Neighborhood Notification
Open House Information
Citizen Comments

Janice K. Brewer Governor

essa P. Hickman a Land commissioner

November 25, 2014

ADAMS ELBERT R/MITRA 6667 W COUNTRY GABLES GLENDALE, AZ 85306

APN: 216-65-032

Dear Property Owner,

This letter is to inform you of an initiation of a rezoning case on approximately 4,020 acres by the Arizona State Land Department ("ASLD"). The purpose of this rezoning case is to bring zoning entitlements on the subject land into conformance with the City's General Plan pursuant to General Plan Amendment Case Number 4-GP-2002, which will fulfill a commitment between ASLD and the City of Scottsdale to accommodate development on State Trust lands that were not reclassified as Suitable for Conservation. The Land Use Element of the General Plan designates areas to serve as Rural Neighborhoods, Suburban Neighborhoods, Resorts/Tourism, Commercial and Natural Open Space.

Site Location: Between Scottsdale Rd. and 104th St., and Stagecoach Pass Rd. and Happy

Valley Rd.

Case Name: North Scottsdale State Trust Land Rezoning

Case Number: 999-PA-2014

Applicant Contact: Mark Edelman, 602-542-6331
City Contact: Jesus Murillo, 480-312-7849

To view the case info sheet, enter the case number at: https://eservices.scottsdaleaz.gov/eServices/Cases
The case file may also be viewed at Current Planning: 7447 E. Indian School Road, Suite 105, Scottsdale AZ
85251

Please feel free to attend one of the upcoming open house events for further information: Monday December 8th, 4-7pm Legend Trail Community Center, 34575 N. Legend Trail Parkway Tuesday December 9th, 5:30-7:30pm Anasazi School Cafeteria, 12121 N. 124th Street Wednesday December 17th, 4-7pm Florence Ely Nelson Desert Park, 8950 E. Pinnacle Peak Road

Sincerely,

Mark Edelman, AICP

Manager

Planning & Engineering Section

E. Stagecoach Pass Rd. North Scottsdale State Trust Land Rezoning Arizona State
Land Department Exhibit A: State Trust Land to be Rezoned State Trust Land E. Dynamite Blvd. E. Happy Valley Rd.



Community Input Certification

	999-PA-2014				
PROJECT LO	OCATION: Between Scottsdale Rd. and 104th St., and Stagecoad	ch Pass Rd. and Hap	ppy Valley Rd.		
COMMUNITY	Y INPUT CERTIFICATION				
neighboring r as well as inv	Scottsdale it is important that all applicants for rezoning residents, affected school districts, and other parties the vite their input. The applicant shall submit this complet that such contact has been made.	at may be impa	cted by the pre	oposed use,	
		TYPE OF CONTACT			
DATE	NAME (Person, Organization, Etc. and Address)	Meeting	Phone	Letter	
				87	
					100
				- Mg 1	
				7	
					-
					-
					-
					-
					-
					Sigi
Signature of o	owner/applicant	Date			

Community input Certification

Page 1 of 1

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

Revision Date13-Jan-2010 (ncurtis)



Affidavit of Sign Posting

Project Under Consideration Sign (White)
Case Number: 999-PA-2014 Project Name: Location: Scottsdale Rd + 104th St (stage coach pass Rd bother) Site Posting Date: 12-1-14 Applicant Name: Brandon Tousley
Sign Company Name: America 5 Instant Signs . Hone Number: 602 - 404 - 0009
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above. Applicant Signature Date Return completed original signed and notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal. E-mail copy to your project coordinator.
Acknowledged before me this the day of 20_14 JESSIE MEREDITH Notary Public - Arizona Maricopa County My Comm. Expires Aug 29, 2018 My commission expires: 8-29-2018

Planning, Neighborhood & Transportation Division



























Affidavit of Sign Posting

	Consideration Sign (White)		
Case Number:	999-PA-2014		
Project Name:	orth Scottsdale State Trust Land Rezoning ween Scottsdale Rd. and 104th St., and Stagecoach Pass Rd. and Happy Valley Rd. TBD		
Location:			
Site Posting Date:			
Applicant Name:	Arizona State Land Department		
Sign Company Nam Phone Number: I confirm that the sit	America's Instant Signs 602-404-0009 e has been posted as indicated by the Project Manager for the case as listed above.		
Applicant Signature	Date		
	riginal signed and notarized affidavit AND pictures to the Current Planning Office no fter your application submittal. E-mail copy to your project coordinator.		
Acknowledged befo	re me this the day of 20		
	Notary Public		
	My commission expires:		
Plar	nning, Neighborhood & Transportation Division		

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SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number:	PA
Project name:	
Project Location	
Applicant Name:	Phone:
Applicant E-mail:	Fax:
School District:	
l, hereby certify that the fo Referenced project:	llowing determination has been made in regards to the
	ties to accommodate the projected number of additional within the school district's attendance area; or
	facilities via a planned capital improvement to be ification of the district and located within the school
The school district has determined an existing can be provide adequate school facilities for the	g or proposed charter school as contracted by the district the projected increase in students; or
adequate school facilities within the school di	tered into an agreement to provide, or help to provide, strict's attendance area in a timely manner (a copy said
agreement is attached hereto); or	,,
	chool facilities to accommodate projected growth
☐ The school district does not have adequate s	chool facilities to accommodate projected growth
☐ The school district does not have adequate sattributable to the rezoning.	chool facilities to accommodate projected growth ne above certification: , middle and high schools for this location. ould be generated by the additional homes.
☐ The school district does not have adequate sattributable to the rezoning. Attached are the following documents supporting the attendance areas for elementary ☐ Calculations of the number of students that w ☐ School capacity and attendance trends for the Or;	chool facilities to accommodate projected growth ne above certification: , middle and high schools for this location. ould be generated by the additional homes.

Planning, Neighborhood and Transportation Division

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November 25, 2014

Superintendent Debbi Burdick Cave Creek School District 33606 N. 60th Street Scottsdale, AZ 85266

Re: North Scottsdale State Trust land Rezoning in

Dear Ms. Burdick,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration And Procedures, Section 11,1500, Collaborative City And School Planning. Please be advised that we are applying for a rezoning application that changes the zoning classifications resulting in greater residential densities allowed on the subject property. The approved City of Scottsdale General Plannidentified approximately 6,300 units as the potential for State Trust land within the area. This application reduces the maximum number of units to 5,000, a reduction of over 20%. Enclosed please find a detailed project narrative, a location map, site plan and the Determination Form required by the City per the above Ordinance. If you would like to schedule a meeting to discuss the above proposal, please call Lani Drew at 602-542-2858 to arrange a convenient time.

Sincerely,

Mark Edelman, AICP Section Manager
ASLD Planning & Engineering Section Manager

c: Kroy Eblaw, City of Scottsdale Executive Assistant for Strategic Projects Jesus Murillo, City of Scottsdale Planner November 25, 2014

Superintendent James P. Lee Paradise Valley Unified School District 15002 N. 32nd St. Phoenix, AZ 85032

Re: North Scottsdale State Trust land Rezoning

Dear Mr. Lee.

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration And Procedures, Section 1.1500, Collaborative City And School Planning. Please be advised that we are applying for a rezoning application that changes the zoning classifications resulting in greater residential densities allowed on the subject property. The approved City of Scottsdale General Plan identified approximately 6,300 units as the potential for State Trust land within the area. This application reduces the maximum number of units to 5,000, a reduction of over 20%. Enclosed please find a detailed project narrative, a location map, site plan and the Determination Form required by the City per the above Ordinance. If you would like to schedule a meeting to discuss the above proposal, please call Lani Drew at 602-542-2858 to arrange a convenient time.

Sincerely,

Mark Edelman, AICP ASLD Planning & Engineering Section Manager

c: Kroy Eblaw, City of Scottsdale Executive Assistant for Strategic Projects Jesus Murillo, City of Scottsdale Planner



Collaborative City and School Planning

Policies and Procedures

Basis: These policies and procedures have been adopted in compliance with the City of Scottsdale Zoning Ordinance (Ordinance 455), Article I., Administrative And Procedures, Section 1.1500, Collaborative City And School Planning, effective October 10, 2002.

Goal: To ensure that rezoning applicants communicate with school districts and obtain their comments on potential impacts of new development on school facilities.

Impact: Applicable rezoning cases shall follow the procedures and use the forms established by the City of Scottsdale for the purposes of this section, as attached hereto.

Criteria for Applicability:

The provisions of this section shall apply only to applications for residential rezoning which increase the projected number of students for any school district's school attendance area as a result of the proposed rezoning.

The applicability of this section includes requests for rezoning which:

- Change zoning classifications from non-residential to residential classifications, and/or
- Changes in residential zoning classifications or amended stipulations that result in greater residential densities, thereby increasing the number of potential students.

Applicant Responsiblities:

- 1) Thirty days prior to submittal the applicant shall provide to the superintendent(s) of the applicable school district(s) the following information (via registered mail), with a copy to the City of Scottsdale Planning and Development Services:
 - Cover Letter including a request for a meeting to discuss the proposed rezoning (see attached example)
 - Detailed project narrative including the current allowed and proposed number of residential units
 - Location map (see attached example)
 - 11x17 Site Plan
 - Contact Information, including name, mailing address, fax and e-mail.
 - School District Response form, with applicant and project information completed
- 2) At submittal, the applicant shall provide with the rezoning application:
 - A copy of the above materials and,
 - A copy of the school district(s) response regarding the adequacy of available facilities, or a request for a thirty (30) day extension of the discussion and response time

Planning, Neighborhood and Transportation Division

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



Collaborative City and School Planning

Policies and Procedures

School District Responsibilities:

- 1) Upon receipt of the above information, the school district(s) shall review the materials and determine one of the following:
 - That the school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
 - That the school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area; or
 - That the school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities within the school district's attendance area in a timely manner; or
 - That the applicant and the school district have entered into an agreement to provide, or help to
 provide, adequate school facilities within the school district's attendance area in a timely
 manner; or
 - That the school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.
- 2) The school district shall determine the above with methodology approved and published by the appropriate school district. If a school district fails to establish a student per-household ratio methodology for projecting the number of new students resulting from an applicant's rezoning application, then the school district shall base it's certification upon an authoritative source accepted within the education community and based upon the most recent published Census information.
- 3) If the school district(s) requests a thirty (30) day extension, such request must be made prior to the expiration of the original discussion and response time. Such requests must be made in writing and submitted to Current Planning Department of the City of Scottsdale Planning, Neighborhood, and Transportation Division.
- 4) In the event that the appropriate school district determines that there are not adequate school facilities for the proposed rezoning, the school district shall notify the applicant and the City of Scottsdale in writing that the school district determined that it does not have adequate school facilities to accommodate the rezoning.
- 5) Said Determination shall be communicated to the City via the form provided for that purpose.
- 6) In the event the City does not receive certification from the School District within five (5) days of the date of the application shall proceed on the basis of not finding on the adequacy of school facilities for the proposed rezoning. School District input thereafter may be sought by the City on the issue for consideration by the Planning Commission and City Council in making a decision on the rezoning application. (Per Section 1.1502.D)

Planning, Neighborhood and Transportation Division

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Collaborative City and School Planning

Policies and Procedures

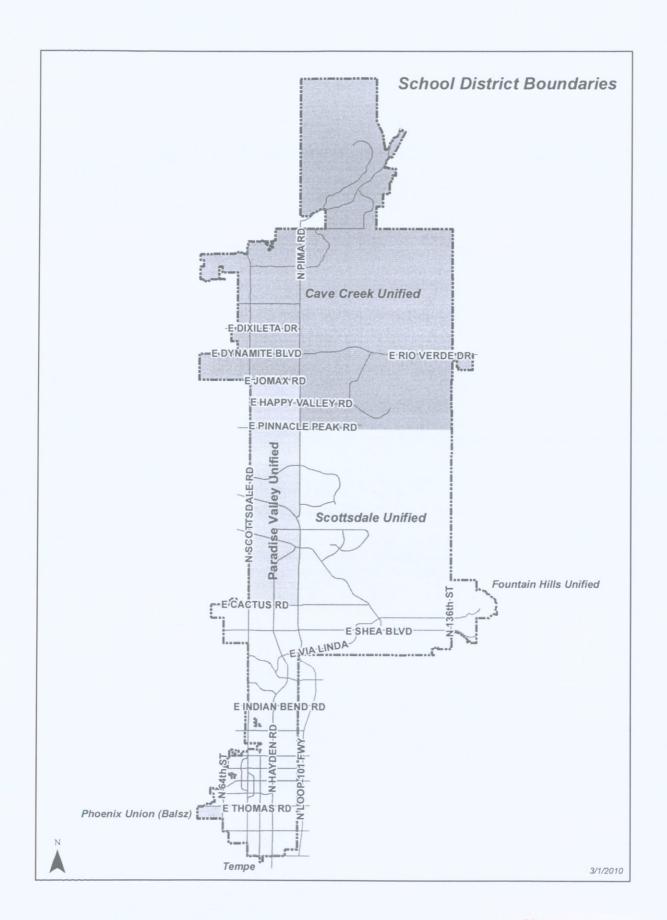
City of Scottsdale Responsibilities

- 1) The City shall review the school district(s) response and include the district's determination in the staff report prepared for the Planning Commission and City Council.
- If the school district does not respond, the staff report will reflect no response on the part of the School District. The City may choose to contact the School District regarding the rezoning. (Per Section 1.1502.D)
- 3) The determination form, if returned by the school district, shall be included as an attachment to the said staff report.
- 4) The City shall continue to provide to the school district(s) notification of request for public hearing per the Early Notification policy.

19-ZN-2014 12/3/2014

Planning, Neighborhood and Transportation Division

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School District Contact Information

Baltz School District

4825 E Roosevelt Street Phoenix AZ 85008 602-629-6400 www.balsz.k12.az.us

Cave Creek School District

33606 N 60th Street Scottsdale, AZ 85266 480-575-2000 www.ccusd93.org

Paradise Valley School District

15002 N 32nd Street
Phoenix, AZ 85032
602-449-2000
http://cmweb.pvschools.net/siteweb/

Tempe School Elementary School District

3205 S Rural Road Tempe, AZ 85282 480-730-7100 http://www.tempeschools.org/

Tempe Union High School District

500 West Guadalupe Road Tempe, AZ 85283 480-839-0292 http://www.tuhsd.k12.az.us **Phoenix Union High School District**

4502 N Central Ave Phoenix, AZ 85012 602-764-1100 www.phxhs.k12.az.us

Fountain Hills School District

16000 E. Palisades Boulevard Fountain Hills, AZ 85268 480-664-5000 www.fountainhillsschools.org

Scottsdale School District

3811 N 44th Street Phoenix, AZ 85018 602-484-6100 http://susd.schoolfusion.us/

Planning, Neighborhood and Transportation Division

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Page 1

Date
SuperintendentSchool District, AZ
Dear Madam or Sir,
This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1 Administration And Procedures, Section 1.1500, Collaborative City And School Planning.
Please be advised that we are applying for a rezoning application that changes the zoning classification(s) from non-residential to residential classifications, and/or changes the residential zoning Or stipulation(s) resulting in greater residential densities allowed on the subject property. The property is currently zoned for residential units; our application will result in a total of units allowed, an increase of%.
Enclosed please find a detailed project narrative, a location map, site plan and the Determination Form required by the City per the above Ordinance. I would like to schedule a meeting with you to discuss the above proposal. I can be reached
Sincerely,
Phone
Fax
E-mail

cc: City of Scottsdale Current Planning Department

19-ZN-2014 12/3/2014





Citizen Review Checklist

(ZN)

The Citizen Review Process is required for all: Rezonings, Zoning Stipulation Amendments, Council Approved Amended Development Standards, and City Council Site Plan Approvals. This packet has been prepared in conformance with and as a supplement to Zoning Ordinance, Section 1.305.C, Citizen Review Process. If you have questions on these requirements, please contact the Current Planning Division at 480-312-7000

have que		rdinance, Section 1.305.C, Citizen Review Process. If you act the Current Planning Division at 480-312-7000
ℤ R	ezoning oning Stipulation Amendments	 □ Council Approved Amended Development Standards □ City Council Site Plan Approvals
If you are for an applicate more inform	ion for any other type of project you need a Neigh	nply with Resolution 5135 for Neighborhood Involvement. If you are filing borhood Notification Packet; please contact your Project Coordinator for
The Citizer	Review Process ensures early notification	and involvement prior to the filing of a formal application.
Step 1:	Citizen Review Plan: Provide a written s the first open house meeting, outlining the	tatement to your Project Coordinator, at least two weeks prior to information below.
	Where and when the open house wilHow and when neighbors will be not	
	Provide information by:	То:
	☐ 1st Class Letter or Postcard☐ In Person☐ Phone call☐ Certified Mail☐ Door Hangers/Flyers☐	 □ All property owners and HOAs within proposed area ☑ Property owners and HOAs within 750' □ School District(s)* □ Interested Party list (provided by Project Coordinator) □ Residents/Tenants
		ion" sign will be posted and what it will say
	 How many neighborhood meetings v 	vill be held?
	* School districts shall be notified 30 day non-residential to a residential district of Collaborative City and School Planning	rs prior to filing the formal application when the rezoning from a or when greater residential densities are proposed. Refer to the g packet.
Step 2:		Sign - (4'x4' Black and White sign) post on-site at least ten (10) meeting. The sign shall include the following:
		uest, proposed use, site acreage, site zoning
	Time, Date and Location of the open Applicant and City Staff Contact Info	
	information, and the Pre-Application	rmation- contact persons and phone numbers to call for more number
	City's web site address: www.scottsd	daleAZ.gov/projects/ProjectsInProcess
	Sign posting date	40 701 001
		19-ZN-2014 12/3/2014

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Citizen Review Checklist

(ZN)

04-0	
Step 3:	Notification Letters: Send a letter, by first class mail at least ten (10) calendar days* prior to the open house meeting. Include the following items:
	house meeting. Include the following items:
	Time det un

- Time, date, and location of the open house meeting
- Applicant and City staff contacts, telephone numbers and email addresses
- City case file number (Pre-Application Number) and City web site address
- A detailed description of the project and information concerning the applicant's request
- Preliminary site plan and/or project location map
- Open House Meeting: Hold the Open House Neighborhood Meeting onsite or at a location near the Step 4: site, within 45 days prior to your formal submittal. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov. From the Open House provide the following:
 - Sign-in sheets
 - Comment sheets
 - Written summary of meeting.
 - ☐ Additional Open House Meeting(s) required ____. In some cases, the City of Scottsdale Project Coordinator may require more than one applicant-held Open House. Additional open house meetings have the same requirements and shall be advertised in the same manner as the initial open house meeting.
- Complete a Citizen Review Report: All citizen outreach and input shall be documented in the Step 5: Citizen Review Report and shall be submitted with the formal application. The Citizen Review Report shall include:
 - A. Details of the methods used to involve the public including:
 - 1. A map showing the number of and where notified neighbors are located.
 - 2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
 - 3. The dates contacted, how they were contacted, and the number of times contacted.
 - 4. Copies of letters or other means used to contact neighbors, school districts, and HOA's.
 - 5. The completed affidavit of mailing. (See attached)
 - 6. List of dates and locations of all meetings
 - 7. The Open house sign-in sheets, a list of people that participated in the process, and comment sheets
 - 8. The completed affidavit of sign posting with a time/date stamped photo. (See attached)
 - B. A written summary of the comments, issues, concerns and problems expressed by citizens during the process including:
 - 1. The substance of the comments, issues, concerns and problems.
 - 2. The method by which the applicant has addressed or intends to address the issues, concerns and problems identified during the process.

Related Resources:

- ☐ Project Under Consideration Sign Posting Requirements ☐ Affidavit of Posting
- ☐ Public Hearing Sign Posting
- ☐ Collaborative City and School Planning packet

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Request for Site Visits and/or Inspections

Development Application (Case Submittals)

This request concerns all property identified in the development application.
Pre-application No: 999 PA - 2014
Project Name: North Scottsdale State Trust Land Rezoning
Project Address: Between Scottsdale Rd. and 104th St., and Stagecoach Pass Rd. and Happy Valley Rd
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.
 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: MARK EDECMAN
Print-Name 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

Rev. 9/2012



NOTICE OF INSPECTION RIGHTS A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - o Receive copies of any documents taken during the inspection.
 - o Receive a split of any samples taken during the inspection.
 - o Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff membe	r,	
at the following number		/ /
Signature: Mah Edelman	_ Date:	11/24/14
Printed Name: MARK EDEZMAN		_
Check box if signature refused		
Copy of Bill of Rights left at:		

A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
 - 1. Present photo identification on entry of the premises.
 - 2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
 - 3. Disclose any applicable inspection fees.
 - 4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
 - 5. Provide notice of the right to have:
 - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
 - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
 - (c) Copies of any analysis performed on samples taken during the inspection.
 - 6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
 - 7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
 - 1. The rights described in subsection A of this section.
 - 2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
 - 3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
 - 1. At the time of the inspection.
 - 2. Notwithstanding any other state law, within thirty working days after the inspection.
 - 3. As otherwise required by federal law.

- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
 - 1. Committed intentionally.
 - 2. Not correctable within a reasonable period of time as determined by the municipality.
 - 3. Evidence of a pattern of noncompliance.
 - 4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
 - 1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
 - 2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
 - 3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
 - 1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
 - 2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
 - 1. Shall not be used to exclude evidence in a criminal proceeding.
 - 2. Does not apply to a municipal inspection that is requested by the regulated person.

KEEPING YOU INFORMED





Dear Property Owner:

This is to inform you of a request by owner (ASLD) for the approval of a zoning map amendment for approximately 4,020 acres of State Trust Lands to be consistent with the approved major General Plan amendment case 4-GP-2002.

Applicant contact: Mark Edelman, 602-542-6331
City contact: Jesus Murillo, 480-312-7849

Site Location: City-Wide To view applications, call 480-312-7000; for more information or to comment, e-mail projectinput@scottsdaleaz.gov.

Case Name: State Trust Land - North Scottsdale To view the case info sheet, enter the case number at: https://eservices.scottsdaleaz.gov/eServices/Cases/

Case Number: 19-ZN-2014 To view activity in your neighborhood, visit:

http://www.scottsdaleaz.gov/projects/myneighborhood

Scottsdale P & Z Link - An email bulletin to keep residents and merchants informed about upcoming projects.

Subscribe at https://eservices.scottsdaleaz.aav/listserve/default.asp

The case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105



Affidavit of Posting

Required: Signed, Notarized originals.

☐ Project Under (Consideration Sign (White) Public Hearing Notice Sign (Red)
Case Number: Project Name: Location: Site Posting Date:	19-2N-2014 The McDowell Sonoran hesewe Happy Valley & Scottdale to Stagecoach lass & Legene Ob/02/16 ** CITY COUNCIL DATE ADDED
Applicant Name:	MARK EDDLEMAN
Applicant Signature Return completed o	The AMERICA'S INSTANT SIGNS Loc 2 Ac 4 0009 The has been posted as indicated by the Project Manager for the case as listed above. Additional policy of the Current Planning Office no later than application submittal.
Acknowledged before	MELISSA R TORRES Notary Public - Arizona Maricopa County My Comm. Expires Jul 23, 2019 My commission expires: July 232019

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

















