



## Condominium Conversion

### Condominium Letter and Final Submittal Checklist

Condominium Plat of subject property shall be performed in accordance with "Minimum Standards for Arizona Land Boundary Surveys" effective February 2002 by the State of Arizona Board of Technical Registration (BTR) and the City of Scottsdale's Design Standards and Policy Manual.

**Step One:** You have just received preliminary approval for your application to convert an existing development into a Condominium. You will need to submit this form along with the items checked on page 2 to complete your request for a Condominium.

**This approval expires one (1) year from date of approval if the final recording of the plat is not completed.**

**STAFF APPROVAL NO: 324-SA-2007**

PROJECT NAME: W Hotel Scottsdale  
LOCATION: 7277 E Camelback Rd Q.S.: 17-45  
PARCEL: **173-41-001**  
COMPANY NAME: David Evans  
APPLICANT NAME: Boyce OBrien  
ADDRESS: 2141 E Highland Ste 200  
PHONE: 602-474-9261 FAX: 602-285-2396  
REQUEST: Condominium Conversion

NO STIPULATIONS PERTAINING TO THIS PROJECT OTHER THAN THOSE IN RELATED CASES.

STIPULATIONS:

1. Comply with all stipulations of cases 19-AB-2004, 22-ZN-2004, and 19-DR-2005.

RELATED CASES:

SIGNATURE:

A handwritten signature in blue ink, appearing to read "Dan Symer", written over a horizontal line.

Dan Symer, AICP, 480-312-4218  
Senior Planner

DATE APPROVED: July 19, 2007



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**Step Two:**

Submit a copy of this document with the following plans, reports documents and fees to receive your final approvals.

**CONDOMINIUM CONVERSION. 324-SA-2007**

SUBMIT THE FOLLOWING DOCUMENTS AND FEES TO THE DEVELOPMENT SERVICES COUNTER LOCATED AT 7447 E. INDIAN SCHOOL ROAD:

- 1 COPY OF THIS FORM
- 3 COPIES OF THE CONDOMINIUM PLAT MAP at 24" x 36" sheet size
- 1 COPY OF TITLE INSURANCE, NO OLD THAN 30 DAYS
- 1 COPY OF ELECTRONIC VERISION OF THE PLAT MAP
- 1 COPY OF A CURRENT ALTA SURVEY, NO OLDER THAN 1 YEAR.
- MUST PAY FOR FEES FOR THIS STAFF APPROVAL PRIOR TO OR CONCURRENT WITH FINAL MAP PLAN REVIEW SUBMITTAL.

FEES:

- Non-ESLO and LOWER DESERT
- UPPER DESERT
- HILLSIDE

THIS PLAN SHALL RECEIVE A REVIEW BY THE FOLLOWING DEPARTMENTS:

Staff Reviewers

|                         |                                     |                |
|-------------------------|-------------------------------------|----------------|
| <b>SURVEY:</b>          | <input checked="" type="checkbox"/> | Dwayne Haught  |
| <b>PLAT REVIEW</b>      | <input checked="" type="checkbox"/> | Peter Deeley   |
| <b>FIRE:</b>            | <input checked="" type="checkbox"/> | John Armstrong |
| <b>PLANNING:</b>        | <input checked="" type="checkbox"/> | Dan Symer      |
| <b>CIVIL:</b>           | <input checked="" type="checkbox"/> | Joe Morris     |
| <b>TRANSPORTATION:</b>  | <input type="checkbox"/>            |                |
| <b>WATER RESOURCES:</b> | <input type="checkbox"/>            |                |



**Condominium Conversion**  
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**ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS**

**RIGHTS OF PROPERTY OWNER**

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

**APPEAL PROCEDURE**

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

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

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

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

City Manager's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2422

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

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.