2" G.L.O. BRASS CAP, 1919, UP 1.1'
ELEV. = 2641.521 (N.A.V.D. '88, M.C.D.O.T. #4202)

SITE BENCHMARK

SET MAG NAIL WITH SHINER, AS SHOWN ON SURVEY;
ELEV. = 2664.94 (N.A.V.D. '88)

REFERENCE DOCUMENTS

DESERT SUMMIT BOOK 465, PAGE 04, M.C.R.
DEED INST. NO. 2020-0880399, M.C.R.
CITY OF SCOTTSDALE QUARTER SEC. MAP #49-45

SITE INFORMATION

PARCEL NO.: 216-79-135
PROPERTY ADDRESS: 27241 N. 112TH PLACE
SCOTTSDALE, AZ 85262
ZONING: SCOTTSDALE R1-70 ESL
AREA: 87.499 SQ. FT. OR 2.01 ACRES MORE OR LESS

BASIS OF BEARINGS

S19°43'25"E ALONG THE EASTERLY PROPERTY LINE, AS RECORDED IN BOOK 465, PAGE 04, M.C.R.

CERTIFICATION

I DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE TOPOGRAPHY SURVEY
WHICH WAS DONE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2024.

Stephen J. Shearow
STEPHEN J. SHEAROW, R.L.S. # 40937



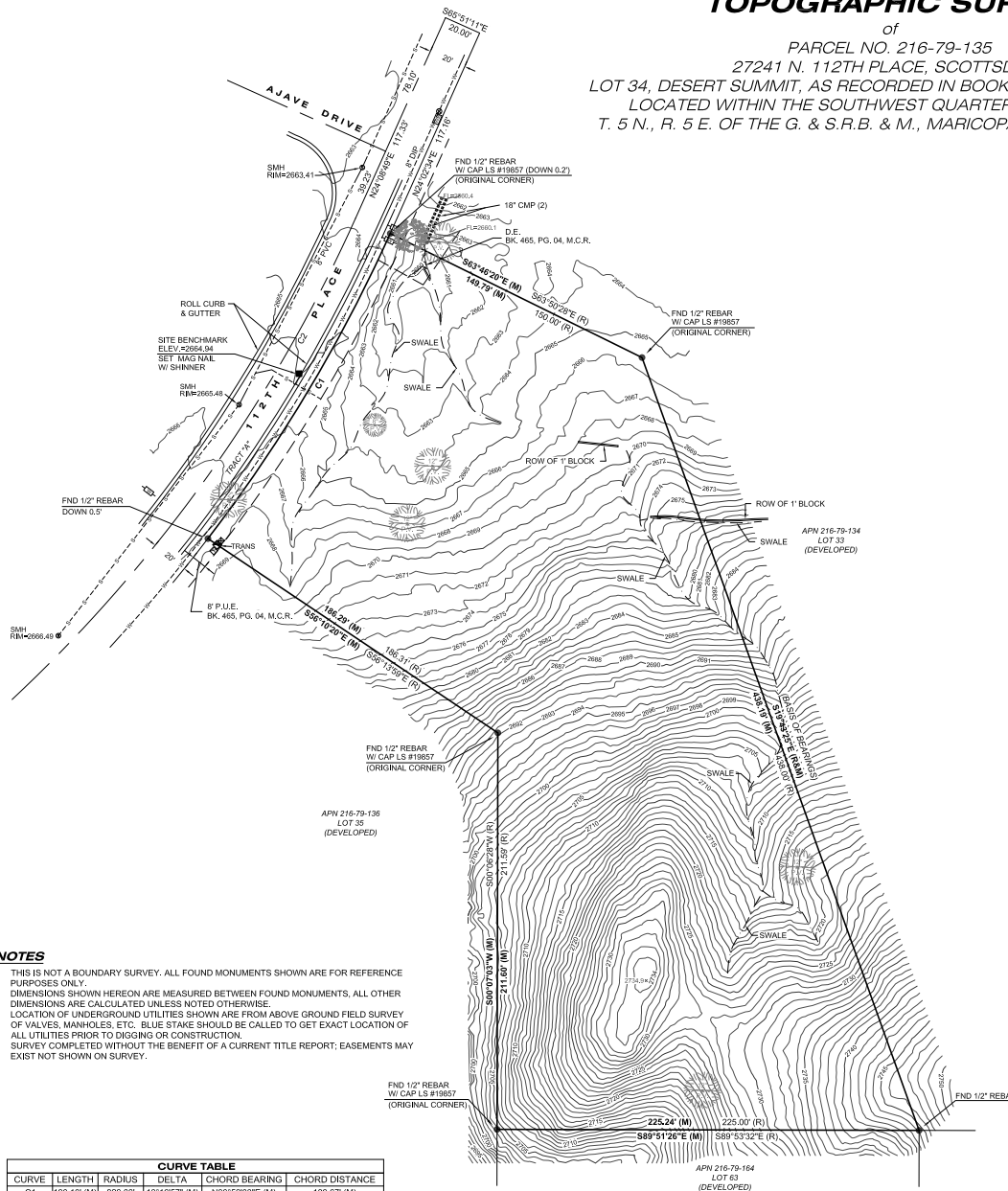
TOPOGRAPHIC SURVEY of

PARCEL NO. 216-79-135
27241 N. 112TH PLACE, SCOTTSDALE
LOT 34, DESERT SUMMIT, AS RECORDED IN BOOK 465, PAGE 04, M.C.R.
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 34,
T. 5 N., R. 5 E. OF THE G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

FIELD S.D.	SCALE	JOB NO.	DATE	SHEET
DRAWING S.D.S.	1" = 30'	24006	2/8/2024	1 OF 1
CHECKED: SJS				

Starlink
Surveying, Inc.

7836 W. Adobe Drive
Glendale, AZ 85308
Ph. 623-322-1116 Fax 623-322-4637
starlink@starlinksurveying.com



NOTES

- THIS IS NOT A BOUNDARY SURVEY. ALL FOUND MONUMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY.
- DIMENSIONS SHOWN HEREON ARE MEASURED BETWEEN FOUND MONUMENTS, ALL OTHER DIMENSIONS ARE CALCULATED UNLESS NOTED OTHERWISE.
- LOCATION OF UNDERGROUND UTILITIES SHOWN ARE FROM ABOVE GROUND FIELD SURVEY OF VALVES, MANHOLES, ETC. BLUE STAKE SHOULD BE CALLED TO GET EXACT LOCATION OF ALL UTILITIES PRIOR TO DIGGING OR CONSTRUCTION.
- SURVEY COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT; EASEMENTS MAY EXIST NOT SHOWN ON SURVEY.



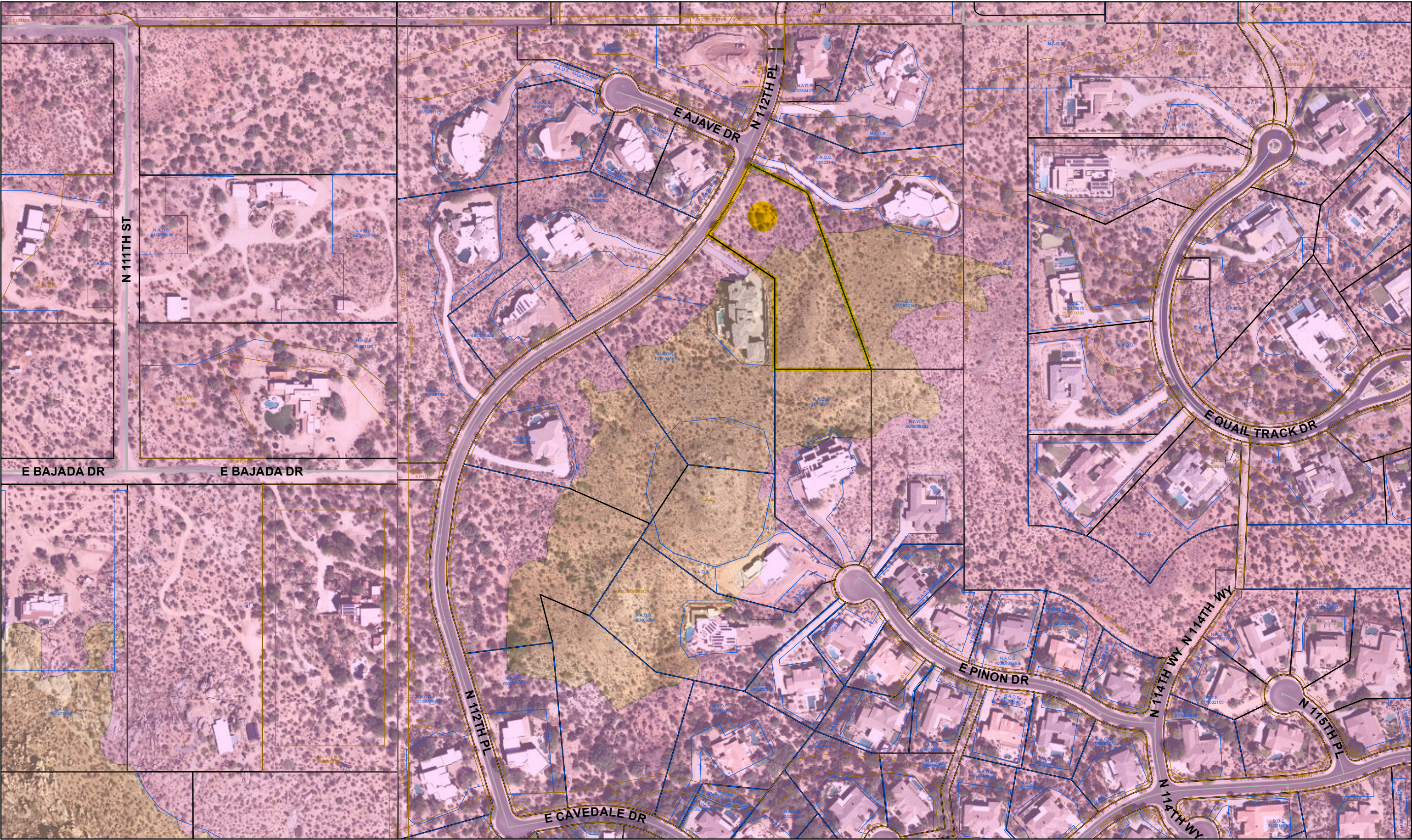
Q.S.
49-5

Aerial

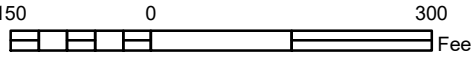
Zoning Aerial

ATTACHMENT #14

12-PP-1995#2



ESL Landform Map



Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

ATTACHMENT #15

City of Scottsdale GIS



2-25-2025

Desert Summit Homeowner and Surrounding Neighbor,

Please see information below and attached documents regarding Desert Summit Lot #34, SFR City of Scottsdale, Development Application and Project Information and Details.

Project Request & Description/Narrative: See Attached Narrative

Pre-Application Number: Project # 459 PA 2024

Project Location: 27241 N 112th Place Scottsdale, AZ 85262

Size: 87,459 Sq Ft (2.01 Acres)

Zoning: Scottsdale R1-70 ESL

Conceptual Site Plan & Elevations: Included in Attachments

Applicant Information:

Johnny Angelone -Lot Owner

Cell: 480-620-6066

Email: BigJAngelone@Gmail.com

City of Scottsdale Contact:

Jeff Barnes

Phone: 480-312-2376

Email: JBarnes@Scottsdaleaz.gov

Appreciatively,

Johnny Angelone

Lot #34 Homeowner

**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.

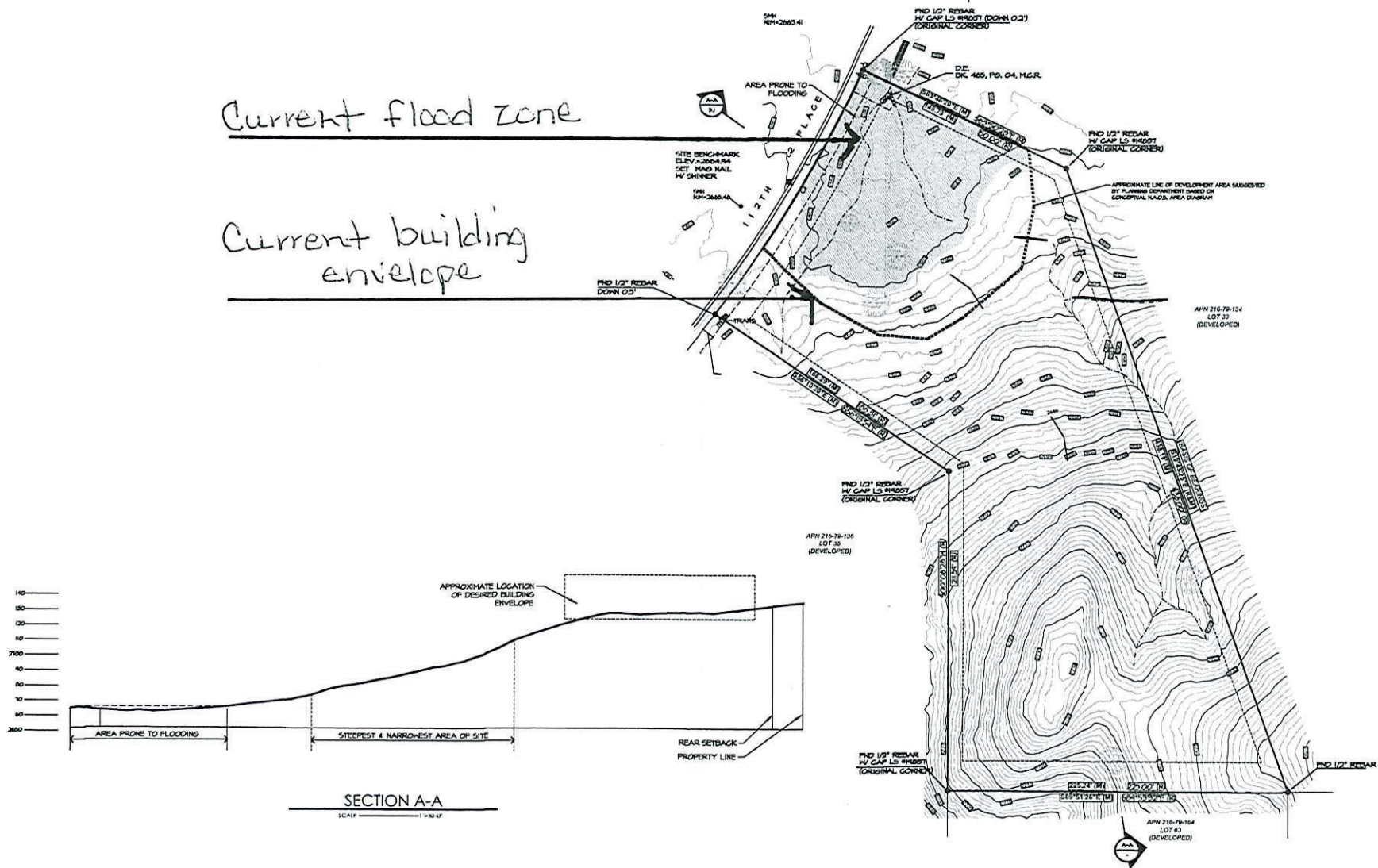
In essence, our goal is not just to build a beautiful and functional custom residence but to do so in a manner that respects and enhances the character of the Desert Summit community, preserves the natural beauty of the land, and contributes positively to the overall quality of life for residents and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

Current flood zone

Current building envelope



The Angelone Residence

27241 N. 112th Place

Scottsdale AZ

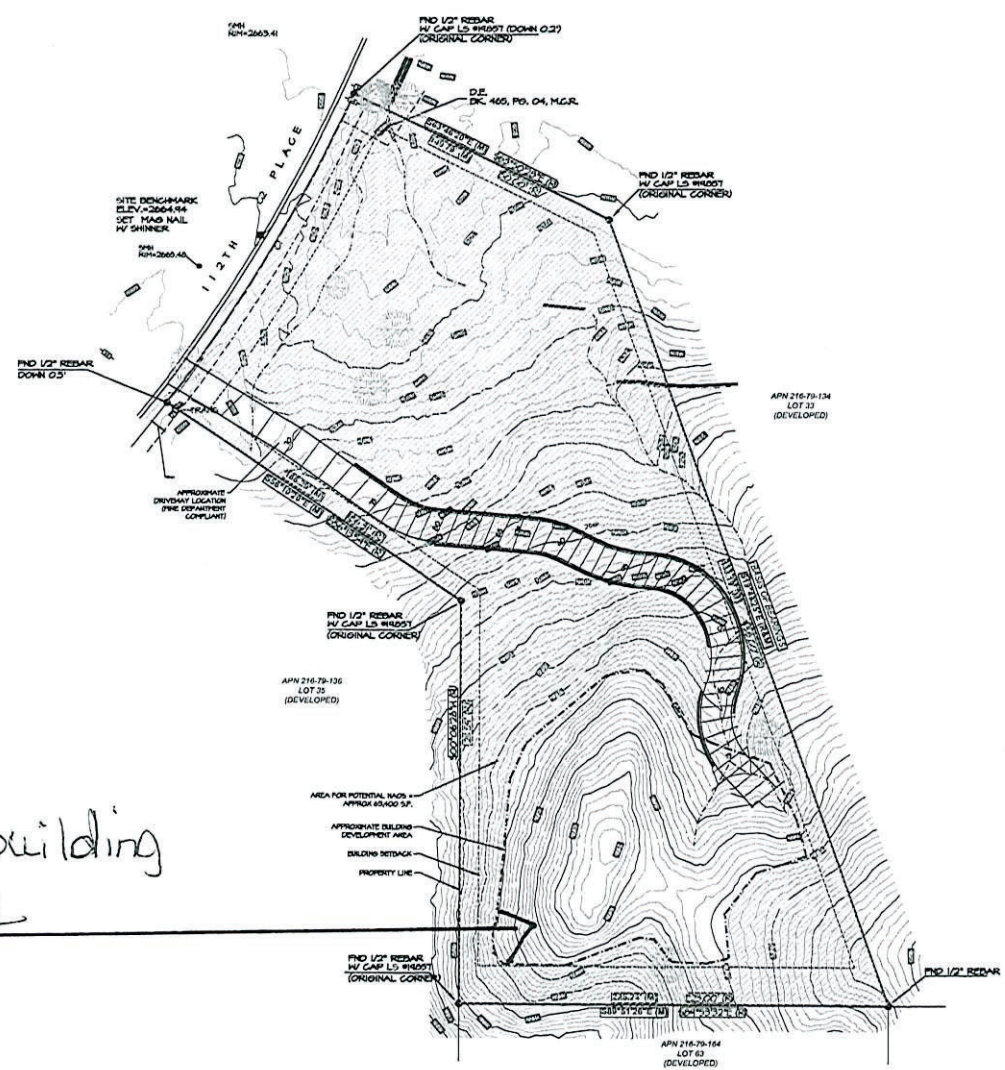
SITE SUITABILITY PLAN

SCALE 1"=30'-0"

GRAMLING ARCHITECTURE
11234 E. ANGLING ROCK RD
SCOTTSDALE, AZ 85242
(480) 351-3262

gramling architecture

Proposed building envelope



The Angelone Residence

27241 N. 112th Place

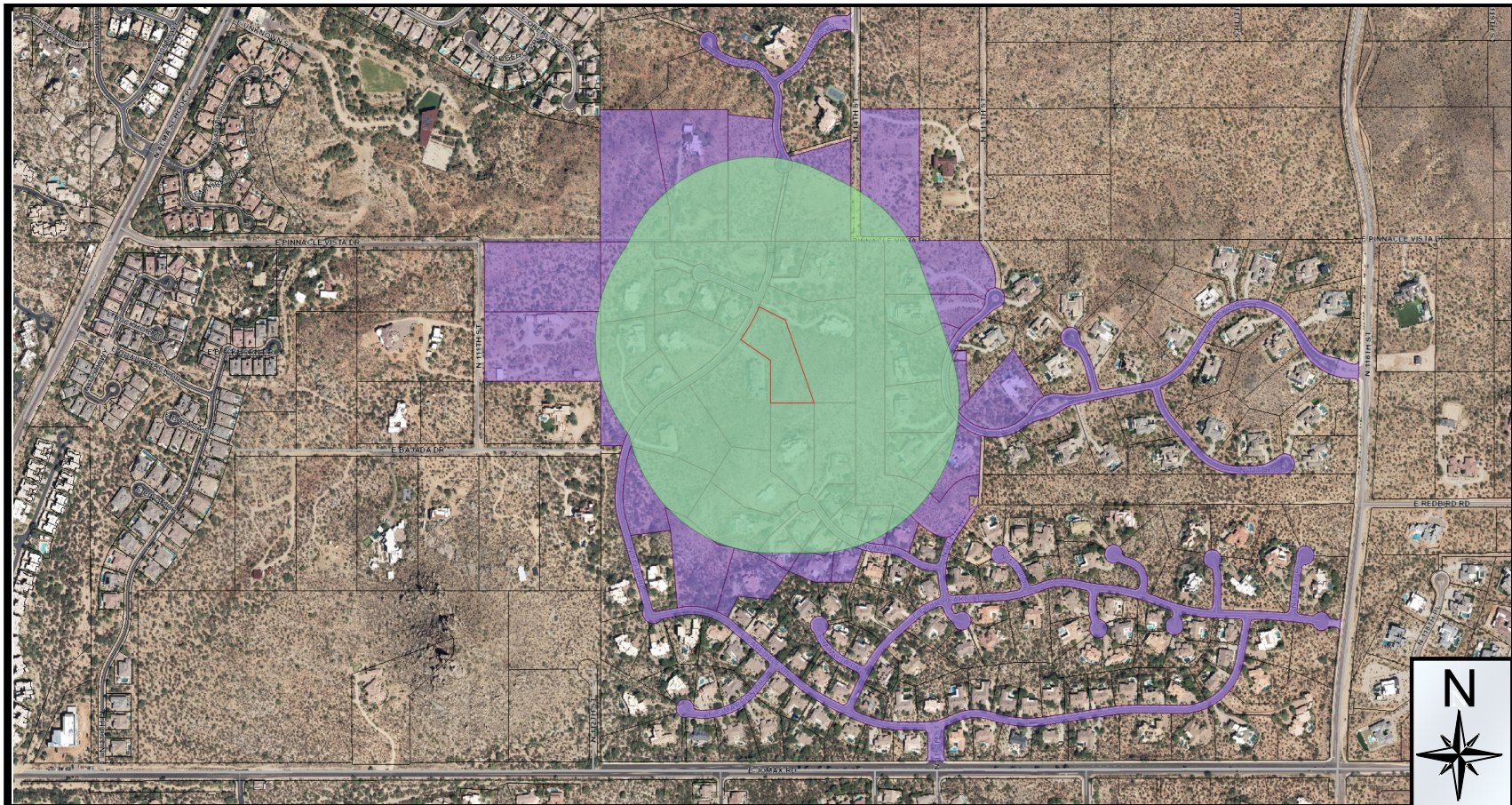
Scottsdale AZ

SITE PLAN
SCALE 1"=30'-0"

GRAMLING ARCHITECTURE
11201 BALCONO RD
SCOTTSDALE, AZ 85248
PHONE: (480) 350-1234

City Notifications – Mailing List Selection Map

Desert Summit Lot 34 - Building Envelope



Additional Notifications:

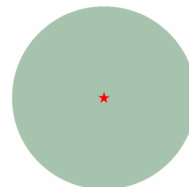
Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
March 11, 2025

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 77

12-PP-1995#2

Barnes, Jeff

From: David Clark <dclark@a-tacinc.com>
Sent: Monday, March 10, 2025 10:00 AM
To: Barnes, Jeff; Kellie Clark; Mfischer53@gmail.com
Subject: Pre-Application #459 PA 2024

⚠ External Email: Please use caution if opening links or attachments!

Good morning Mr. Barnes,

We received this morning a copy of a letter from Johnny Angelone in the Desert Summit community requesting a change of envelope to accommodate building on top of the hill located on lot 34 of Desert Summit.

We recently built on Lot 35 at Desert Summit. We wanted to reach out and advise that we plan to contest a build where he has proposed, as it requires a change of building envelope and we have concerns with them excavating so closely above our retaining walls.

We purchased this property with consideration of the approved envelope in lot 34. Any change to the envelope would be completely contrary to the development plans for the community and our personal investment for our residence.

If this building envelope is extended or altered for Lot 34 it opens up the ability to add or change the envelope on other homes within the preserve. The current owner was aware of the envelope when he purchased the property, as it is his responsibility as the buyer to do proper due diligence.

I have also copied the neighbor located on the east side of Lot 34 in Lot 33, Mark Fischer. Mr. Fischer also has concerns with this proposal and intends to contest the request as well.

Please let us know you have received the email and if you have any questions or concerns. Our formal contest of this proposal will be forthcoming.

Thank you!

David Clark
ATAC, Inc.
Sent from my cell
909.303.0777

ATTACHMENT #18

Barnes, Jeff

From: Ronald Cohen <rcbrady@ameritech.net>
Sent: Sunday, March 9, 2025 9:07 PM
To: Barnes, Jeff
Subject: Pre-Application Number: Project 459 PA 2024

⚠ External Email: Please use caution if opening links or attachments!

Jeff

Reference is made to Project 459 PA 2024 which I believe is a preliminary request made by lot owner Johnny Angelone to build a home on Desert Summit lot 34 located at 27241 N. 112th Place in Scottsdale. It appears Mr. Angelone is requesting a drastic change to the location of a long established building envelope to build on the top of this 2 acre hillside lot.

I am the homeowner of lot #63 in Desert Summit which abuts and borders Mr. Angelone's lot. I strongly object to changing the building envelope on lot 34 to the top elevation on the lot for numerous reasons.

I am not very familiar with Scottsdale zoning procedures.

What is the current status of this application?

What steps can I take to voice my objections to changing the building envelope for lot 34?

Your guidance would be appreciated.

Thanks

Ron Cohen

11310 E. Pinon Dr., Scottsdale

708-205-1130 (cell)

From: [NoReply](#)
To: [Projectinput](#)
Subject: Case 12-PP-1905#2
Date: Wednesday, April 2, 2025 1:44:40 PM



I strongly object to the applicants request to drastically change the established building envelope for lot 34. Constructing a long winding driveway and moving the building envelope to the near top of a hill on the lot most certainly would conflict with Scottsdale NAOS guidelines. The applicant alleges flooding issues as a reason to change the building envelope. IF there any drainage or flooding issues, they most likely can be solved more economically with construction or expansion of a culvert. The Scottsdale building envelope for this lot was well known to the applicant when he purchased the lot years ago. A request to radically change the envelope to build a home near the highest elevation of the lot for the purpose of having a better view should not be allowed. -- sent by Ron Cohen (case# 12-PP-1995#2)

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From: [Paul Jawin](#)
To: [Projectinput](#)
Subject: 12-PP-1995#2 DESERT SUMMIT LOT 34 - BUILDING ENVELOPE
Date: Thursday, April 3, 2025 4:51:57 PM

External Email: Please use caution if opening links or attachments!

Dear Mr. Barnes,

I reside at 11307 E Piñon Drive in Desert Summit and am writing to comment on the captioned proposed building envelope change. I support and agree with other neighbors that feel it is unfair to allow changes in the building envelope that would place the house on the top of the hill and obstruct the views of other homeowners. All of the homeowners bought their properties in reliance on the existing building envelopes and it would be unfair to change them in a manner that adversely impacts the neighbors. The proposed change would also cause a much greater disturbance of the site than if left in its current position, which would have the least impact.

Thank you,

Paul Jawin

From: [NoReply](#)
To: [Projectinput](#)
Subject: Case 12 - PP-1995 II Desert Summit Lot 34 Building Envelope
Date: Monday, March 24, 2025 10:57:23 AM



We don't need new residential on environmentally sensitive land ! -- sent by Carolyn Kinville
(case# 12-PP-1995#2)

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Barnes, Jeff

From: Jai Larman <jlarman987@gmail.com>
Sent: Tuesday, March 11, 2025 8:31 AM
To: Barnes, Jeff
Subject: Pre-Application #459 PA 2024

⚠ External Email: Please use caution if opening links or attachments!

Dear Mr. Barnes,

I am in receipt of your packet sent on 2/25/2025 regarding the request to change site plans. I am writing to express my concern. The open space between (buffer) between Desert Summit and Atalon Community is one of the only (North-South) wildlife corridors between Alma School and 118th. This area does allow for some safe space for these native animals to move, live and thrive within the many housing communities that now exist in the N. Scottsdale area. If this request is approved this corridor (buffer) shrinks significantly. I ask that you take this into consideration when making a decision on the requested change of approved building plans. The current approved building location would have been known when Mr. Angelone purchased this piece of property. I am struggling to accept his suggestion that the current building location is difficult due to its "distinctly challenging" terrain.

Thank you for considering my comments in your decision.

Sincerely,

Jai Larman
Scottsdale Resident
Atalon Community

Barnes, Jeff

From: Robert Lisowski <RWLisowski@outlook.com>
Sent: Wednesday, March 5, 2025 9:23 AM
To: Barnes, Jeff; bigjangelone@gmail.com
Subject: Desert Summit Lot 34 Development Application
Attachments: Angelone Lot 34 Dvlpmt App.pdf; Angelone Lot 34 Dvlpmt App.pdf

⚠ External Email: Please use caution if opening links or attachments!

Dear Jeff Barnes (City of Scottsdale) & Johnny Angelone (Lot 34 Homeowner):

I received by mail the attached Desert Summit Lot 34 Development Application and Project Information Details. Thank you.

I am an adjacent neighbor, residing in the Talon Ranch neighborhood at 11435 E Quail Track Dr, Scottsdale, AZ 85262; otherwise referred to as Maricopa Co. Parcel # 216-79-341.

In 2016, before purchasing the most expensive lot offered by Toll Brothers in Talon Ranch, I did my due diligence in reviewing the building envelopes of all lots within my territorial view of the natural desert hills looking northwest, west and southwest — views which were a major contributing factor in determining my lot's value. My review of those building envelopes in Desert Summit indicated no significant potential view alterations or obstructions. I consequently moved forward with my purchase.

Now, in 2025, if the Lot 34 building envelope is to be changed, potentially nullifying the basis of my purchase decision, I first need to understand what, if any, impact that might have on the value of my investment.

Therefore, based on Lot 34's proposed new building envelope, and assuming the specific planned house location, profile and height, I respectfully request an artist / architectural rendering of how, if at all, the Lot 34 proposed change would affect my southwest view.

I have attached a pdf depicting my specific view concerns.

Thank you,

Bob Lisowski

SW VIEW CONCERN FROM 11435 E QUAIL TRACK DR



Barnes, Jeff

From: Danny Proko <danny.proko@outlook.com>
Sent: Thursday, April 10, 2025 2:26 PM
To: Barnes, Jeff
Subject: 12-PP-1995#2 / DESERT SUMMIT LOT 34 - BUILDING ENVELOPE

⚠ External Email: Please use caution if opening links or attachments!

Mr. Barnes,

As residents of Lot 64, which runs adjacent and nearby to Lot 34, and Desert Summit (DS) homeowners, we do not agree with the relocation of Lot 34's building envelope for these reasons:

- According to the DS Architectural and Landscape Guidelines, dated Jan 2009, DS Board approval is required before altering the exterior appearance of any lot. During the latest March 2025 public HOA meeting, this approval was not sought, nor of course, approved. It's abundantly clear in other places throughout this document, Board and ARC approval is required to change Lot configurations from the baseline.
- Even so, the proposal is missing key information, i.e., the basic home design and position on the lot to identify key features impacting neighboring homes. The document is quite clear about the impact to the natural landscape, elevations, neighbors, as well as how this impacts the due diligence required for the DS HOA Board's approval within these guidelines.
- To this end, the Guidelines seek "to minimize the impact of construction on the desert terrain. The homes within Desert Summit shall be sensitive to existing site contours, native vegetation, views, and neighboring lots. This will be achieved by using materials and creating forms that minimize reflection, exposure, and mimic natural elements in the surrounding desert. The Homeowner must use the topography and vegetation to shield the Homeowner's residence from neighboring lots and streets."
- The 31 March 1998 amended DS CCR&Es' Exhibit A is also clear about prevention of negative impacts "to the natural or existing surface or drainage thereon." "Any grading must be performed with minimum disruption to the Lot and shall not cause water existing on the Lot to drain from different points, in greater quantities or at greater velocities than occurred in its natural condition." Also, "Sensitivity to height and relationship to other Living Units immediately surrounding the Lot must be taken into consideration and will play a role in the review process by the Committee."
- Our home sits very low on Lot 64, below a decent-sized hill, with varying washes running down both sides, one of them quite large. When we first moved in, we had significant water run-off that came down the hill and over our wall and into our pool area, even down our driveway. A simple, small berm helped divert the water to each side, into the washes where the other drainage went, without negatively impacting our neighbors. In fact, they were happier about that solution and adding rip-rap, given there was no more sand washing out in front of their houses after each heavy monsoon.
- Finally, Lot 34's building envelope was well-known at purchase time. If it were me, and I did the proper due diligence, I wouldn't have purchased that lot if it didn't fit my desired final custom home location and/or configuration. The disruption to neighbors and lack of consideration of the current neighbors, who followed the city and HOA guidelines, are a bit too much to ask several years after the lot's purchase. Nobody currently living in our neighborhood wants to see a house perched above all the others, if it is unfortunately placed at a higher elevation than originally finalized. It would stand out and disrupt the normal neighborhood vibe and atmosphere, not to mention being invasive of others' privacy below.

Thanks for your time and request for comment on this matter.

Sincerely,

Danny

c.703.201.6036

11334 E Pinon Dr

Scottsdale, AZ 85262

=====

Daniel A. Proko, Jr

Arizona

From: [NoReply](#)
To: [Projectinput](#)
Subject: 12-PP-1995#2
Date: Thursday, May 1, 2025 7:20:27 PM



I am the direct neighbor of this property. My address is 27189 N. 112th place. There are several concerns that the community has, but I would like to point out some obvious facts. Mr. Angelone has tried to sell his property a few times, and you can see on zillow currently that the last price was quite high and also based on false information. Online, it is stated that the building envelope is located at the exact spot he's fighting for. False advertising, and also correlates to the huge price tag he put on the property. The listing was taken down, when he realized he couldn't sell the property with the location he desired.
https://www.zillow.com/homedetails/27241-N-112th-Pl-LOT-34-Scottsdale-AZ-85262/2078093915_zpid/ All residents in the community built their homes within city and HOA guidelines. It is Mr. Angelone's responsibility to do proper due diligence upon purchasing property. He did not and cannot change the community due to his lack of responsibility. -- sent by Kellie Clark (case# 12-PP-1995#2)

[City of Scottsdale](#)



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