

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



MD NARRATIVE Primrose at Windgate

The Primrose Day Care project will occupy the PAD area immediately to the North of Bank of America in the Windgate Crossing Shopping Center. The single story building will contain 11,612 square feet and the elevations are in conformance with the Master Environmental Design Concept Plan and the Windage Crossing color and materials palate. All the infrastructure and on and off site improvements were completed during the first Phase of construction in 2007. It should be noted that although Primrose is purchasing the PAD they will be subject to an Easement, Covenants and Restrictions agreement (ECR) with no amendments to previously approved development standards. Primrose will remain as a Tenant in the Windgate Crossing Shopping Center. Two secured and distinct play ground areas will be provided on the south side of the Building to accommodate children of different age groups.

13-MD-2016
10/07/16



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input 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"/>

Owner: Mc Dowell Windgate Holdings
 Company: Byxbee Development Partners
 Address: 7373 N. Scottsdale Suite B-170, Scottsdale, AZ 85253
 Phone: 480-502-9720 Fax: 480-502-9760
 E-mail: charlie@byxbeedevelopment.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 - 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Mc Dowell Windgate Holdings
Charles A Byxbee Title: Manager

[Signature] Signature Date: 5/9/16

Official Use Only: Submittal Date: _____

Request: Approved or Denied

Staff Name (Print): _____

Staff Signature: _____ Date: _____

13-MD-2016
10/07/16



City of Scottsdale Cash Transmittal

108195

108195
 1 00939192
 10/7/2016 PLN-1STOP
 KWHEELER HPDC600552
 10/7/2016 10:30 AM
 \$1,218.00

Received From :

WINDGATE CROSSING LLC
 7373 N SCOTTSDALE RD 170
 SCOTTSDALE, AZ 85254

Bill To :

HUNTER ENGINEERING PC
 10450 N 74TH ST STE 200
 SCOTTSDALE, AZ 85258
 480-991-3985

Reference #	630-pa-2016	Issued Date	10/7/2016
Address	17050 N THOMPSON PEAK PY	Paid Date	10/7/2016
Subdivision	STATE PLAT NO. 29	Payment Type	CHECK
Marketing Name		Cost Center	
MCR	368-17	County	No
APN	217-11-026A	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
MCDOWELL WINDGATE HOLDINGS LLC		Net Lot Area	0
10450 N 74TH ST STE 220		Number of Units	1
SCOTTSDALE, AZ		Density	
480-502-9720		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	37-52

Code	Description	Additional	Qty	Amount	Account Number
3194	MINOR SUBDIVISION PLAT FEES		1	\$1,218.00	100-21300-44221


 SIGNED BY RICK REIBLE ON 10/7/2016

Total Amount \$1,218.00

(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 # 108195



Development Application

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

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input checked="" type="checkbox"/> Subdivisions <i>Minor</i>	<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: PRIMROSE AT WINDGATE CROSSING

Property's Address: 17050 N THOMPSON PEAK PKWY

Property's Current Zoning District Designation: C-2 ESL

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

Owner: <u>McDowell Windgate Holdings</u>	Agent/Applicant: <u>Richard Reigle</u>
Company: <u>Byxbee Development Partners</u>	Company: <u>Reigle & Associates</u>
Address: <u>7373 N Scottsdale Rd #B170 85253</u>	Address: <u>3509 E Shea Blvd #105 Phoenix AZ 85028</u>
Phone: <u>480-502-9720</u> Fax:	Phone: <u>602-493-3001 ext1</u> Fax:
E-mail: <u>charlieb@byxbeedevelopment.com</u>	E-mail: <u>rickr@reiglearch.com</u>
Designer: <u>Richard Reigle</u>	Engineer:
Company:	Company: <u>Hunter Engineering</u>
Address:	Address: <u>10450 N. 74th Street #200 Scottsdale 85258</u>
Phone: Fax:	Phone: <u>(480) 991-3985</u> Fax:
E-mail:	E-mail: <u>jburke@hunterengineeringpc.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 applications³ 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.

McDowell Windgate Holdings
[Signature]
Owner Signature

[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