

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: 9080 E Cactus Rd
PARCEL: 217-24-005M, 217-24-007

Q.S.: 31-49
CODE VIOLATION #:
#:
229980

APPLICANT: Michael Ledner
COMPANY: Desert Streams Chapel aka North Scottsdale Four Square Fellowship.
ADDRESS: 9080 E Cactus Rd Scottsdale, AZ 85260
PHONE: 480-203-9189

Request: Accessory structures and fences on existing church property

STIPULATIONS

1. Staff approval is in response to a **Compliance Notification** for fence and accessory structures installed without permit.
2. At time of final plans, the owner shall demonstrate compliance with all R1-35 development standards and accessory building setbacks. No accessory structures are permitted in the required side yard setback.
3. No signs shall be placed on public property or in right of way and no off-site signage permitted. Signage is limited to parcel 217-24-007 only.
4. All exterior materials and colors shall be consistent with existing structures.
5. All parking shall be designated and limited to the approved final site plan and screened from public right of way with a landscaped berm along the entire street frontage or a minimum 3-foot tall wall located on 217-24-007.
6. No outdoor activities shall be permitted after 10:00 pm.
7. A 10-foot minimum landscape setback shall be provided where parking is adjacent to a residential district. At time of final plans, the owner shall designate the parking stalls and identify landscape setback.
8. At time of final plans, the applicant shall demonstrate compliance with section 5.102.13.e. A minimum of 15 percent of all parking areas shall be landscaped.
9. No other structures are permitted under this approval and any additional site plan modifications or additions will require additional review and approval.
10. No structures including fences are permitted on lot 2 or 217-24-005M.
11. The applicant shall comply with City of Scottsdale and Maricopa County Dust Control requirements.
12. Prior to final inspection approval, contact Jorge Espinoza at 480-312-2596.
13. Obtain required permits for all new fences, walls and structures that exceed 200 square feet from the One Stop Shop.

SIGNATURE: _____

Meredith Tessier

DATE APPROVED: 10/15/2013

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:

ARCHITECTURAL: 4 sets of architectural plans and 1 additional site plan, landscape plan and elevation

This plan set shall be reviewed by the following departments:

PLANNING:

BUILDING:

FIRE:

Staff Reviewer:

TBD

TBD

TBD

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: _____

Submittal Requirements

Project Name: Desert Strappings Chapel City Staff Contact: Cheryl Summers Cheryl Summers
 Project Address: 9080 E. CACTUS RD., SCOTTSDALE, AZ 85260
 Zoning: R1.35 A.P.N.: 217.24.005M Quarter Section: 31.49
 Associated References: Project Number: 561-PA-2011 Plan Check Number: _____ Case(s): _____
 Request: accessory structure and fence for church property
 Is there an outstanding Code Enforcement citation or Notice of Compliance? Yes No If yes, provide a copy.
 Owner: MICHAEL LEDNER (pastor) Applicant: _____
 Company: _____ Company: _____
 Phone: 480-203-9189 Fax: _____ Phone: _____ Fax: _____
 E-mail: ONECOR13@AOL.COM E-mail: _____
 Address: 9080 E. CACTUS Rd., SCOTTSDALE, AZ 85260 Address: _____

Submittal Requirements: Please submit 1 copy of materials requested below. All plans must be folded.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee- \$ <u>87</u> (fee subject to change every July) | <input type="checkbox"/> Cross Sections- for all cuts and fills |
| <input checked="" type="checkbox"/> Context Aerial with site highlighted | <input type="checkbox"/> Floor Plan(s) of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction. |
| <input type="checkbox"/> Site Location Map | <input type="checkbox"/> Landscape Plan indicating 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 type="checkbox"/> Maricopa County Assessor's Parcel Map with site location highlighted | <input type="checkbox"/> Elevation Drawings or Color Photosimulations of new additions, buildings, or other changes with materials and colors noted and keyed to material samples. <i>this will double as the photo</i> |
| <input checked="" type="checkbox"/> Narrative describing nature of request | <input type="checkbox"/> Material Samples- color chips, awning fabric, glazing, etc. |
| <input checked="" type="checkbox"/> Property Owner's Authorization, or signature below | <input type="checkbox"/> Conceptual Grading & Drainage Plan showing existing & proposed drainage flows, channels and retention. |
| <input type="checkbox"/> Homeowners/Property Owners Association Approval (if applicable). <u>ANIMAL pen (presently 2 GOATS)</u> | <input type="checkbox"/> Copy of Liquor License Application (For all bars/ restaurants/patios) |
| <input checked="" type="checkbox"/> Color Photographs of site including all areas of change | <input type="checkbox"/> Airport Vicinity Development Checklist- provided |
| <input checked="" type="checkbox"/> Site plan indicating extent and location of additions, buildings and other structures, indicate dimensions of existing and proposed structures, sidewalks, or driveways as well as any required setbacks. | <input type="checkbox"/> Current Title Report |
| <input type="checkbox"/> Lighting- provide cut sheets, details, photometric for any proposed lighting. | <input checked="" type="checkbox"/> Other: <u>Details of the fencing</u> |

Please Note: After staff review, it may be determined that this request requires approval by the Development Review Board through the public hearing process. If approved at staff level, this approval expires twelve (12) months from date of approval if a permit is required but has not been issued.

Michael Ledner
 Signature Circle One: Applicant Owner Date 8/11/11
 R.P.M. INTERNATIONAL CHURCH OF THE FOUR SQUARE GOSPEL

Official Use Only:

Submittal Date: _____ City Staff Signature: [Signature] 8-31-11

Planning & Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7800