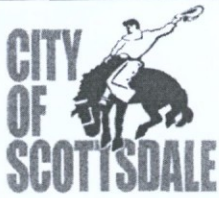


**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Project Data Sheet**



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

This request concerns all property identified in the development application.

Pre-application No: 16 - PA - 2013

Project Name: Najafi Ranch

Project Address: 12011 N. 68<sup>th</sup> Place, Scottsdale, AZ 85254

### 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: Dionne Najafi  
Print Name

Dionne Najafi  
Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

### Planning, Neighborhood & Transportation Division

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**4-UP-2013**  
**11/12/15**

v. 9/2012



116-PA-2013



# 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 checked="" 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"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	Other Application Type Not Listed
		<input type="checkbox"/>

Project Name: NAJAFT RANCH HOME

Property's Address: 12011 N. 68th Place, 6911 E. Cactus Road, 6912 E. Paradise Drive, Scottsdale, AZ 85254

Property's Current Zoning District Designation: R1-35

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>F. Francis Najafi (see attached affidavit)</u>	Agent/Applicant: <u>Stephen Earl</u>
Company: <u>affidavit</u>	Company: <u>Earl, Curley &amp; Lagarde, PC</u>
Address: <u>3200 E. Camelback #295, Phx, 85018</u>	Address: <u>3101 N. Central, Suite 1000 Phx 85012</u>
Phone: <u>602-956-7200</u> Fax: <u>602-956-2313</u>	Phone: <u>602-265-0094</u> Fax: <u>602-265-2195</u>
E-mail: <u>jreed@pivotalgroup.com</u>	E-mail: <u>searl@ecllaw.com</u>
Designer: <u>Doug Frederickson</u>	Engineer: <u>Jeff Erickson</u>
Company: <u>Douglas Frederickson Architects</u>	Company: <u>Erickson &amp; Meeks Engineering</u>
Address: <u>727 E. Bethany Home, D-123, Phx 85014</u>	Address: <u>13444 N. 32nd St. #6, Phx 85032</u>
Phone: <u>602-277-1625</u> Fax: <u>602-277-6725</u>	Phone: <u>602-569-6593</u> Fax: <u>602-569-6493</u>
E-mail: <u>douglas@dfarchitects.com</u>	E-mail: <u>jerickson@emelle.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.

Owner Signature: [Signature] Agent/Applicant Signature: [Signature]

Official Use Only Submittal Date: \_\_\_\_\_ Development Application No.: \_\_\_\_\_





# Conditional Use Permit

## Development Application Checklist

### Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 8 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

### PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Conditional Use Permit Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>2,440</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Completed Development Application Form (form provided) <ul style="list-style-type: none"> <li>• The applicant/agent shall select a review methodology of the application form (Enhanced Application Review or Standard Application Review).</li> <li>• If a review methodology is not selected, the application will be review under the Standard Application Review methodology.</li> </ul> <p><i>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.</i></p>

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4-UP-2013  
3/14/13



## Conditional Use Permit Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. <b>Request for Site Visits and/or Inspections Form</b> ( <i>form provided</i> )
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. <b>Proposition 207 waiver or refusal</b> ( <i>Delay submittal until after the Planning Commission Hearing (sample agreement information provided)</i> )
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. <b>Letter of Authorization</b> (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. <b>Affidavit of Authorization to Act for Property Owner</b> (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. <b>Policy for Appeal of Required Dedications or Exactions</b> ( <i>form provided</i> )
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. <b>Commitment for Title Insurance – No older than 30 days from the submittal date</b> ( <i>requirements form provided</i> ) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> <li>• Include complete Schedule A and Schedule B.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. <b>Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. <b>Neighborhood Notification Process Requirements:</b> ( <i>form provided</i> ) <ul style="list-style-type: none"> <li>• Provide one copy of the Neighborhood Notification Report</li> <li>• Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report</li> <li>• If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. <b>Site Posting Requirements:</b> ( <i>form provided</i> ) <ul style="list-style-type: none"> <li>• Affidavit of Posting for Project Under Consideration</li> <li>• Affidavit of Posting for Planning Commission Public Hearing (<i>Delayed submittal. Affidavit must be turned in 20 days prior to Planning Commission hearing</i>)</li> <li>• Affidavit of Posting for City Council Public Hearing (<i>Delayed submittal. Affidavit must be turned in 20 days prior to City Council hearing</i>)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	14. <b>School District Notification</b> – ( <i>form provided</i> ) <i>Required for all applications that include residential uses.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. <b>Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper</b> – ( <i>form provided</i> ) <ul style="list-style-type: none"> <li>• Provide <b>1 color</b> original set and <b>1 - 8-1/2" x 11"</b></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	16. <b>Archaeological Resources</b> ( <i>information sheets provided</i> ) <ul style="list-style-type: none"> <li>• Certificate of No Effect / Approval Application Form (<i>provided</i>)</li> <li>• Archaeology Survey and Report - <b>3</b> copies</li> <li>• Archaeology 'Records Check' Report Only - <b>3</b> copies</li> <li>• Copies of Previous Archeological Research - <b>1</b> copy</li> </ul>

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## Conditional Use Permit Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>17. Completed Airport Vicinity Development Checklist</b> – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; <b>information packet provided</b> )
-------------------------------------	--------------------------	---

### PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>1. Results of ALTA Survey (24" x 36") FOLDED</b> <ul style="list-style-type: none"> <li>• 24" x 36" –1 copy, folded (The ALTA Survey shall not be more than 30 days old)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>2. Application Narrative</b> (On provided form or on separate 8 ½" x 11") <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 4 copies</li> <li>a. The application narrative shall include:               <ul style="list-style-type: none"> <li>• A one paragraph explanation of the request. This shall be no greater than a half page.</li> <li>• Each of the Conditional Use Permit criteria specify in Section 1.401 of the Zoning ordinance. After each criterion, provide narrative response.</li> <li>• Each of the Additional Conditional Use Permit criteria specify in Section 1.403 of the Zoning ordinance. After each additional criterion, provide narrative response.                   <ul style="list-style-type: none"> <li><input type="checkbox"/> Bar</li> <li><input type="checkbox"/> Live Entertainment</li> <li><input checked="" type="checkbox"/> Other <i>Ranch</i></li> </ul> </li> </ul> </li> <li>b. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>3. Security, Maintenance &amp; Operations Plan (For Bars and Live Entertainment)</b> <i>(form provided)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<b>4. Operations Plan</b> <i>(form provided)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>5. Context Aerial with the proposed site improvements superimposed</b> <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 ½" x 11" – 1 color copies (quality suitable for reproduction)</li> </ul> Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 750 foot radius from site</li> <li><input type="checkbox"/> 1/4 mile radius from site</li> <li><input type="checkbox"/> Other: _____</li> </ul>



## Conditional Use Permit Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>6. Site Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 11 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copies (quality suitable for reproduction)</li> <li>• Digital - 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>7. Open Space Plan (Site Plan Worksheet)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copies (quality suitable for reproduction)</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>8. Natural Area Open Space Plan (ESL Areas)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>9. Topography and slope analysis plan (ESL Areas)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" <b>1</b> – copy, folded</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>10. Landscape Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> <i>(a grayscale copy of the color Landscape Plan will not be accepted.)</i></li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>11. Hardscape Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> <i>(a grayscale copy of the color Landscape Plan will not be accepted.)</i></li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>12. Parking Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>13. Parking Master Plan</b></p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies</li> </ul>

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## Conditional Use Permit Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p><b>14. Pedestrian and Vehicular Circulation</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copies (quality suitable for reproduction)</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>15. Elevations</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 folded black and white line drawing copies <i>(a grayscale copy of the color elevations will not be accepted.)</i></li> <li>• 24" x 36" – 2 color copies, folded</li> <li>• 11" x 17" – 1 color copy, folded (quality suitable for reproduction)</li> <li>• 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy, (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction)</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>16. Floor Plans</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" - 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17. Floor Plan Worksheet(s)</b></p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" - 1 copy, folded (quality suitable for reproduction)</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>18. Exterior Lighting Site Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>19. Exterior Lighting Photometric Analysis</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>20. Manufacturer Cut Sheets of All Proposed Lighting</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>

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## Conditional Use Permit Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>21. Drainage Report</b></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> <li>8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>18. Master Drainage Plan</b></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> <li>8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>19. Basis of Design Report for Water and Wastewater</b></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li>8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>20. Basis of Design Report for Wastewater</b></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li>8-1/2" x 11" - 2 copies of the Basis of Design Report for Wastewater including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>21. Transportation Impact &amp; Mitigation Analysis (TIMA)</b></p> <p>Please review the City's Design Standards &amp; Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Category 1 Study</li> <li><input type="checkbox"/> Category 2 Study</li> </ul> <p><i>(A Category 2 Study is required for all development applications for a Conditional Use Permit for a <u>Bar</u>, and all development applications for a Conditional Use Permit for <u>live entertainment</u> if the establishment is access from a street classified below a minor collector street.)</i></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Category 3 Study</li> </ul> <ul style="list-style-type: none"> <li>8-1/2" x 11" - 3 copies of the Transportation Impact &amp; Mitigation Analysis Water including full size plans/maps in pockets</li> </ul>

Per MWA  
 PHU/Kercher  
 01/23/2013



## Conditional Use Permit Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>22. Native Plant Submittal</b>	<ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded. <i>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</i></li> <li>• See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>23. Other Plans and Report Requirements</b>	<ul style="list-style-type: none"> <li>• Please submit all plans, reports, and graphics stipulated in an associated Development application (such as a rezoning, Conditional Use Permit, abandonment, preliminary plat, etc)</li> <li>• 24" x 36" 1 – copy, folded. (Plans and graphics)</li> <li>• 8-1/2" x 11" - 3 copies of any report</li> </ul> <div style="text-align: right; color: green; font-style: italic;">             12-BA-95              2' variance along cactus              for wall           </div>
<input type="checkbox"/>	<input type="checkbox"/>	<b>24. Other:</b>	<hr/> <hr/> <hr/> <hr/>

### PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>1. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>14</u> -PA- <u>2013</u></b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>2. Submit all items indicated on this checklist pursuant to the submittal requirements.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>3. Delayed Submittal.</b> Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input type="checkbox"/>	<input type="checkbox"/>	<b>4. Other:</b> <hr/> <hr/> <hr/>

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## Conditional Use Permit Development Application Checklist

5. If you have any question regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print): \_\_\_\_\_ Phone Number: \_\_\_\_\_

Coordinator email: \_\_\_\_\_ Date: \_\_\_\_\_

Coordinator Signature: \_\_\_\_\_

If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application need a:  New Project Number, or  
 A New Phase to an old Project Number: \_\_\_\_\_

### Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. 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  
Phone: (480) 312-7000 Phone: (480) 312-7000

### Planning, Neighborhood & Transportation Division

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

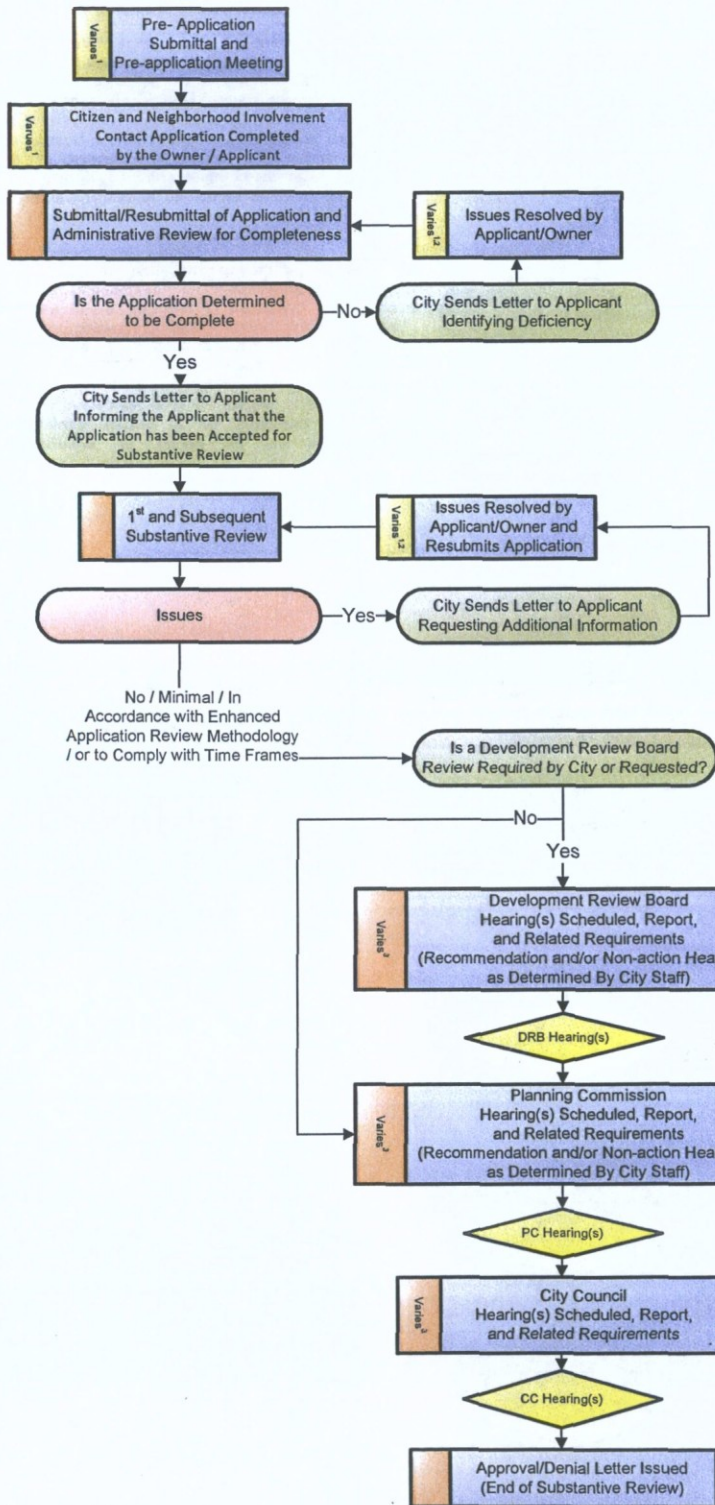




# Development Applications Process

## Enhanced Application Review

### Conditional Use Permit (UP)



#### 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 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 publish Staff Review Time frames.

#### 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	Public Hearing Process	Approval/Denial
15 Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews in This Time Frame <sup>2,3,4</sup>	Time Frames Vary <sup>3</sup>	Letter Issued

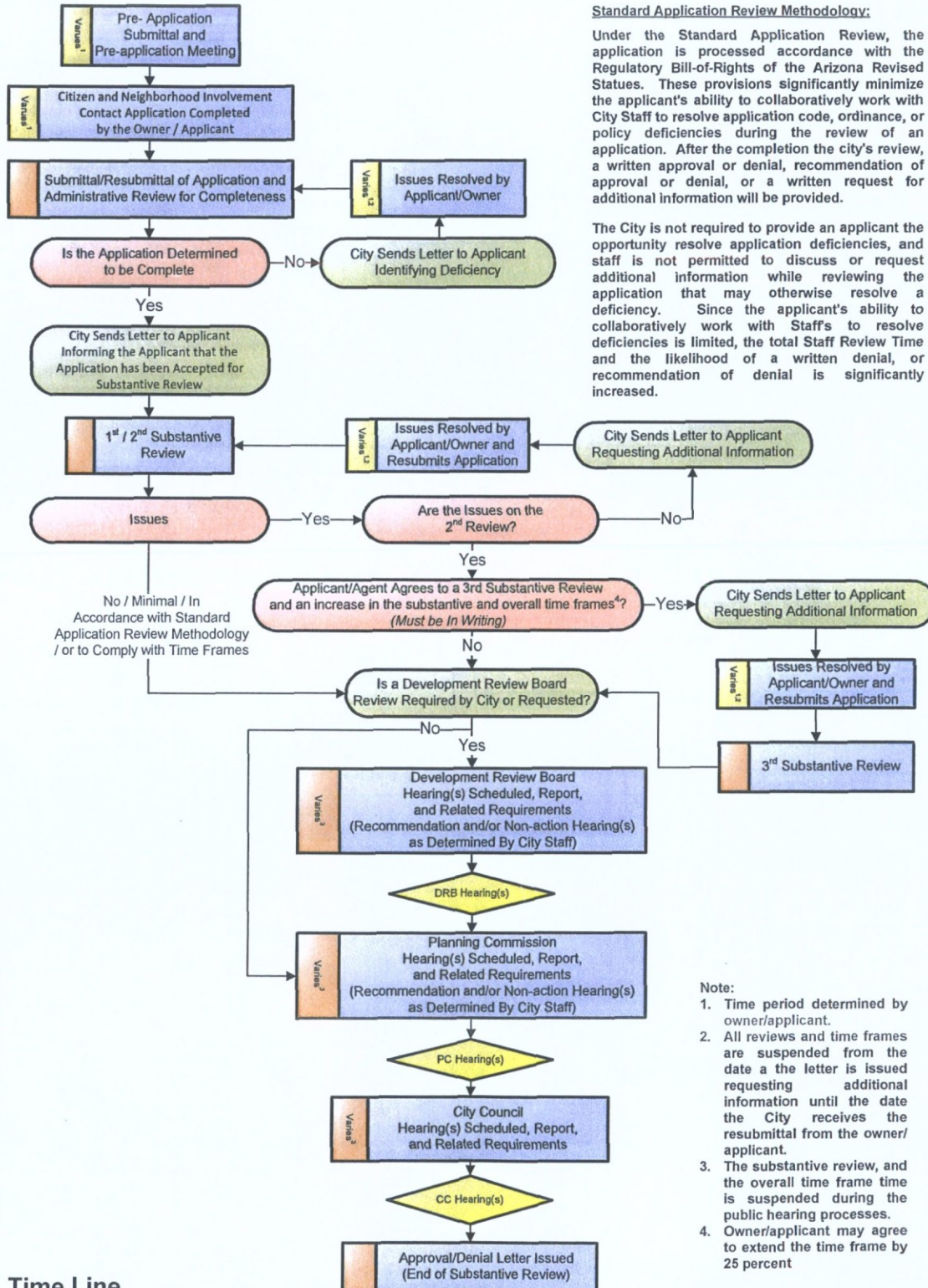




# Development Applications Process

## Standard Application Review

### Conditional Use Permit (UP)



**Standard Application Review Methodology:**  
 Under the Standard Application Review, the application is processed 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 resolve application deficiencies, and staff is not permitted to discuss or request additional information while reviewing the application that may otherwise resolve a deficiency. Since the applicant's ability to collaboratively work with Staffs to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

- 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 is suspended during the public hearing processes.
  4. Owner/applicant may agree to extend the time frame by 25 percent

#### Time Line

Administrative Review 15 Staff Working Days Per Review	Substantive Review 95 Total Staff Working Days, Two Reviews in This Time Frame <sup>2,3,4</sup>	Public Hearing Process Time Frames Vary <sup>3</sup>	Approval/Denial Letter Issued
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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 checked="" 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 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:** NAJAFI RANCH HOME

**Property's Address:** 12011 N. 68th Place, 6911 E. Cactus Road, 6912 E. Paradise Drive, Scottsdale, AZ 85254

**Property's Current Zoning District Designation:** R1-35

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.

<b>Owner:</b> F. Francis Najafi (see attached affidavit)	<b>Agent/Applicant:</b> Wendy Riddell
<b>Company:</b>	<b>Company:</b> Berry Riddell & Rosensteel LLC
<b>Address:</b> 3200 E. Camelback Road, #295, Phx, AZ 85018	<b>Address:</b> 6750 E Camelback Rd #100 Scottsdale, AZ 85251
<b>Phone:</b> 602-956-7200 <b>Fax:</b> 602-956-2313	<b>Phone:</b> 480-682-3902 <b>Fax:</b> 480-385-2757
<b>E-mail:</b> jreed@pivotalgroup.com	<b>E-mail:</b> wr@brrlawaz.com
<b>Designer:</b> Doug Frederickson	<b>Engineer:</b> Jeff Erickson
<b>Company:</b> Douglas Frederickson Architects	<b>Company:</b> Erickson & Meeks Engineering
<b>Address:</b> 727 E. Bethany Home Rd. D-123, Phx, AZ 85014	<b>Address:</b> 13444 N. 32nd St., #6, Phoenix, AZ 85032
<b>Phone:</b> 602-277-1625 <b>Fax:</b> 602-277-6725	<b>Phone:</b> 602-569-6593 <b>Fax:</b> 602-569-6493
<b>E-mail:</b> douglas@dfarchitects.com	<b>E-mail:</b> jerickson@emellc.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 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.

\_\_\_\_\_  
Owner Signature

Agent/Applicant Signature

**Official Use Only**      Submittal Date: \_\_\_\_\_      Development Application No.: \_\_\_\_\_





## Request for Site Visits and/or Inspections Development Application

This request concerns all property identified in the development application.

Pre-application No: 16 - PA - 2013

Project Name: NAJAFI RANCH HOME

Project Address: 12011 N. 68th Place, 6911 E. Cactus Road, 6912 E. Paradise Drive,  
Scottsdale, AZ 85254

### 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: Stephen Earl

Stephen Earl Print Name  
[Signature] Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

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

4-UP-2013  
3/14/13





# City of Scottsdale Cash Transmittal

## # 92584

92584  
 0054713  
 03/14/13 PUN-SETOP  
 DNOL IPDC600524  
 3/14/2013 8:07 PM  
 \$2,440.00

**Received From :**

DFN COMMUNITY LLC  
 3200 E CAMELBACK RD STE 295  
 PHOENIX, AZ 85018  
 602-956-7200

**Bill To :**

DFN COMMUNITY LLC  
 3200 E CAMELBACK RD STE 295  
 PHOENIX, AZ 85018  
 602-956-7200

**Reference #** 16-PA-2013  
**Address** 12011 N 68TH PL  
**Subdivision** DESERT ESTATES UNIT ONE  
**Marketing Name**  
**MCR** 054-21  
**APN** 175-20-006  
**Owner Information**  
 DFN COMMUNITY LLC  
 3200 E CAMELBACK RD STE 295  
 PHOENIX, AZ 85018  
 602-956-7200

**Lot Number** 10  
**County** No  
**Gross Lot Area** 0  
**NAOS Lot Area** 0  
**Net Lot Area**  
**Number of Units** 1  
**Density**

**Issued Date** 3/14/2013  
**Paid Date** 3/14/2013  
**Payment Type** CHECK  
**Cost Center**  
**Metes/Bounds** No  
**Water Zone**  
**Water Type**  
**Sewer Type**  
**Meter Size**  
**QS** 30-44

Code	Description	Additional	Qty	Amount	Account Number
3175	USE PERMIT APPLICATION		1	\$2,440.00	100-21300-44221

**Total Amount****\$2,440.00**

SIGNED BY JACKIE REED-SIGNATURE PAD NOT WORKING ON

(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 # 92584

4-UP-2013  
 3/14/13