



STAFF APPROVAL LETTER

296-SA-2013
Crossroads East

STEP 1

STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

PROJECT INFORMATION

LOCATION: 18575 N Scottsdale Rd
PARCEL: 215-07-245
Q.S.: 38-45
CODE VIOLATION #:

APPLICANT: Traver Jones
COMPANY: Kimley-Horn
ADDRESS: 7740 N 16Th St Ste 300 Phoenix, AZ 85020
PHONE: 602-944-5500

Request: Approval of landscaping for existing Scenic Corridor and on-site infrastructure (spine streets and on-street parking areas only)

STIPULATIONS

1. All plantings shall be consistent with the landscape plan provided by Kimley-Horn & Associates, with a staff approval date of 9/25/13
2. Landscaping for individual projects on the site shall be submitted for separate review and approval as part of a Development Review Board application.

Related Cases: 296-SA-2013, 19-ZN-2002#3, 19-ZN-2002#2, 19-ZN-2002

SIGNATURE: 

Greg Bloemberg, Planner

DATE APPROVED: September 25, 2013

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, along with the following plan set(s) to the One-Stop-Shop for plan review:

CIVIL IMPROVEMENT: ☒ 3 sets of civil improvement plans

This plan set shall be reviewed by the following departments:

PLANNING:

Staff Reviewer:
Greg Bloemberg

**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.



City of Scottsdale Cash Transmittal

94346

94346
00395508
09/13/13 PLN-1STGP
KUNCELER HPDC600524
9/13/2013 4:49 PM
\$87.00

Received From :

ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85003
602-542-2625

Bill To :

ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85003
602-542-2625

Reference # 346-PA-2002

Issued Date 9/13/2013

Address 18575 N SCOTTSDALE RD

Paid Date 9/13/2013

Subdivision SEC SCOTTSDALE ROAD & UNION HILLS DRIVE

Payment Type CREDIT CARD

Marketing Name

Lot Number 2

Cost Center

MCR 1131-32

County No

Metes/Bounds No

APN 215-07-245

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85003
602-542-2625

Net Lot Area

Sewer Type

Number of Units 1

Meter Size

Density

QS 38-45

Code	Description	Additional	Qty	Amount	Account Number
3166	STAFF APPROVAL (MINOR-CASE)		1	\$87.00	100-21300-44221

SIGNED BY TAVOR JONES ON 9/13/2013

Total Amount

\$87.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 94346



Development Review (Minor)

(Administrative Staff Approval)

Development Application Checklist

Official Use: _____

City Staff Contact: Bloembergen Email: _____

Phone: _____

Project Name: Chauncey Crossroads Spine Roads

Property's Address: NEC Scottsdale Road 7 Chauncey Lane A.P.N.: _____

Property's Zoning District Designation: PCD

Application Request: _____

Owner: <u>Diversified Partners</u>	Applicant: <u>Traver Jones</u>
Company: _____	Company: <u>Kimley-Horn</u>
Address: <u>7500 E. McDonald Drive</u>	Address: <u>7740 N. 16th Street, #300 Phoenix</u>
Phone: <u>480 947 8800</u> Fax: _____	Phone: <u>602 944 5500</u> Fax: _____
E-mail: <u>alexandra@dpcrc.com</u>	E-mail: <u>traver.jones@kimley-horn.com</u>

Submittal Requirements: Please submit materials requested below. All plans must be folded.

<input checked="" type="checkbox"/> Completed Application (this form) and Application Fee – \$ <u>87.6</u> (fee subject to change every July)	<input checked="" type="checkbox"/> Landscape Plan (<u>2</u> copy(ies) – indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.
<input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below	<input type="checkbox"/> Cross Sections – for all cuts and fills applications
<input type="checkbox"/> Request for Site Visits and/or Inspections form	<input type="checkbox"/> Conceptual Grading & Drainage Plan – show existing, proposed drainage flows, channels, retention, etc.
<input type="checkbox"/> Context Aerial – with site highlighted	<input type="checkbox"/> Copy of Liquor License Application (for all bars or restaurants patio applications)
<input checked="" type="checkbox"/> Narrative – describing nature of request	<input type="checkbox"/> Airport Vicinity Development Checklist
<input type="checkbox"/> Homeowners or Property Owners Association Approval	<input type="checkbox"/> Floor Plan(s) – show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.
<input type="checkbox"/> Color photographs of site – include area of request	<input type="checkbox"/> Exterior Lighting – provide cut sheets, details and photometrics for any proposed lighting.
<input type="checkbox"/> Site plan (____ copy(ies) indicate the extent and location of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks.	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Material Samples – color chips, awning fabric, glazing, etc.	
<input type="checkbox"/> Elevation Drawings or Color Photo simulations (____ copy(ies) – of additions, buildings, or other changes with materials and colors noted and keyed	

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):

<input type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature: _____	Agent/Applicant Signature: <u>[Signature]</u>
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Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



Development Review

Methodologies and Required Notice

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

Required Notice

1. Pursuant to A.R.S. §9-836, an applicant may receive a clarification from the City regarding interpretation or application of a statute, ordinance, code or authorized substantive policy statement. A request to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator or designee. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning, Neighborhood and Transportation Division
One Stop Shop
Planning, Neighborhood & Transportation Administrator
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale Website: www.scottsdaleaz.gov



Development Application Process

Enhanced Application Review

Staff Review Applications: SA, WM, & MD

Enhanced Application Review Methodology

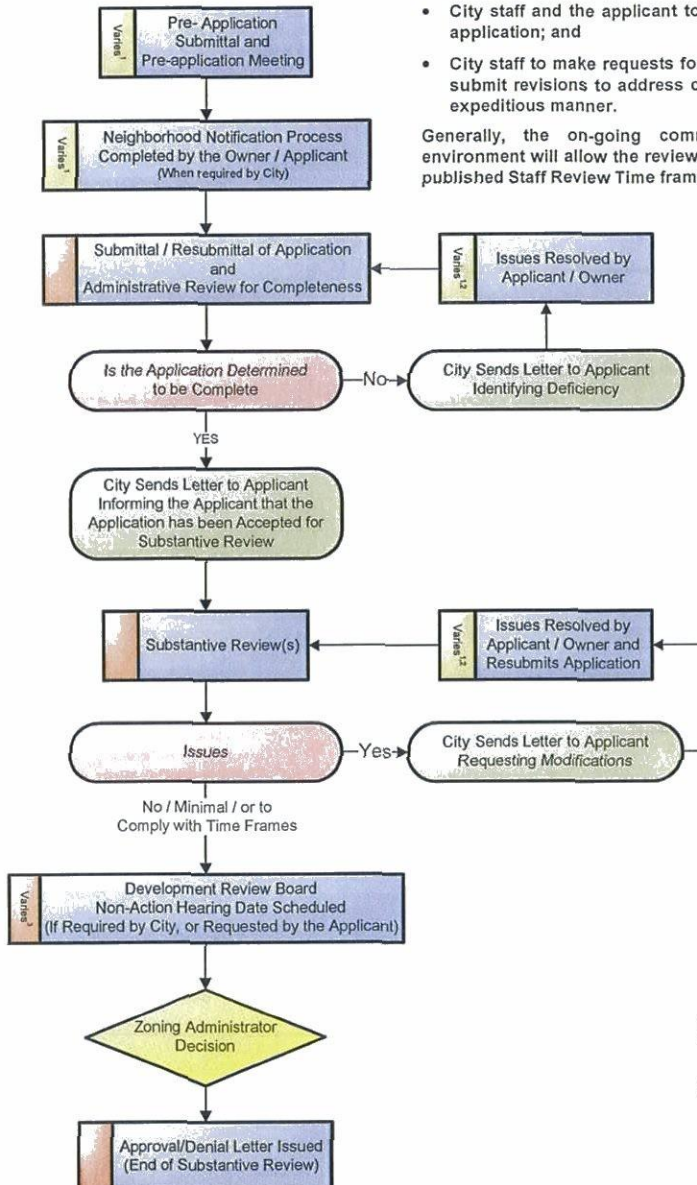
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Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

Application Types:

- a. Development Review – Minor (SA)
- b. Wash Modifications (WM)
- c. Land Division – Minor Subdivision (MD)



Note:

1. Time period determined by owner/ applicant.
2. All reviews and time frames are suspended from the date a letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. Owner/applicant may agree to extend the time frame by 25 percent

Time Line

Administrative Review	Substantive Review	Approval/Denial Letter Issued
15 Staff Working Days Per Review	50 Total Staff Working Days, Multiple City Reviews in This Time Frame ^{2,3,4}	



Development Application Process

Standard Application Review

Staff Review Applications: SA, WM, & MD

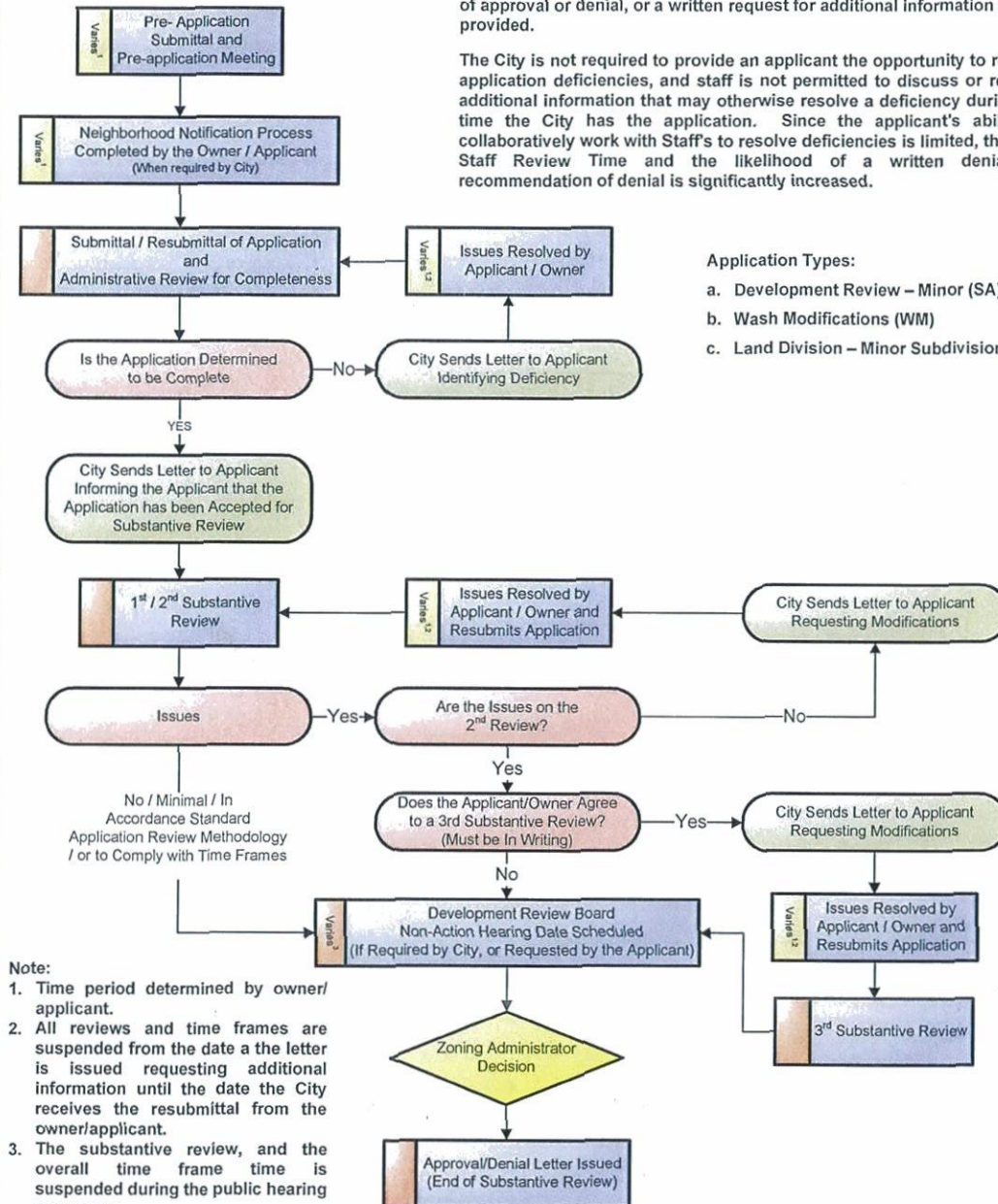
Standard Application Review Methodology:

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The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

Application Types:

- a. Development Review – Minor (SA)
- b. Wash Modifications (WM)
- c. Land Division – Minor Subdivision (MD)



Note:

1. Time period determined by owner/ applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 25 percent

Time Line

Administrative Review	Substantive Review	Approval/Denial
15 Staff Working Days Per Review	50 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4}	Letter Issued

Planning, Neighborhood & Transportation

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City of Scottsdale Website: www.scottsdaleaz.gov



Kimley-Horn
and Associates, Inc.

Suite 300
7740 N. 16th Street
Phoenix, AZ 85020

TEL 602.944.5500
FAX 602.944.7423

Transmittal

Date: September 24, 2013 Job Number: 191235046
Project Name: Chauncey Crossroads Spine Roads
To: City of Scottsdale
Attn: Greg Bloemberg
7447 E. Indian School Rd.
Scottsdale, AZ 852

We are sending the following items by Hand Delivery:

<i>Copies</i>	<i>Date</i>	<i>Description</i>
2	09/17/13	Preliminary Landscape Plans

Comments:

If you have any questions, please contact me at 602-216-1234. Thank you.

Copy to: file Signed: Traver Jones