



Partial Replat Approval Letter and Final Submittal Checklist

Land boundary survey 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).

Step One: You have just received partial replat approval for your application to either split or tie property. You will need to submit this form along with the items checked on page 2 to complete your request for a Land Assemblage.

This approval expires one (1) year from date of approval if the final recording of the split or tie is not completed.

RECORDED PLAT CHANGE NO: 13-PC-2009

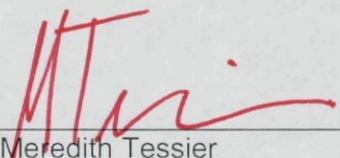
PROJECT NAME: Pickett Residence
LOCATION: 9206 E. Vista Dr. & 9226 E Preserve Wy Q.S.: 58-50
PARCEL: **216-46-037 & 216-46-034**
COMPANY NAME: Wendell Pickett
APPLICANT NAME: Wendell Pickett
ADDRESS: 19640 N 84Th St
PHONE: 602-400-5246 FAX:
REQUEST: Partial replat: 9206 E. Vista Dr. & 9226 E.
Preserve Way. Parcels: 216-46-037&216-46-034

☒ **STIPULATIONS:**

1. Approval for the partial replat for lots 17 and 20 of Desert Ranch, parcels 216-46-037&216-46-034.
2. All stipulation from related cases still apply to this site.
3. At time of final plans, submit a Title of Insurance no older than 30 days.
4. Submit for final plans approval.
5. Final plans subject to City Council approval.

RELATED CASES
500-PA-2009

SIGNATURE: _____


Meredith Tessier
Planner

DATE APPROVED: September 3, 2009

Step Two:

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

RECORDED PLAT CHANGE NO. 13-PC-2009

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

- ☒ 1 COPY OF THIS FORM
- ☒ 2 COPIES OF THE SURVEY at 24" x 36" sheet size
- ☒ 1 TITLE INSURANCE POLICY NO OLDER THAN 30 DAYS

FEES:

- ☐ Non-ESLO and LOWER DESERT \$645.00 per sheet
- ☒ UPPER DESERT \$685.00 per sheet
- ☐ HILLSIDE \$710.00 per sheet

WHEN YOU ARE NOTIFIED TO SUBMIT THE ORIGINAL MYLAR DRAWINGS FOR SIGNATURE, SUBMIT THE FOLLOWING:

- ☒ Minimum two sets of mylars. If you wish to retain your own copy of the mylars, you must submit an additional set.
- ☒ RECORDING FEE \$32.00 **per sheet** plus \$30.00 **administrative fee**.
Additional set of mylars are \$3.00 **per sheet**.

THIS PLAN SHALL RECEIVE A REVIEW BY THE FOLLOWING DEPARTMENTS:

		Staff Reviewers
SURVEY:	<input checked="" type="checkbox"/>	Dwayne Haught
FIRE:	<input checked="" type="checkbox"/>	
PLANNING:	<input checked="" type="checkbox"/>	Meredith Tessier
CIVIL:	<input type="checkbox"/>	

Step 3:

Partial Replat must receive City Council Approval after completion of Step Two.

**POLICY OF THE CITY OF SCOTTSDALE
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.

SIGNATURE: _____