

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Development Standards**

Mason Cave, Manager  
Intravest Development LLC  
20045 N. 19<sup>th</sup> Ave Bldg 10 Ste 3  
Phoenix, AZ 85027  
April 16<sup>th</sup>, 2015

City of Scottsdale  
Planning, Neighborhood and Transportation Department  
7447 E Indian School Rd, Suite 105  
Scottsdale, AZ 85251

Dear Planning, Neighborhood and Transportation Department:

I am writing this letter in regards to the abandonment of GLO easements on a property my company owns at 13102 E Cochise Rd., in Scottsdale. There are two easements on the property. The two easements that are being requested for abandonment are 33 ft wide and run north and south along the east and west property lines. The total square footage of the property in which the abandonment is being requested is less than ½ an acre.

The property is essentially value less due to a few factors. The property is zoned R1-43 which only allows for residential property as a use and the lot size must exceed one acre. The property being discussed for abandonment of easement is actually two parcels, neither exceeding 1/3 acre, therefore there is not an allowable use for the property. The easements being abandoned were anticipated to be used for roadways and public utilities. As part of this application we have submitted that there is no need for these easements from all the various utility providers in the area. The fact that there is no need for a utility easement in this area makes the easement valueless in regards to utility use. In regards to roadways, it would be unsafe to put roadways across this easement and have them access Shea Boulevard in these locations. There is already access to the property and to Shea Boulevard at 130<sup>th</sup> St., and to have additional access points on Shea Boulevard that close to 130<sup>th</sup> St. would create an unsafe driving condition. Therefore, the property has no value in regards to roadway easement.

Our request for the abandonment of these easements was previously approved and accepted by the city. Due to the slowdown in the economy, we put our construction efforts on hold, which caused our plans to expire. Now that we are looking to commence work again, we are submitting the same documentation that was approved previously. In consideration for the abandonment, we will provide a 60' scenic corridor easement, as well as construct a 10' sidewalk in the same location that was discussed the first time around.

Sincerely,



Mason Cave, Manager

**7-AB-2012#2**  
**5/4/2015**



# Development Application

**Development Application Type:**  
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input checked="" type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Cochise Manor  
Property's Address: 13102 E. Cochise

Property's Current Zoning District Designation: RI-43 ESL

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: <u>Intravest Cochise, LLC</u>	Agent/Applicant: <u>Christian Colegrave</u>
Company: <u>Intravest Development</u>	Company: <u>Intravest Development</u>
Address: <u>20045 N. 19th Ave Bldg 10 Ste 3</u>	Address: <u>20045 N. 19th Ave Bldg 10 Ste 3</u>
Phone: <u>623-910-3399</u> Fax:	Phone: <u>623-910-3399</u> Fax:
E-mail: <u>christian@intravestdevelopment.com</u>	E-mail: <u>christian@intravestdevelopment.com</u>
Designer:	Engineer: <del>Scott Lorentzen</del> <u>Scott Lorentzen</u>
Company:	Company: <del>Southwest Land Consulting</del> <u>Southwest Land Consulting</u>
Address:	Address: <del>4801 E. Vista Bonita Dr. Ste. 210 Scottsdale, AZ 85255</del> <u>8601 E. Vista Bonita Dr. Ste. 210 Scottsdale, AZ 85255</u>
Phone: Fax:	Phone: <u>480-585-7521</u> Fax: <u>480-585-7523</u>
E-mail:	E-mail: <u>slorentzen@azslc.com</u>

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

- Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

[Signature]  
Owner Signature

[Signature]  
Agent/Applicant Signature

Official Use Only      Submittal Date:      Development Application No.:



# Development Application

## Review Methodologies

### 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.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

**7-AB-2012#2**  
**5/4/2015**

#### **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](http://www.scottsdaleaz.gov)



# City of Scottsdale Cash Transmittal

## # 101557

101557  
 1 00760311  
 05/04/15 PLH-1STOP  
 KPETERS HPDC600524  
 5/4/2015 1:28 PM  
 \$1,600.00

**Received From :****Bill To :**

INREAVEST DEVELOPMENT  
 20045 N 19TH AVE STE 10  
 PHOENIX, AZ 85027  
 623-910-3399

Reference # 331-PA-2012  
 Address 13102 E COCHISE RD  
 Subdivision

Issued Date 5/4/2015  
 Paid Date 5/4/2015  
 Payment Type CHECK

Marketing Name Lot Number 6  
 MCR County No  
 APN 217-31-010 Gross Lot Area 0  
 Owner Information NAOS Lot Area 0  
 INTRAVEST DEVELOPMENT COMPANY Net Lot Area  
 5830 W THUNDERBIRD RD STE B8-205  
 GLENDALE, AZ 85306 Number of Units 1  
 623-521-6899 Density

Cost Center  
 Metes/Bounds No  
 Water Zone  
 Water Type  
 Sewer Type  
 Meter Size  
 QS 28-59

Code	Description	Additional	Qty	Amount	Account Number
3136	ABANDONMENT		1	\$1,600.00	100-21200-44209

**City of Scottsdale**  
 7447 E. Indian School Rd.  
 Scottsdale, AZ 85251  
 (480) 312-2500  
 One Stop Shop

Date: 05/04/15 Cashier: KPETERS  
 Office: PLN-1STOP Mach ID: HPDC6005243  
 Tran #: 1 Batch #: 44897  
 Receipt: 00760311 Date: 5/4/2015 1:28 PM  
 101557  
 3136 ABANDON R/W FEES \$1,600.00  
 TENDERED AMOUNTS:

Check Tendered: \$1,600.00  
 Chk #: 1345 INTRAVEST DEVELOPMENT

Transaction Total: \$1,600.00

Thank you for your payment.  
 Have a nice day!

**7-AB-2012#2**  
**5/4/2015**

SIGNED BY CHRISTIAN COLEGROVE ON 5/4/2015

Total Amount **\$1,600.00**

(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 # 101557**



# Submittal Fee

Project Name: Cochise Manor Pre-App#: 331-PA-2012  
Fee Type: AB Fee Amount: \$ 1600.00  
Staff Name: F. Booksen Signature: [Signature] Phone: x 22542 Date: 5.4.15

## Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7088



# Abandonment

## Development Application Checklist

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application Checklist are required.

To avoid delays, all documents in your Development Application must be complete and comply with the following:

- The General Plan
- The Scottsdale Revised Code, including the Zoning Ordinance
- Stipulations of any Development Application approved before this application is submitted
- Scenic Corridor Design Guidelines
- Transportation Master Plan and related local plans
- The Design Standards & Policies Manual

A Development Application that does not include all the required items, does not meet the standards above, or is inconsistent with previously submitted pre-application information may not be accepted. A Development Application received by the City does not mean that the application meets the minimum submittal requirements. The City may request additional information to facilitate review, even if the Development Application is deemed complete.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

When Items 1 through 16 are ready for submittal, call 480-312-7000 to schedule a submittal meeting with a Planning Specialist; provide your pre-application number: 331 -PA- 2012.

### SUBMITTAL REQUIREMENTS

Req'd	Rec'd	Documents required for a complete application. Unless otherwise indicated, all documents shall be provided in an 8 1/2" x 11" format.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Abandonment Development Application Checklist (this Checklist)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>1600</u> (subject to change)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Development Application Form (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Application Narrative <ul style="list-style-type: none"> <li>• 4 copies</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Affidavit of Authorization to Act for Property Owner (form provided; required only for non-city-owned property) <ul style="list-style-type: none"> <li>• Required when the applicant is not the property owner</li> <li>• Required when the applicant is an organization</li> </ul>

### Planning and Development Services

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

**7-AB-2012#2**  
**5/4/2015**

## Abandonment Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Consideration for Abandonment Information	<i>SCE (60') dedication &amp; 10' sidewalk ←</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Legal Description and Graphic of Area(s) to be Abandoned	<i>(In Narrative)</i>
<ul style="list-style-type: none"> <li>• Include required reservations on both legal description and graphic</li> <li>• Comply with all Maricopa County Recorder requirements, including minimum 10 point font, 1/2" clear borders and acid free paper</li> </ul>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Title Insurance Commitment	
<p>(form provided: Requirements for Submitting Evidence of Title to the City of Scottsdale Planning Department)</p> <ul style="list-style-type: none"> <li>• Include Schedule A and B</li> <li>• Commitment shall be dated no later than 30 days before application submittal. <i>OK from previous</i></li> </ul>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Utility Consent (form provided)	<i>use old case info</i>
<input type="checkbox"/>	<input type="checkbox"/>	10. Request to Submit Concurrent Development Applications (form provided)	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Agreement and Release by GLO Abandonment Parcel Owner (form provided)	
<ul style="list-style-type: none"> <li>• Originally signed agreement form must be return. Copy and faxes will not be accepted.</li> </ul>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper	
<ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.</li> <li>• 8-1/2" x 11" - 11 copies of the set of prints (<b>Delayed submittal</b>). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request.</li> </ul>			
<input type="checkbox"/>	<input type="checkbox"/>	13. Aerial Photo with Proposed Site Plan Overlay (all photos must be suitable for reproduction)	
<ul style="list-style-type: none"> <li>• 24" x 36" – 2 color copies, folded</li> <li>• 11" x 17" – 1 color copy</li> <li>• 8 1/2" x 11" – 1 color copy</li> </ul> <p>Photo shall be the most recent available, and should not be more than 1 year old. Site plan overlay shall show lot lines, tracts, easements, street locations and names, and surrounding zoning:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 750 foot radius from site</li> <li><input type="checkbox"/> 1/4 mile radius from site</li> <li><input type="checkbox"/> Other _____ radius from site</li> </ul>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Neighborhood Notification Checklist: (forms provided)	<i>use old case info</i>
<ul style="list-style-type: none"> <li>• If substantial modifications are made to an application, additional notification may be required</li> </ul>			
15. Request for Neighborhood Group/Homeowners Association (form provided)			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16. Request for Site Visits and/or Inspections (form provided)	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Appeals of Dedication, Exactions, or Zoning Regulations (form provided)	
<input type="checkbox"/>	<input type="checkbox"/>	18. Other:	

### Planning and Development Services

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

## Abandonment Development Application Checklist

### ADDITIONAL SUBMITTAL REQUIREMENTS

Additional submittals shall be submitted as requested as the Project Coordinator prepares the public hearing report(s)

		<p><b>1. Consideration for Abandonment</b></p>
		<p><b>2. Applicable Dedication and Consent Forms</b> (forms provided)</p> <p><input type="checkbox"/> Public Right-of-way Dedication</p> <p><input type="checkbox"/> Public Non-motorized Access Easement</p> <p><input type="checkbox"/> Scenic Corridor Easement</p> <p><input type="checkbox"/> Vehicular Non-Access Easement</p> <p><input type="checkbox"/> Natural Area Open Space Easement Including Restored Desert</p> <p><input type="checkbox"/> Drainage and Flood Control Easement and Provision for Maintenance</p> <p><input type="checkbox"/> Confirmation of Dedication</p> <p><input type="checkbox"/> Other _____</p>
		<p><b>Other:</b></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
		<p><b>Application contact</b></p> <p>Name (print): <u>Jeff Barnes</u> Phone Number: <u>480-312-2376</u></p> <p>email: <u>jbarnes</u> @scottsdaleaz.gov Date: <u>2/26/2015</u></p> <p>Signature: _____</p> <p>An applicant may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code, or authorized substantive policy statement related to this abandonment application. The request shall be in writing on the City form and submitted to:</p> <p>Planning &amp; Development Director 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251</p>

**For City use only:**  
 This application needs a  New project number, or  
 New phase to an old project number 7-AB-2012