

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



**Project Submittal Narrative**  
Pre-Application Verizon Small Cell Proposal  
**PHO\_ZUZU-VALLEY-HO\_SC**  
ROW (6850 E. Main Street, west side of Valley Ho Hotel)



Submitted By:  
Marck Sawyer  
Smartlink LLC  
605 West Knox Road, Suite 210, Tempe, Arizona 85284  
(480) 550-2088 / marck.sawyer@smartlinkllc.com  
Tuesday, April 26, 2016

**23-DR-2016**  
**06/02/16**

Verizon Small Cell Project  
PHO\_ZUZU-VALLEYHO\_SC  
ROW (6850 E. Main Street, west side of Valley Ho Hotel)

**Description of the Site / Purpose of Modification:**

This application is for placement of 2 small cell antennas located on a 32'-1" replacement Light Standard (39'-4" with street light and mast) situated within the City of Scottsdale right of way on 68<sup>th</sup> Street at the back west entrance of the Valley Ho Hotel. The proposed small cell facility will handle the additional demand for wireless data and voice service for the surrounding area. Given the increasing amount of data traffic in the area associated with nearby developments like the Valley Ho Hotel, new residential condo development, nearby single family residential and existing businesses the proposed small cell will help alleviate increased use on the existing Verizon Wireless macro site.

**Zoning & Land Uses of the Subject Parcel & Adjacent Property**

Zoning District of Subject Parcel: ROW

Land Use of 2'-8" +/- right of way is for public utilities and a landscape buffer to the hotel. The Existing light pole is situated on the west side of the ROW (as identified in the aerial photo below).

Surrounding Land Uses include: South (D/RH-2), (C-3)/ROW to the North, East (C-3) and (R1-7) to the west across 68<sup>th</sup> Street. The proposal is to locate the small cell on the east side of 68<sup>th</sup> Street close to the back employee entrance of the Valley Ho Hotel, where. The ROW is limited but Verizon has designed a cabinet that will fit into the City of Scottsdale space. Visibility to the site from adjacent uses will be limited and minimal in scale considering the small modifications to the existing light pole and landscaping to hide the small equipment cabinet.

An aerial photo of the site is below; photos of the surrounding area are located on Exhibit "A".





Source: Google Earth

### Proposed Modification

The proposed array is comprised of (2) two 55" Antennas, with eight lines of 7/8' coax. The proposed small cell light standard replacement application will also consist of a 4'-4" high cabinet on a 4'-2" slab (2'-2" wide) located within the right of way. The cabinet will be screened via landscaping and detailed/painted according to the City of Scottsdale specifications/recommendations. This cabinet was specifically designed to fit into the existing City of Scottsdale ROW space. Cabling will be concealed within the pole and underground, as specified in the City of Scottsdale Wireless Code.

Access to the facility and adjacent equipment cabinet will be limited to authorized personnel only. The communication facility will have no impact to vehicular or pedestrian pattern; it does and will not utilize connection to any water system, refuse collection, or sewer system. The existing and proposed equipment does and will not emit any odor, dust, gas, noise, vibration, smoke, heat or glare.



## Exhibit "A"

*Property Looking North*



*Property Looking to the East*





*Property Looking to the South*



*Property Looking to the West*







**Project Submittal Narrative**  
Pre-Application Verizon Small Cell Proposal  
**PHO\_ZUZU-VALLEY-HO\_SC**  
ROW (6850 E. Main Street, west side of Valley Ho Hotel)



Submitted By:  
Marck Sawyer  
Smartlink LLC  
605 West Knox Road, Suite 210, Tempe, Arizona 85284  
(480) 550-2088 / [marck.sawyer@smartlinkllc.com](mailto:marck.sawyer@smartlinkllc.com)  
Tuesday, April 26, 2016

**23-DR-2016**  
**06/02/16**



Verizon Small Cell Project  
PHO\_ZUZU-VALLEYHO\_SC  
ROW (6850 E. Main Street, west side of Valley Ho Hotel)

**Description of the Site / Purpose of Modification:**

This application is for placement of 2 small cell antennas located on a 32'-1" replacement Light Standard (39'-4" with street light and mast) situated within the City of Scottsdale right of way on 68<sup>th</sup> Street at the back west entrance of the Valley Ho Hotel. The proposed small cell facility will handle the additional demand for wireless data and voice service for the surrounding area. Given the increasing amount of data traffic in the area associated with nearby developments like the Valley Ho Hotel, new residential condo development, nearby single family residential and existing businesses the proposed small cell will help alleviate increased use on the existing Verizon Wireless macro site.

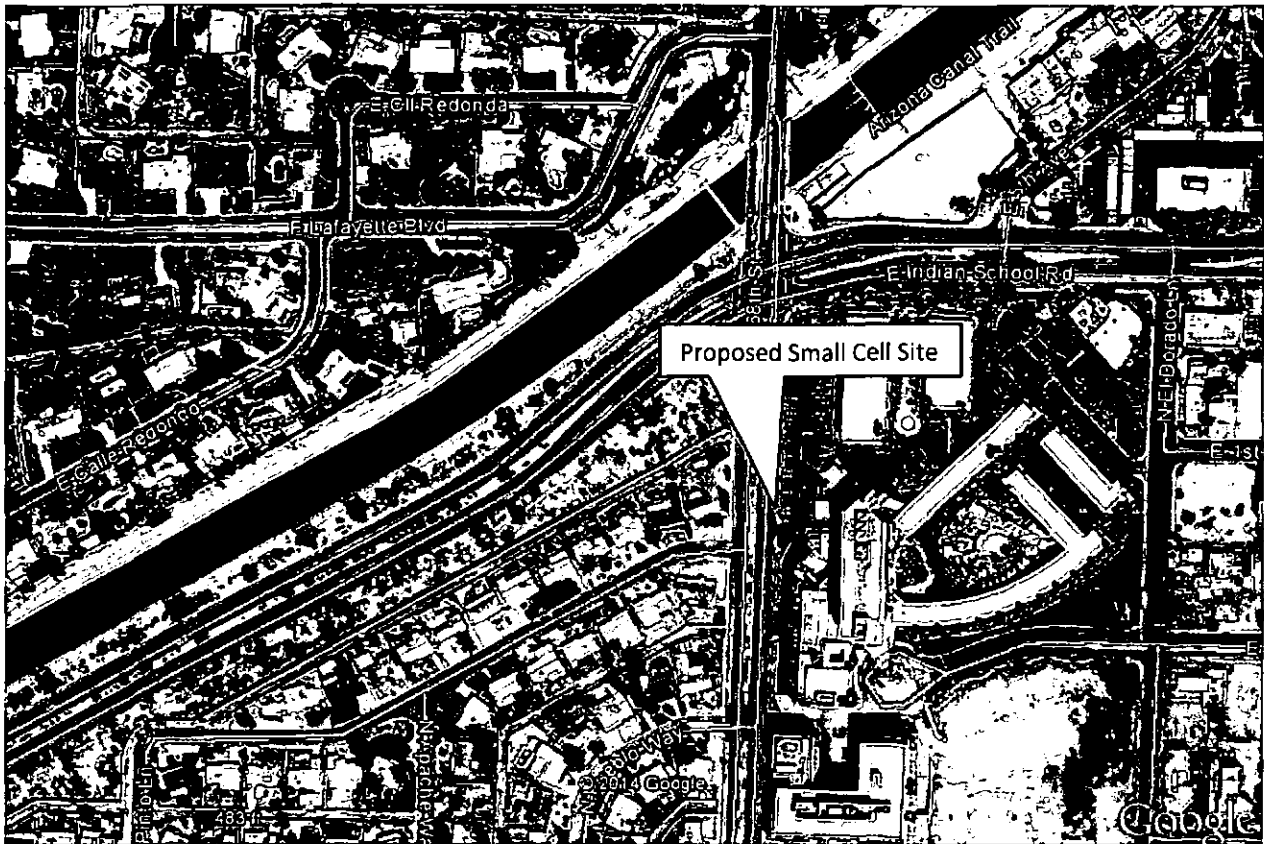
**Zoning & Land Uses of the Subject Parcel & Adjacent Property**

Zoning District of Subject Parcel: ROW

Land Use of 2'-8"+/- right of way is for public utilities and a landscape buffer to the hotel. The Existing light pole is situated on the west side of the ROW (as identified in the aerial photo below).

Surrounding Land Uses include: South (D/RH-2), (C-3)/ROW to the North, East (C-3) and (R1-7) to the west across 68<sup>th</sup> Street. The proposal is to locate the small cell on the east side of 68<sup>th</sup> Street close to the back employee entrance of the Valley Ho Hotel, where. The ROW is limited but Verizon has designed a cabinet that will fit into the City of Scottsdale space. Visibility to the site from adjacent uses will be limited and minimal in scale considering the small modifications to the existing light pole and landscaping to hide the small equipment cabinet.

An aerial photo of the site is below; photos of the surrounding area are located on Exhibit "A".



Source: Google Earth

### **Proposed Modification**

The proposed array is comprised of (2) two 55" Antennas, with eight lines of 7/8' coax. The proposed small cell light standard replacement application will also consist of a 4'-4" high cabinet on a 4'-2" slab (2'-2" wide) located within the right of way. The cabinet will be screened via landscaping and detailed/painted according to the City of Scottsdale specifications/recommendations. This cabinet was specifically designed to fit into the existing City of Scottsdale ROW space. Cabling will be concealed within the pole and underground, as specified in the City of Scottsdale Wireless Code.

Access to the facility and adjacent equipment cabinet will be limited to authorized personnel only. The communication facility will have no impact to vehicular or pedestrian pattern; it does and will not utilize connection to any water system, refuse collection, or sewer system. The existing and proposed equipment does and will not emit any odor, dust, gas, noise, vibration, smoke, heat or glare.

## Exhibit "A"

*Property Looking North*

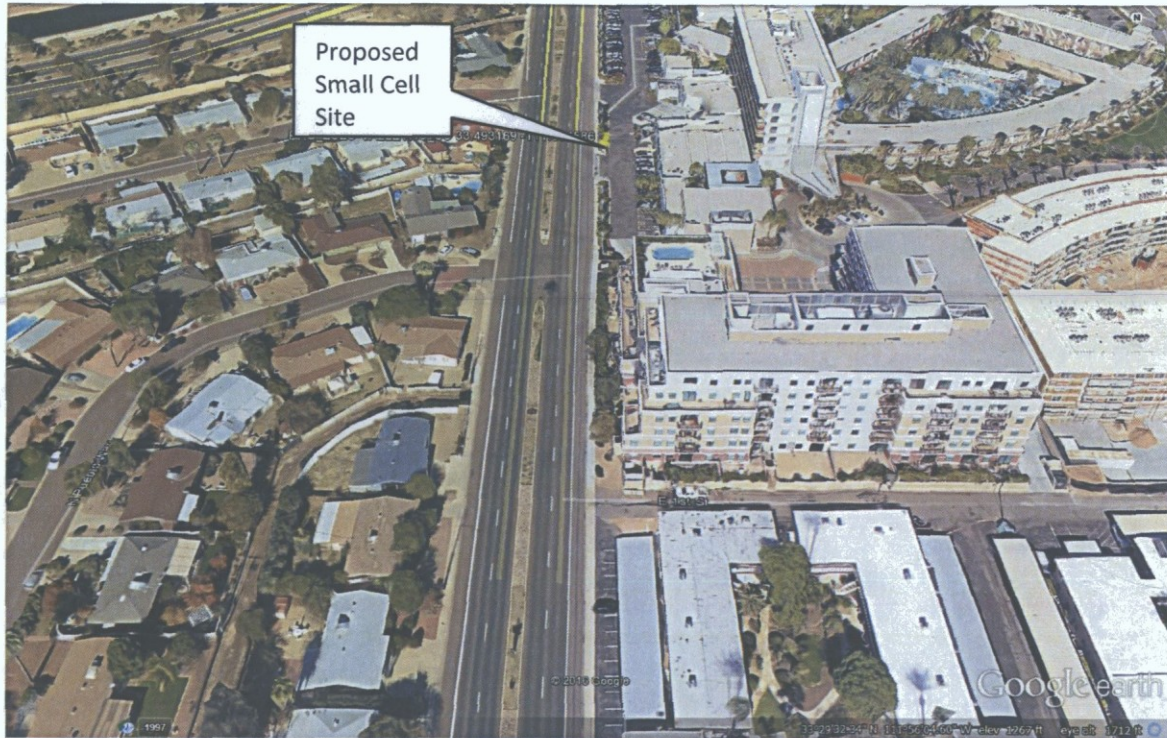


*Property Looking to the East*





**Property Looking to the South**



**Property Looking to the West**







## Wireless Communication Facilities (WCF) Development Review/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:

- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

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 11 of this application.

All WCFs shall require Development Review Board or City Council approval, with the exception of minor facilities, which the Zoning Administrator shall have authority to approve. (Section 1.908. Zoning Administrator review of minor applications).

**Is WCF located in the City right-of-way?** If yes, the provider must apply for permission to work in City right-of-way and permission to leave Antenna Right-of-way License Agreement with the Construction Document submittal.

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 checked="" type="checkbox"/>	1. Development Review/Conditional Use Permit Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>1,515.00</u> (subject to change every July)

### Planning, Neighborhood & Transportation Division

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



## Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>3. Completed Development Application Form</b> (form provided) <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>
N/A	<input checked="" type="checkbox"/>	<b>4. Letter of Authorization</b> (from property owner(s) if property owner did not sign the application form)
N/A	<input checked="" type="checkbox"/>	<b>5. 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)
N/A	<input checked="" type="checkbox"/>	<b>6. Policy for Appeal of Required Dedications or Exactions</b> (form provided)
N/A	<input checked="" type="checkbox"/>	<b>7. Request for Site Visits and/or Inspections Form</b> (form provided)
	<input checked="" type="checkbox"/>	<b>8. Commitment for Title Insurance – No older than 30 days from the submittal date</b> (requirements form provided) <ul style="list-style-type: none"> <li>8-1/2" x 11" – 1 copy <i>for R.O.W. (68th St.)</i></li> <li>Include complete Schedule A and Schedule B.</li> </ul>
N/A	<input checked="" type="checkbox"/>	<b>9. 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 type="checkbox"/>	<b>10. Request to Submit Concurrent Development Applications</b> (form provided)
	<input checked="" type="checkbox"/>	<b>11. Neighborhood Notification Process Requirements:</b> (form provided) <ul style="list-style-type: none"> <li>Provide one copy of the Neighborhood Notification Report <i>Notify property owners</i></li> <li>Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report <i>within 750'.</i></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 type="checkbox"/>	<b>12. Property Owners' Association Input</b>
	<input checked="" type="checkbox"/>	<b>13. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper</b> <ul style="list-style-type: none"> <li>8-1/2" x 11" - 1 copy of the set of prints</li> <li><u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.</li> <li>8-1/2" x 11" - 11 copies of the set of prints (<i>Delayed submittal</i>). 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>
N/A	<input type="checkbox"/>	<b>14. Archaeological Resources</b> (information sheets provided) <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Certificate of No Effect / Approval Application Form (provided) <i>Historic preservation</i></li> <li><input type="checkbox"/> Archaeology Survey and Report - 3 copies</li> <li><input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies</li> <li><input type="checkbox"/> Copies of Previous Archeological Research - 1 copy</li> </ul>

### Planning, Neighborhood & Transportation Division

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



## Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit

<input type="checkbox"/>	<input type="checkbox"/>	<b>15. 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> ) <ul style="list-style-type: none"> <li><input type="checkbox"/> Airport Data Page</li> <li><input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form</li> <li><input type="checkbox"/> Heliport (requires a Conditional Use Permit)</li> </ul>
<b>PART II -- REQUIRED PLANS &amp; RELATED DATA</b>		
<b>Req'd</b>	<b>Rec'd</b>	<b>Description of Documents Required for Complete Application.</b> No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16. 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><input type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided)</li> <li><input type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the applicable Conditional Use Permit criteria. (Form provided)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>17. 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> <p>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:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>18. Site Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 4 copies, folded</li> <li>• 11" x 17" – 11 copies (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 checked="" type="checkbox"/>	<b>19. Map of the service area for this proposed facility</b> <ul style="list-style-type: none"> <li>• 8½ x 11" 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>20. Map that shows other existing or planned facilities that will be used by the personal wireless service provider who is making this application.</b> <ul style="list-style-type: none"> <li>• 8½ x 11" 1 copy (quality suitable for reproduction)</li> </ul>

### Planning, Neighborhood & Transportation Division

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

## Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>21. Map that shows, up to a distance of ½-mile from the project, any single family residential developments that are either existing, zoned or are shown in the General Plan.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>22. Landscape Plan</b> <ul style="list-style-type: none"> <li>24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>11" x 17" – 11 copies, folded (quality suitable for reproduction)</li> <li>8 ½" x 11" – 2 copies (quality suitable for reproduction)</li> <li>Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>23. Photo simulations of current and proposed antenna</b> <ul style="list-style-type: none"> <li>Provide 1 color original set mounted or printed on 8 ½" x 11" paper</li> <li>11 color copy sets for inclusion in DRB packets (DRB submittal only)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>24. Elevations drawings of new additions, building, screening, poles or other changes: Description of height and diameter of existing pole to be replaced or extended if facility is co-locating or a joint-use.</b> <ul style="list-style-type: none"> <li>24" x 36" – 4 folded black and white line drawing copies</li> <li>11" x 17" – 11 black and white line drawing copies, folded (quality suitable for reproduction)</li> <li>8 ½" x 11" – 2 black and white line drawing copies, folded (quality suitable for reproduction)</li> <li>Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>25. Drainage Report</b> 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. <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"/>	<b>26. A written report verifying that, at its maximum load, including cumulative effects of multiple facilities, the WCF meets or exceeds the Federal Communication Commission's radio frequency safety standards.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>27. Other:</b> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded  <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)  <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction)  <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)         </div>

### Planning, Neighborhood & Transportation Division

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



**Wireless Communication Facilities (WCF)  
Development Review/Conditional Use Permit**

**PART III – SAMPLES & MODELS**

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"/>	<p><b>1. Exterior Building Color &amp; Material Sample Board(s):</b>  8-1/2" x 11" or 11" x 17" material sample board(s)</p> <ul style="list-style-type: none"> <li>• The material sample board shall include the following: <ul style="list-style-type: none"> <li>○ A color elevation of one side of the building</li> <li>○ 3" x 3" Glass samples mounted on the board with reflectivity identify</li> <li>○ 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.)</li> <li>○ 2"x 2" of proposed paint colors</li> <li>○ All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation.</li> </ul> </li> <li>• 11" x 17" – 1 copy, folded of a printed digital photo of the material board</li> <li>• 8 1/2" x 11" – 1 copy of a printed digital photo of the material board</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>2. Electronic Massing Model:</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 color copy, folded</li> <li>• 8 1/2" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul> <p>Scaled model indicating building masses on the site plan and the mass of any building within:  _____ 750 foot radius from site  _____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>

**PART IV – 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"/>	<p><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>303</u> -PA-<u>2016</u>.</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>2. Submit all items indicated on this checklist pursuant to the submittal requirements.</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</b></p>

**Planning, Neighborhood & Transportation Division**

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



## Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>4. 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.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>5. Other:</b></p> <hr/> <hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>6. If you have any question regarding this application checklist, please contact your Project Coordinator.</b></p> <p>Coordinator Name (print): <u>Keith Niederm</u> Phone Number: <u>480-312-2953</u></p> <p>Coordinator email: <u>kniederm@scottsdaleaz.gov</u> Date: <u>4-11-16</u></p> <p>Coordinator Signature: <u><i>Keith Niederm</i></u></p> <p>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.</p> <p>This application need a: <input checked="" type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p><b>Required Notice</b></p> <p>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 &amp; 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: <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a>.</p> <p>Planning, Neighborhood and Transportation Division  One Stop Shop  Planning, Neighborhood &amp; Transportation Administrator  7447 E. Indian School Rd, Suite 105  Scottsdale, AZ 85251  Phone: (480) 312-7000</p>

### 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

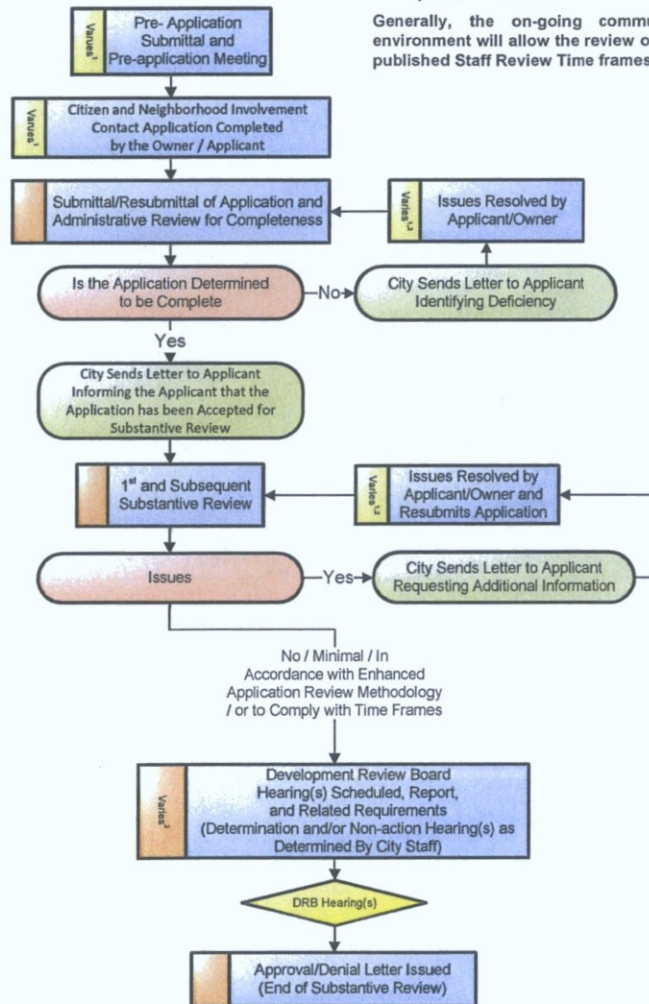
### Development Review (DR)

#### 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.



#### 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

Planning, Neighborhood & Transportation Division  
7447 E Indian School Road, Suite 105, Scottsdale, AZ 84251 • Phone: 480-312-7000 • Fax: 480-312-7088





# Development Applications Process

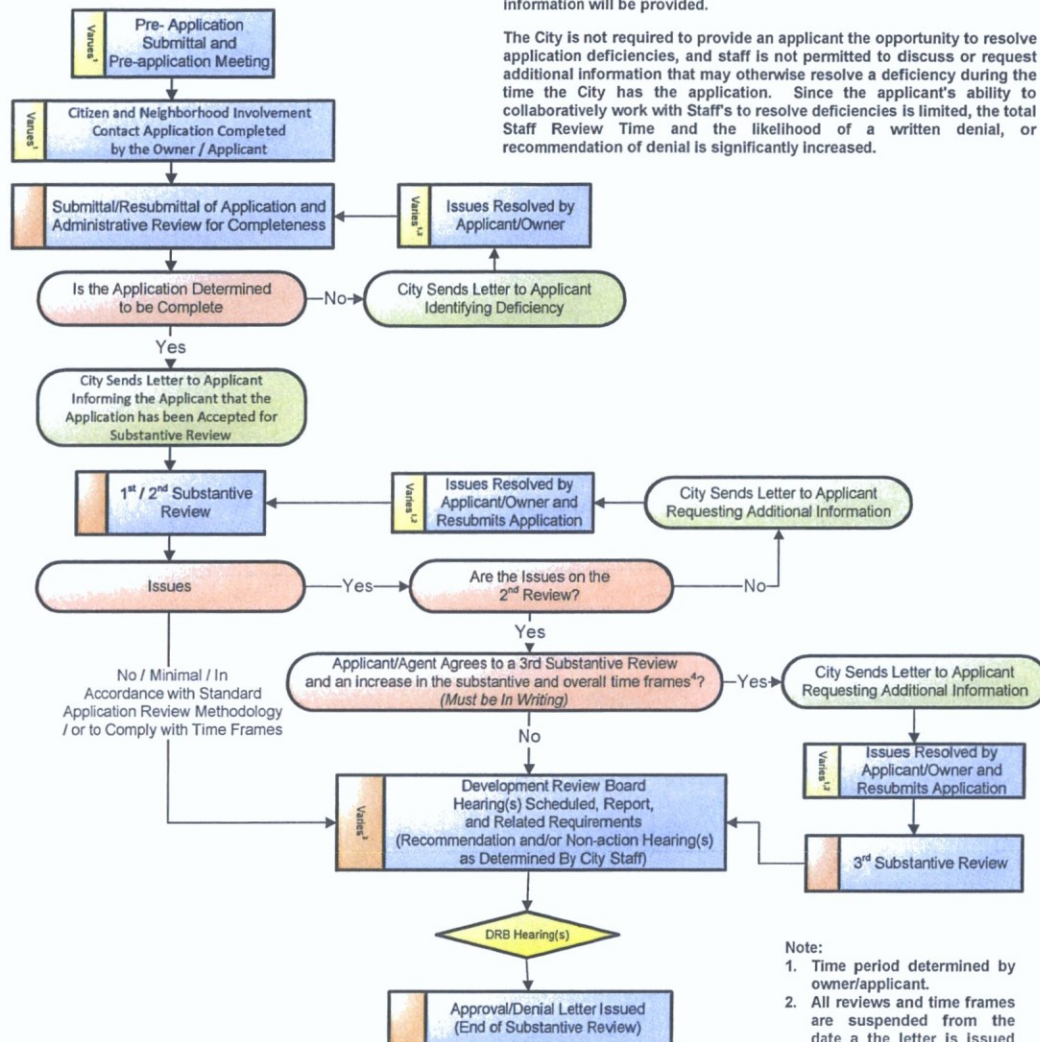
## Standard Application Review

### Development Review (DR)

#### 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.



#### 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 Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews in This Time Frame <sup>2,3,4</sup>	Time Frames Vary <sup>2</sup>	

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 84251 • Phone: 480-312-7000 • Fax: 480-312-7088

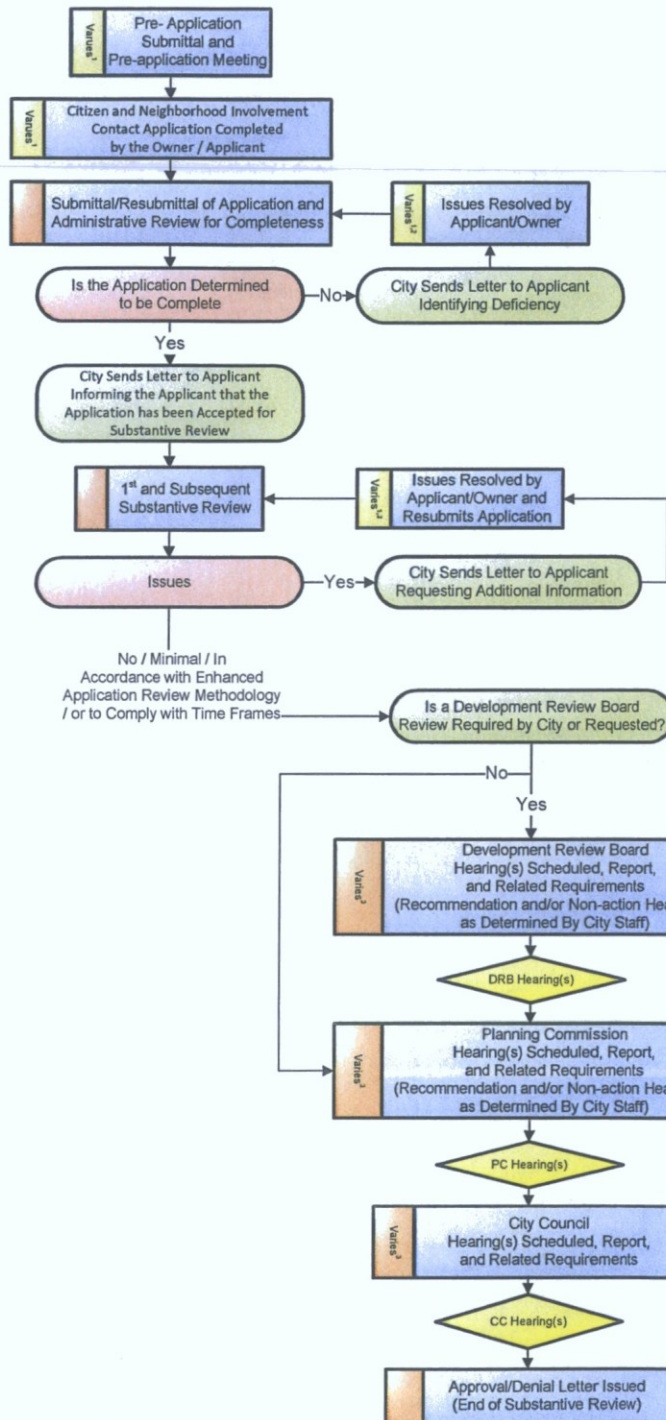




## Development Applications Process

### 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 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.

#### Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. 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 Letter Issued
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>2</sup>	Letter Issued

Planning, Neighborhood & Transportation Division

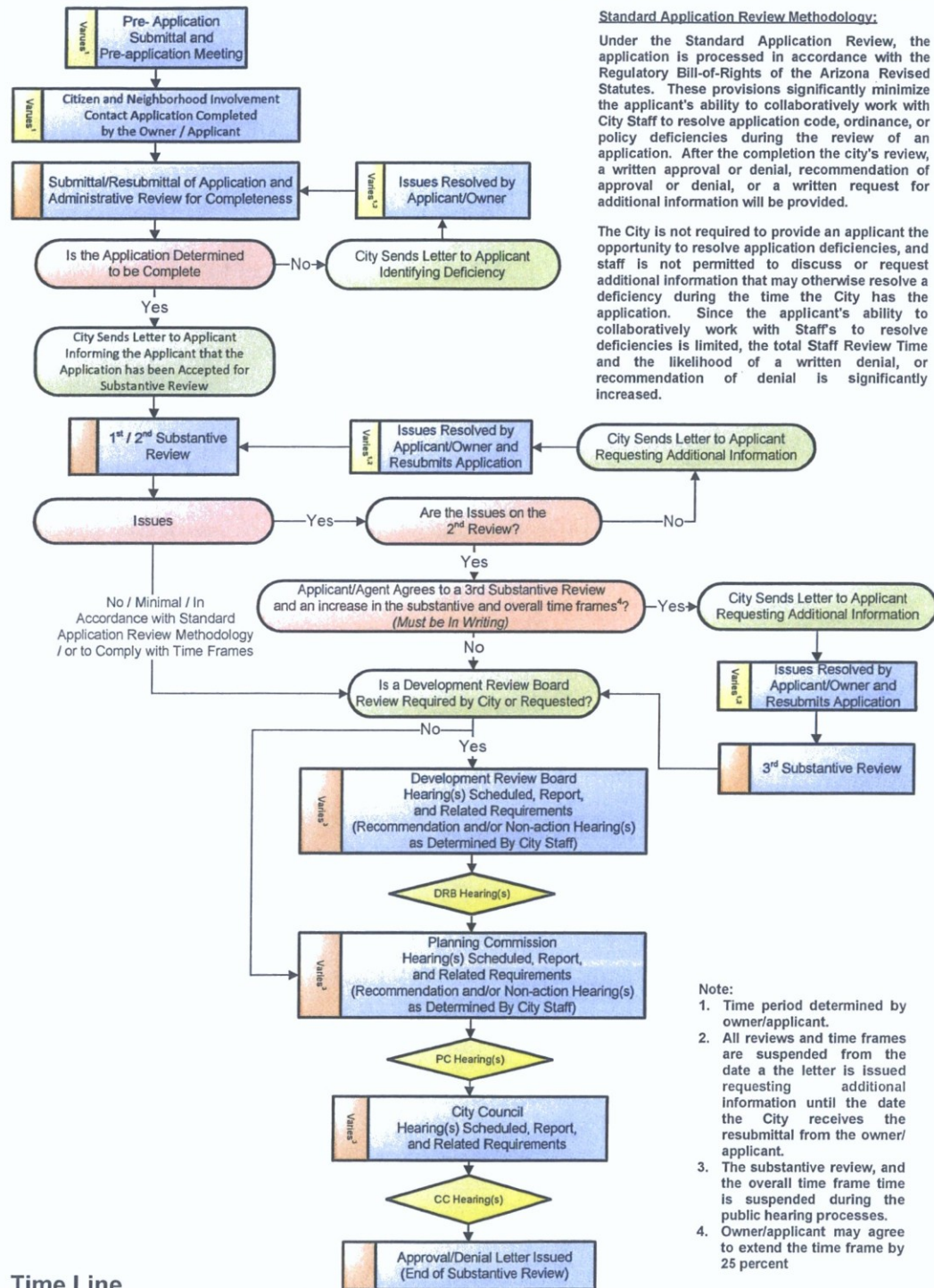
7447 E Indian School Road, Suite 105, Scottsdale, AZ 84251 • Phone: 480-312-7000 • Fax: 480-312-7088



# Development Applications Process

## Standard Application Review

### Conditional Use Permit (UP)



#### Time Line

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

#### 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

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 84251 • Phone: 480-312-7000 • Fax: 480-312-7088





# 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 checked="" 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 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:** Verizon Small Cell PHO\_ZUZU-VALLEYHO\_SC

**Property's Address:** 6850 E. Main Street (68th Street, West side of Valley Ho Hotel)

**Property's Current Zoning District Designation:** City of Scottsdale Right of Way

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> City of Scottsdale	<b>Agent/Applicant:</b> Marck Sawyer
<b>Company:</b> City of Scottsdale	<b>Company:</b> Smartlink LLC for Verizon Wireless
<b>Address:</b> 7447 E. Indian School Road	<b>Address:</b> 605 W. Knox Road, Tempe, AZ 85284
<b>Phone:</b> 480-312-3111 <b>Fax:</b>	<b>Phone:</b> 480-550-2088 <b>Fax:</b>
<b>E-mail:</b> ksonoda@scottsdaleaz.gov	<b>E-mail:</b> marck.sawyer@smartlinkllc.com
<b>Designer:</b> Young Design Corp.	<b>Engineer:</b> Young Design Corp.
<b>Company:</b> Young Design Corp.	<b>Company:</b> Young Design Corp.
<b>Address:</b> 10245 E. Via De Ventura, Scottsdale, AZ	<b>Address:</b> 10245 E. Via De Ventura, Scottsdale, AZ
<b>Phone:</b> 480 451 9609 <b>Fax:</b> 85258	<b>Phone:</b> 480 451 9609 <b>Fax:</b>
<b>E-mail:</b> Brian.Cunningham@ydcoffice.com	<b>E-mail:</b> Brian.Cunningham@ydcoffice.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.

<input checked="" type="checkbox"/> <b>Enhanced Application Review:</b>	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> <b>Standard Application Review:</b>	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](http://www.scottsdaleaz.gov)



# City of Scottsdale Cash Transmittal

# 106651

106651  
2 00910069  
6/2/2016 PLN-1STOP  
KWHEELER HPDC:600552  
6/2/2016 3:25 PM  
\$1,515.00

**Received From :**

SMARTLINK LLC  
605 W KNOX RD  
TEMPE, AZ 85284  
602-418-7855

**Bill To :**

SMARTLINK LLC  
605 W KNOX RD  
TEMPE, AZ 85284  
602-418-7855

Reference #	303-pa-2016	Issued Date	6/2/2016
Address	6850 E MAIN ST	Paid Date	6/2/2016
Subdivision	PROPERTY DIVISION	Payment Type	CHECK
Marketing Name		Cost Center	
MCR	720-09	County	No
APN	130-11-174A	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
City of Scottsdale		Net Lot Area	0
7447 E INDIAN SCHOOL RD		Number of Units	1
SCOTTSDALE, AZ 85251		Density	
		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	16-44

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

**23-DR-2016**  
**06/02/16**

  
SIGNED BY MARCK SAWYER ON 6/2/2016

Total Amount

**\$1,515.00**

(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 # 106651**