



Pre-Application Questionnaire

Date: _____

Project No.: 1166 - PA - 2005-2

Coordinator: _____

Cost Center (COS Projects Only): _____

Project Name: 94 HUNDRED SHEA

Location: SWC 94TH/SHEA Zip Code: 85258

Current Zoning: C-3 Parcel Number(s): 217-36-001M Quarter Section: 28-50

Is this property owned by the State Land Department? ☒ No ☐ Yes

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Gross Lot Size: 448,668 Sq Ft / 7.30 AC Building Height: 36' max

Net Lot Size: 436,906 Sq Ft / 7.03 AC Current Use: office/retail

Compliance Order Issued? ☒ No ☐ Yes By whom? _____

For what reason? _____

Case Type:

- | | | |
|---|--|---|
| <input type="checkbox"/> Preliminary Plat* | <input type="checkbox"/> Development Review | <input type="checkbox"/> Master Sign Program |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Zoning Interpretation | <input type="checkbox"/> Appeal Interpretation |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Abandonment | <input type="checkbox"/> Staff Approval |
| <input type="checkbox"/> ESLO Wash Modification | <input type="checkbox"/> ESLO Hardship Exemption | <input type="checkbox"/> Don't Know/Exploring Options |
| <input checked="" type="checkbox"/> Other: <u>amendment to zoning stipulation to allow full-median break at 94th & Shea</u> | | |

*Planning water features? ☐ No ☐ Yes Call Water Resources at 480-312-5659 for additional requirements.

Owner Contact: John Rosso
Company: 94th & Shea LLC
Phone: 480.451.0248 Fax: 480.314.7471
E-mail: westarjr@aol.com
Address: 8300 N. Hayden Road, # 207
Scottsdale, AZ 85258
[Signature]
Applicant Signature

Applicant Contact: Michael Leary
Company: Michael P. Leary LTD
Phone: 480.991.1111 Fax: 866.520.7278
E-mail: yrael@hotmail.com
Address: 10278 E. Hillery Drive
Scottsdale, AZ 85255
5.25.06
Date

Planning and Development Services Department

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



Project Pre-Application Submittal Requirements

All items listed below must be submitted with the attached forms for complete submittal.

Please Note: All projects require a legally-assigned address; if an address is not currently assigned to your project, please submit a site plan to Records Division staff to obtain one. This may take up to 5 days. The Address Request form is available on-line at www.scottsdaleaz.gov/bldgresources/records.

Part I. General Requirements

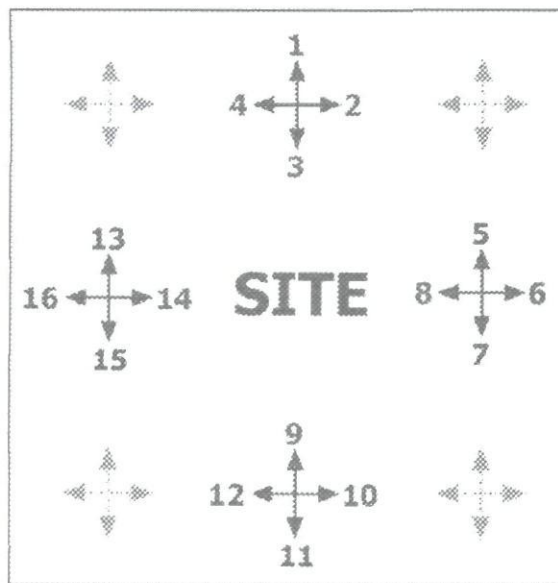
- ☒ 1. **Pre-App Questionnaire & Application Fee**
- ☒ 2. **Conceptual Drawing** - A conceptual site plan, plot plan, boundary survey, or schematic drawing representing your request (not required for Abandonments). If requesting Development Review Board approval, include elevations showing architectural character.
- ☒ 3. **Transparency** - A clear film transparency of the proposed site plan at 1"=100' scale (not required for Abandonments).
- ☐ 4. **Title Reports** - No more than 30 days old; required for Abandonments only.
- ☒ 5. **Records Packet** - Can be purchased from the city of Scottsdale Records Division, 7447 E Indian School Road, Suite 105, or downloaded at <http://eservices.scottsdaleaz.gov/dmc/>. If you have questions regarding this packet, please call 480-312-2356.

- **Assessor map**
- **Quarter Section Map(s)** (50% reduced) of Water & Sewer and Right-of-Way,
- **Zoning map** (50% reduced)-This is not required for Abandonments.
- **Aerial Map** - City produced Full size 1" = 100' scale —no older than 2002.
- **Plat Map** - Only required for Abandonments located in a subdivision.

*Highlight the location of your project on all maps listed above.

Part II. Site / Context Photographs

- ☒ 1. Provide photographs showing the site and the context of surrounding buildings/properties from street view, mounted on 8-1/2"x11" sheets, taken as instructed below (optional for Abandonments).
- Photos are to be taken at the curb and along the property boundaries as shown below.
- Photos should show adjacent improvements and existing on-site conditions.
- Refer to photograph number and direction of view.
- If your site is greater than 500 ft in length, also take the photo locations shown in the dashed lines.
- DO NOT mount photos on large poster boards, cork boards, etc.
- DO NOT submit "panoramic view" size photos.



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OK to Submit
5-26-05



Pre-Application Questionnaire

Project Narrative

Date: _____

Project No.: _____ - PA - _____

Coordinator: _____

Cost Center (COS Projects Only): _____

Provide a detailed descriptive narrative of the site layout.

- Describe the site circulation, parking and design, drainage, architecture, and proposed land use.
- What improvements and uses currently exist on the property?
- Explain how your proposal is compatible with the surrounding area.
- Are there any unusual characteristics that may restrict or affect your development?

Target Date to Begin Construction: under construction

Please type or print narrative in the space below. Provide as much detail as possible; use a separate sheet if necessary.

The proposal is to amend an access limitation stipulation of Case 11-ZN-2002 which approved rezoning to C-3 for the development of a retail and office project known as 94 Hundred Shea. A zoning stipulation restricted access to Shea to a single driveway with right-in, right-out, and left-in only access. This single Shea driveway is the only meaningful access for the 7 acre retail/office site and the adjoining southern 3 acre phase II office expansion. Efforts since the rezoning approval in 2002 to obtain additional access to Shea Boulevard through the adjoining retail center to the west have been unsuccessful even though non-reciprocal access through our site is available to the adjoining retail center. After 1 1/2 years of discussion with transportation staff as to options for improving access, a traffic study which supports a full-access median break has been completed, submitted and reviewed by Transportation staff. A copy of that report is enclosed.

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