

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Project Data Sheet**



City of Scottsdale Cash Transmittal

103587

103587
00836006
10/8/2015 PLH-18TOP
KWHEELER HPDC600552
10/8/2015 9:17 AM
\$2,250.00

Received From :

Hope Pharmaceuticals
16416 N 92 ST STE 125
SCOTTSDALE, AZ

Bill To :

GAMMAGE & BURNHAM
2 N CENNTAL AVE 15TH FLOOR
PHOENIX, AZ 85004
602-256-4449

Reference # 681-pa-2015

Issued Date 10/8/2015

Address N PIMA RD

Paid Date 10/8/2015

Subdivision

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR

County No

Metes/Bounds No

APN 217-15-035A

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

VANTAGE FBO HOPE R SHERMAN IRA

Net Lot Area 0

Sewer Type

12565 N 91ST WAY

Number of Units 1

Meter Size

SCOTTSDALE, AZ 85260

Density

QS 34-49

Code	Description	Additional	Qty	Amount	Account Number
3229	STAFF APPROVAL (MAJOR-CASE)	Abandonment	1	\$2,250.00	100-21300-44221



Submittal Fee

Project Name: PIMA Commercial LLO Pre-App#: 681-PA-2015
Fee Type: ABANDONMENT Fee Amount: \$ 2,250
Staff Name: BRAD CARR Signature: [Signature] Phone: x773 Date: 10-8-2015

Planning, Neighborhood & Transportation Division

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

Current Planning Submittal Requirements

Page 1 of 1

Revision Date: 1-Oct-09

[Signature]
SIGNED BY MOSES EASON ON 10/8/2015

Total Amount

\$2,250.00

(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 # 103587



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: 681-PA-2015

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>2,250</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"> • Reason for request • Consideration for Abandonment • 4 copies
<input type="checkbox"/>	<input type="checkbox"/>	5. Consideration for Abandonment Information

8-AB-2015
10/8/15

Planning and Development Services

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Abandonment Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Affidavit of Authorization to Act for Property Owner (form provided; required only for non-city-owned property) <ul style="list-style-type: none"> • Required when the applicant is not the property owner • Required when the applicant is an organization
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Legal Description and Graphic of Area(s) to be Abandoned <ul style="list-style-type: none"> • Include required reservations on both legal description and graphic • Comply with all Maricopa County Recorder requirements, including minimum 10 point font, ½" clear borders and acid free paper
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Title Insurance Commitment <i>(form provided: Requirements for Submitting Evidence of Title to the City of Scottsdale Planning Department)</i> <ul style="list-style-type: none"> • Include Schedule A and B • Commitment shall be dated no later than 30 days before application submittal.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Utility Consent Letters (See the City website for contact information: http://www.scottsdaleaz.gov/codes/walls/pue)
<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"> • Originally signed agreement form must be return. Copy and faxes will not be accepted.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). 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.
<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"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copy <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> <div style="margin-left: 20px;"> <input type="checkbox"/> 750 foot radius from site <input type="checkbox"/> ¼ mile radius from site <input type="checkbox"/> Other _____ radius from site </div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Neighborhood Notification Checklist: (forms provided) <ul style="list-style-type: none"> • If substantial modifications are made to an application, additional notification may be required
<input type="checkbox"/>	<input type="checkbox"/>	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)

Planning and Development Services

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Abandonment Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	18. Other: <hr/> <hr/> <hr/>
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ADDITIONAL SUBMITTAL REQUIREMENTS

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

		1. Applicable Dedication and Consent Forms (forms provided) <input type="checkbox"/> Drainage and Flood Control Easement and Provision for Maintenance <input type="checkbox"/> Natural Area Open Space Easement Including Restored Desert <input type="checkbox"/> Public Right-of-way Dedication <input type="checkbox"/> Public Non-motorized Access Easement <input type="checkbox"/> Public Motorized Access <input type="checkbox"/> Public Utility Easement <input type="checkbox"/> Scenic Corridor Easement <input type="checkbox"/> Sewer Line Easement <input type="checkbox"/> Vehicular Non-Access Easement <input type="checkbox"/> Waterline Easement <input type="checkbox"/> Confirmation of Dedication <input type="checkbox"/> Other Easement or Dedication: <hr/> <hr/>
		Other: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

Planning and Development Services

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Abandonment Development Application Checklist

Application contact

Name (print): BRAD CARR Phone Number: 480-312-

email: bcarr @scottsdaleaz.gov Date: 8-11-2015

Signature: 

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:

Planning & Development Director
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

For City use only:

This application needs a ☐ New project number, or
☐ New phase to an old project number _____

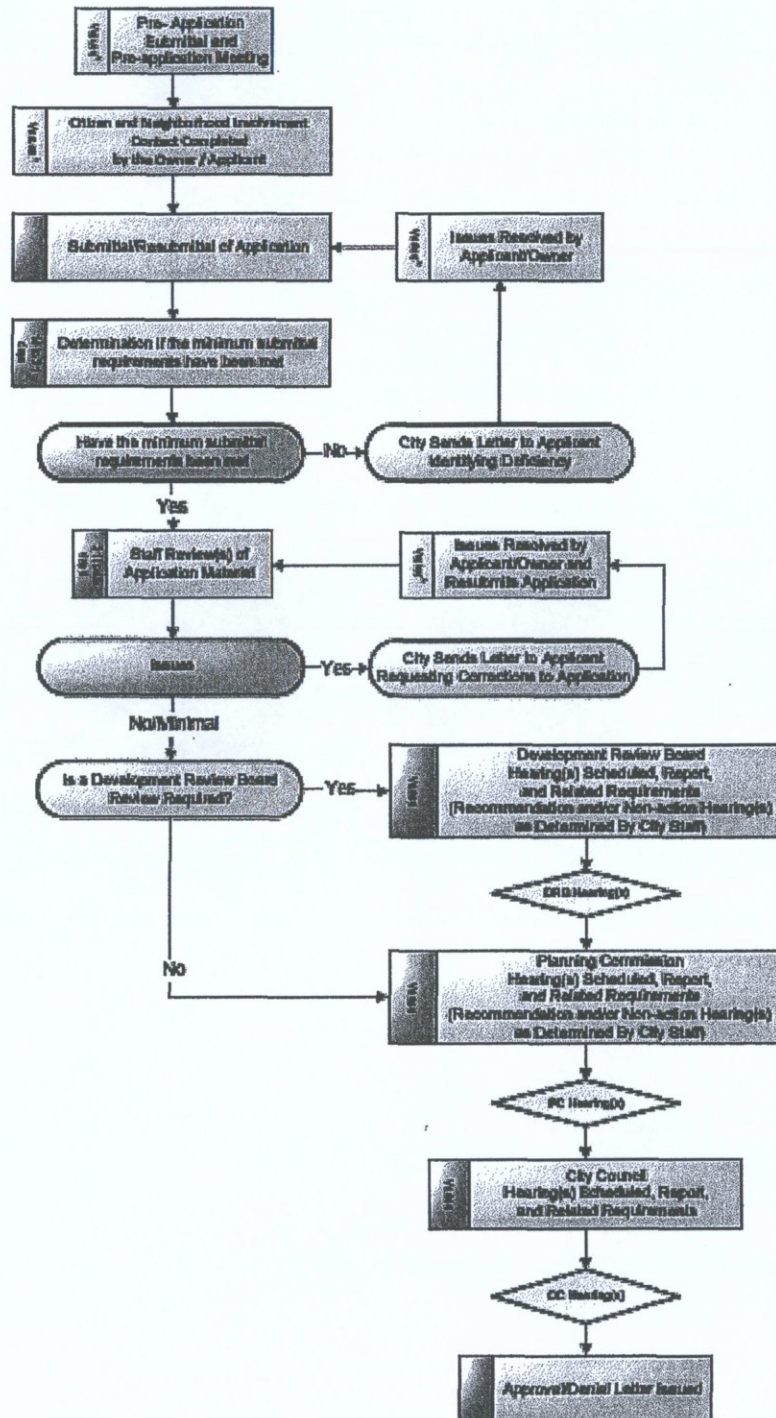
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Development Application Process

Abandonment (AB), Municipal Use Master Site Plan (UP),
Infill Incentive (II) & Zoning District Map Amendment (ZN)



Note:
1. Time period determined by owner/applicant.

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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: Pima Commercial GLOPE Abandonment

Property's Address: _____

Property's Current Zoning District Designation: I-1

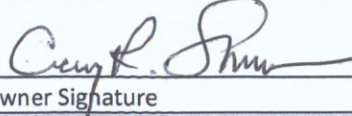

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Vantage FBO Hope R. Sherman IRA and Vantage FBO Craig R. Sherman IRA	Agent/Applicant: Stephen W. Anderson
Company:	Company: Gammage & Burnham
Address: 12565 North 91st Way, Scottsdale, Arizona 85260	Address: 2 North Central Avenue, 15th Floor
Phone: _____ Fax: _____	Phone: 602 / 256.4449 Fax: 602 / 256.4475
E-mail: _____	E-mail: nsobraske@gblaw.com
Designer: _____	Engineer: Chuck Wright
Company: _____	Company: Kimley Horn
Address: _____	Address: 7740 North 16th Street, Phoenix, 85020
Phone: _____ Fax: _____	Phone: 602 / 954.5500 Fax: _____
E-mail: _____	E-mail: chuck.wright@kimley-horn.com

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 applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" 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
--	---

Official Use Only

Submittal Date:

Development Application No.:

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 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.

Planning, Neighborhood & Transportation

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



Development Application

Arizona Revised Statutes Notice

§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

Planning, Neighborhood & Transportation

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

Approximately 1,000 feet north of NEC of the Pima Road frontage road and Raintree Drive
October 7, 2015

On behalf of Vantage FBO Hope R. Sherman IRA and Vantage FBO Craig R. Sherman IRA, the owners of the above referenced property, this application requests review of an abandonment on the approximate 2.24 acres located approximately 1,000-feet north of the northeast corner of the Pima Road frontage road and Raintree Drive (Maricopa County Assessor Parcel Number: 217-15-035A) ("Property"). The Property is currently zoned I-1 ("I-1") and is unimproved.



The Property is immediately bounded to the west by the Pima Road frontage road and State Route 101. To the north and south are existing office developments zoned I-1, and I-1 and C-2, respectively. To the east is an approximately 4.6 acre undeveloped parcel zoned R1-35. Further to the east is 90th Street.

**GAMMAGE
&
BURNHAM**
Attorneys at Law

8-AB-2015
10/8/15

Abandonment Proposal

The Application requests to abandon a portion of the existing 33-foot General Land Office Patent Easement No. 1144414 ("GLO Patent Easement") along the north, east and south boundaries of the Property (see **Map 1**). (The remainder of GLO Patent Easement extends further west on State Route 101; however, it is not subject to this request.)



Map 1

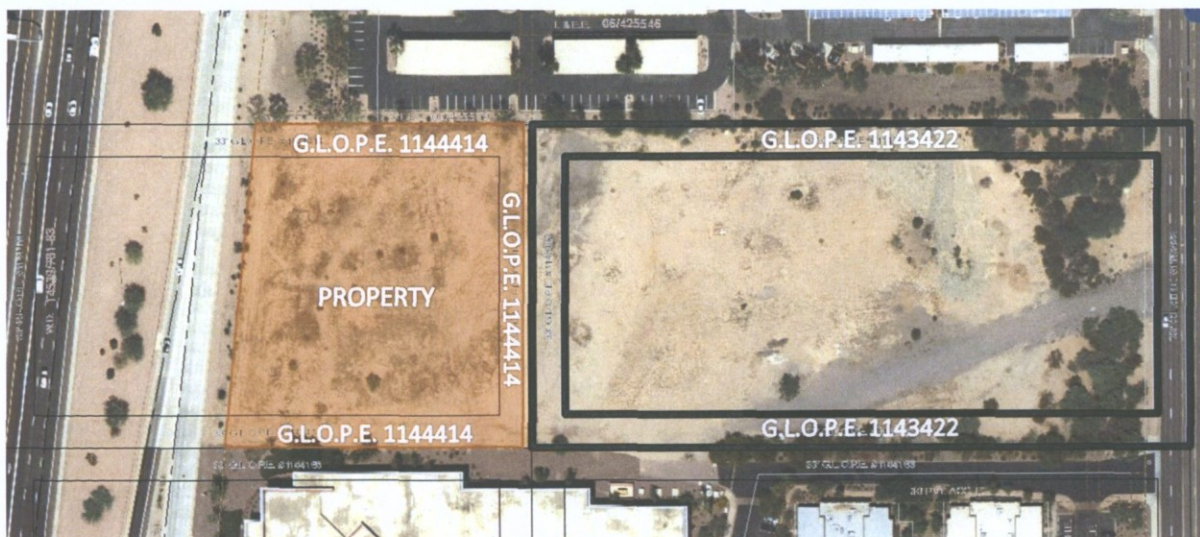
The subject GLO Patent Easement was reserved on the original patent deed to assure legal access. Currently, the GLO Patent Easement has not been improved and is not being used for vehicular access. The City of Scottsdale has generally viewed these patent roadway and utility easements as assured access until a circulation plan is established. Any patent easements in excess of the current requirement to the circulation plan and not required to insure access to any other lot may be requested to be abandoned. Primary access, including municipal and emergency, will be provided from the Pima Road frontage road at the southwest corner of the Property pursuant to a Land Purchase Agreement between the Arizona Department of Transportation and property owner. Secondary access is provided via a 30-foot access easement recorded in Document No. 2005-0696198 extending from 90th Street west to the Property (the access easement parallels the north property line of the property to the south) (see **Map 2**) or the existing 33-foot General Land Office Patent Easement (GLO Patent No. 1143422) on the undeveloped parcel to the immediate east (see **Map 3**). In addition, the City of Scottsdale's Transportation Master Plan does not require the GLO Patent Easement to complete the City's streets system, and no properties shall be denied access as a result of this abandonment. The abandonment of the GLO Patent Easement is warranted.



Map 2

Infrastructure/Utilities

The Application does not impact the Local Infrastructure Plan. Infrastructure, utilities and municipal services will be provided and maintained through the existing 33-foot General Land Office Patent Easement (GLO Patent No. 1143422) on the undeveloped parcel to the immediate east (see **Map 3**). Currently, no utility providers have facilities in the GLO Patent Easement.



Map 3

Summary

The subject GLO Patent Easement does not restrict or remove access to the Property or any other adjoining properties, and provisions for public utilities will be provided in GLO Patent No. 1143422 on the undeveloped parcel to the immediate east. The Application does not impact the Local Infrastructure Plan or Transportation Master Plan.



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 681 - PA - 2015

Project Name: Pima Commercial GLO Abandonment

Project Address: Approximately 1,000 feet north of the northeast corner of Pima Road frontage road (SR101) and Raintree Drive.

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: _____

Craig F. Sherman

Print Name

Craig F. Sherman ✓

Signature

September 17, 2015

City Use Only:

Submittal Date: _____ Case number: _____

8-AB-2015
10/8/15

Planning, Neighborhood & Transportation Division

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