

Exterior Building Color & Material Samples

Color Drawdowns

Archaeological Resources

Airport Vicinity Development Checklist

Parking Study

Trip Generation Comparison

Parking Master Plan



Douglas A. Ducey
Governor

Lisa A. Atkins
Commissioner

Arizona State Land Department

March 31, 2016

1616 West Adams, Phoenix, Arizona 85007
(602) 542-4631

Kevin L. Rancil
JLB Partners
9721 E. Via de Ventura, Suite 215
Scottsdale, Arizona 85258

RE: State Trust land located in T4N, R4E, Section 35 in Maricopa County
ASLD Certificate of Purchase (the "CP") KE# 53-117739
JLB Realty LLC – Authorization to Apply for Rezoning and Amended Development Standards

Dear Mr. Rancil:

In response to your March 30, 2016 e-mails, attached please find the following items related to your anticipated submittal to the City of Scottsdale ("City") for rezoning and amended development standards on the State Trust land referenced above:

- Owner's Authorization Letter from the Arizona State Land Department ("ASLD"), authorizing JLB Realty LLC to apply to the City for rezoning and amended development standards (the "Entitlements"); and,
- ASLD's Waiver of Claims for Diminution in Value of Property Under Proposition 207 ("207 Waiver").

The attached items will serve in place of ASLD's signature on the City forms titled "Development Application," "Request for Site Visits and/or Inspections," and "Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Dedications."

Please be aware that our attached Authorization Letter allows you to submit your Entitlement request, and that the City, under their review and approval authority, may require revisions to your submittal as it moves through the Entitlement process.

ASLD appreciates your consideration in this matter, and looks forward to working with you and the City through this process. Please contact me at 602-542-6331 or medelman@azland.gov if you have any questions.

Sincerely,

Mark Edelman, AICP
Manager
Planning and Engineering Section

cc: Paul Peterson, Section Manager, ASLD Sales & Commercial Leasing
Angela Calabresi, ASLD Sales & Commercial Leasing

attachments

19-ZN-2002 #4
06-09-2016



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19-ZN-2002#4
4/1/16

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JLB Realty LLC – Authorization to Apply for Rezoning and Amended Development Standards

Dear Mr. Rancil:

The Arizona State Land Department (the "Department" or "ASLD") has received your request for permission to act as authorized agent for the Department to apply to the City of Scottsdale (the "Jurisdiction") for rezoning and amended development standards (hereinafter, the "Entitlements") on the State Trust land described above as detailed in the application packet received by ASLD on March 30, 2016 and March 31, 2016.

JLB Realty LLC, its employees, representatives, agents, and/or consultants (hereinafter "CP Holder") therefore, has the Department's consent to file for the Entitlements as required by the Jurisdiction, subject to the following conditions and understandings:

1. CP Holder shall pay all costs associated with the Entitlements and shall not be reimbursed by the Department or by any subsequent purchaser at auction.
2. CP Holder, their employees, representatives, agents, and/or consultants shall be permitted to act as the Department's agents to procure the Entitlements and any related permits or approvals which may be required (the "Entitlement Process"), subject to final review and approval by the Department.
3. CP Holder shall diligently pursue the satisfaction of all Entitlements. Further, it shall respond to all inquiries by the Department as to the status of the Entitlement Process, and provide regular updates without formal request.
4. Prior to beginning the Entitlement Process, the CP Holder shall provide the Department with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff and project hearing dates with any agency or jurisdiction. All documentation, including, but not limited to: land use plans, engineering drawings, application materials and development agreements, shall be submitted to the Department for approval prior to the date the documentation is filed with the approving


jurisdiction. A copy of the application shall be submitted to the Department on the same day it is filed with the Jurisdiction or other jurisdictional agency.

5. The Department staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlements are processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.
6. CP Holder shall submit to the Department all staff reports and draft stipulations that will be considered by the Jurisdiction on the day they are received by the CP Holder, and at least ten (10) business days before each public meeting or hearing, if possible.
7. The Jurisdiction is authorized to enter and inspect the subject property.
8. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of the Department of any kind.
9. **Regardless of Jurisdiction's approval of the Entitlements or interim issuance of an At-Risk Grading Permit, CP Holder may not commence ground-disturbing activities on the subject property prior to fulfillment of their financial obligations to the Department pursuant to the CP and issuance of a Patent transferring ownership from the Department to the CP Holder.**

All information will be provided to Angela Calabrasi, ASLD Sales and Commercial Leasing Section with a copy to Mark Edelman, ASLD Planning and Engineering Section.

The Department appreciates your consideration in this matter, and looks forward to working with you through this process. Please contact Angela Calabrasi (602-542-2632 or acalabrasi@azland.gov) or myself (602-542-6331 or medelman@azland.gov) if you have any questions.

Sincerely,



Mark Edelman, AICP
Manager
Planning and Engineering Section

cc: Paul Peterson, Section Manager, ASLD Sales & Commercial Leasing
Angela Calabrasi, ASLD Sales & Commercial Leasing

19-ZN-2002#4
4/1/16



March 3, 2016

Superintendent James P. Lee, Ed.D
Paradise Valley School District
15002 N. 32nd Street
Phoenix, Az 85032

Dear 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 107 residential units; our application will result in a total of 300 units allowed, an increase of 193%.

Enclosed please find a detailed project narrative, a location map, site plan and the Determination Form required by the City per the above Ordinance. Could you please complete the enclosed Determination Form and return it to the City of Scottsdale along with a copy to my office. If you have any questions please call me and we can discuss the above proposal. I can be reached at 602-509-7580.

Sincerely,

Kevin Ransil
JLB Partners - Regional Partner
9237 E. Via de Ventura, Suite 215
Scottsdale, AZ 85258

602-509-7580
480-800-3079 Fax
E-mail: kransil@jlbpartners.com

9237 E. Via de Ventura, Suite 215, Scottsdale, AZ 85258

Tel. 48

Registered No. RE101741253U5		Date Stamp SCOTTSDALE, AZ AIRPARK STATION 0630 MAR - 9 2016 03/09/16 USPS 85260
To Be Completed By Post Office	Postage \$ 1.20	Extra Services & Fees (continued)
	Extra Services & Fees	<input type="checkbox"/> Signature Confirmation \$ 0.00
	<input type="checkbox"/> Registered Mail \$ 2.20	<input type="checkbox"/> Signature Confirmation Restricted Delivery \$ 0.00
	<input type="checkbox"/> Return Receipt (hardcopy) \$ 0.00	Total Postage & Fees \$ 13.40
	<input type="checkbox"/> Return Receipt (electronic) \$ 0.00	Received by
	<input type="checkbox"/> Restricted Delivery \$ 0.00	Domestic Insurance up to \$50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).
Customer Must Declare Full Value \$ 0.00	OFFICIAL USE	
To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM	JLB PARTNERS 9237 E. Via de Ventura Ste 215 Scottsdale AZ 85258
	TO	PHOENIX AZ 85032 Superintendent JAMES P. Lee Paradise Valley School District 15002 N. Phoenix, AZ
	19-ZN-2002#4	
	4/1/16	

SCOTTSDALE MARKETPLACE

LOCATION MAP



PROJECT NARRATIVE

JLB Partners intends to develop the residential portion of a mixed-use retail/residential project located in Scottsdale, AZ. The Scottsdale Marketplace will be located at the southeast corner of Scottsdale Road and Chauncey Lane on approximately 12.26 acres.

The mixed commercial use will involve 3 separate one and two story buildings and will include:

Office	25,000 SF
Retail/ Restaurant	24,752 SF

The residential component of the project will feature a 294 unit apartment building. The units will all be part of one 4 story building wrapped around a 5 story parking garage and an interior courtyard. Preliminary plans show a unit mix of 205 one-bedroom units and 89 two-bedroom units.

The project will have entrances on both Scottsdale Road and Chauncey Lane.

PROJECT DATA - MIXED-USE RETAIL/RESIDENTIAL

ADDRESS: SEC SCOTTSDALE ROAD & CHAUNCEY LANE
SCOTTSDALE, AZ

APN: 215-07-004G

ZONING: PCD

LAND USE: MIXED USE COMMERCIAL/RESIDENTIAL

SITE AREA: 534,045 S.F.
12.26 GROSS ACRES

MIXED COMMERCIAL USE

BUILDING AREA:

ENTERTAINMENT	25,000 S.F.
RETAIL / RESTAURANT	24,725 S.F.
TOTAL BUILDING AREA:	49,725 S.F.

PATIO DINING: TBD S.F.

REQUIRED PARKING:
COMMERCIAL MIXED USE (1/300) 49,725 S.F. 166 SPACES

PROVIDED PARKING:

WEST PARCEL	339 SPACES
EAST PARCEL - SURFACE PARKING	19 SPACES
TOTAL PARKING PROVIDED	358 SPACES

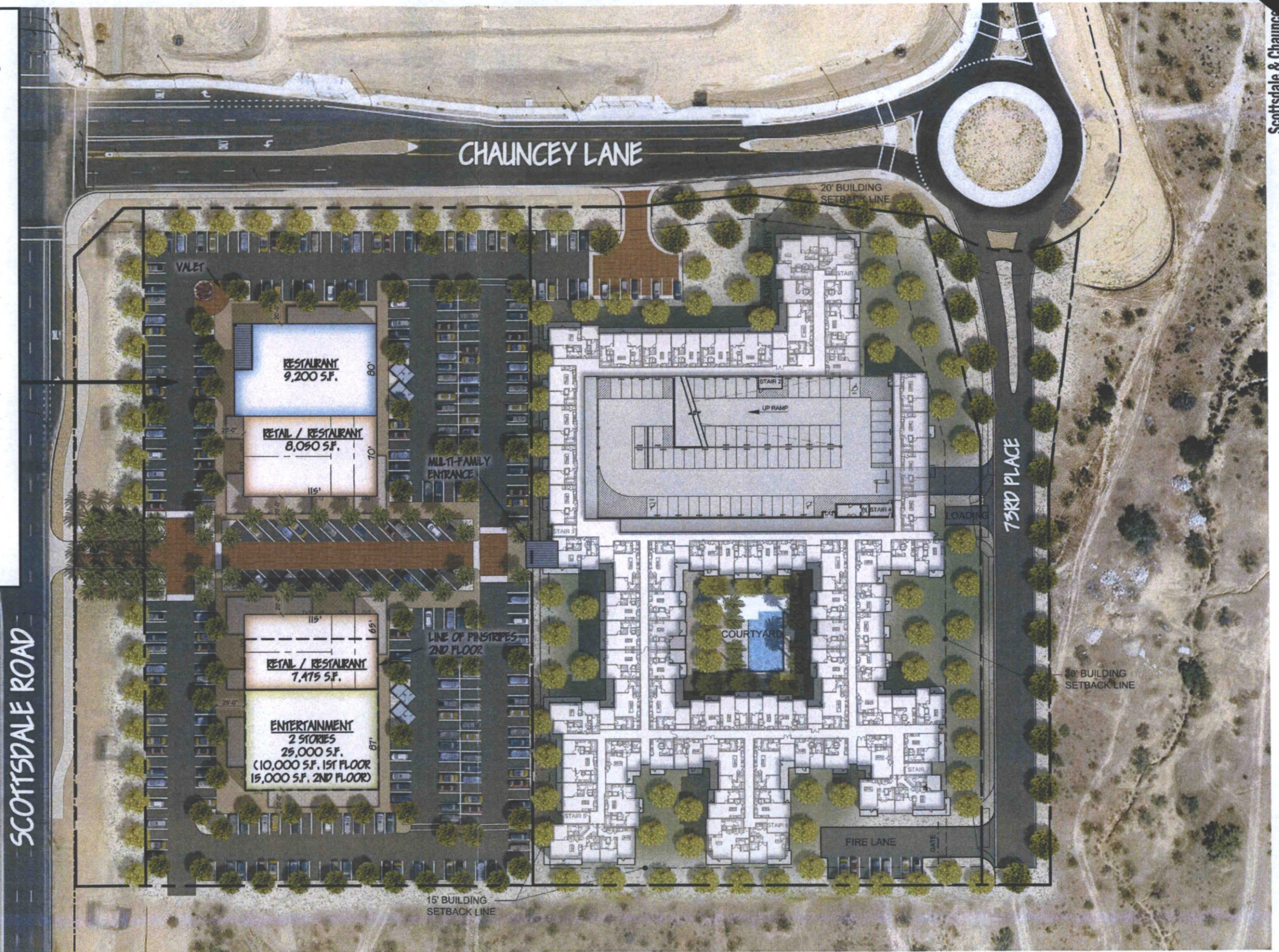
(7.20 SPACES PER 1,000 S.F.)

MULTI-FAMILY

RESIDENTIAL: 4-STORY WRAP
5-STORY GARAGE

TOTAL UNITS: 294
PROPOSED DENSITY: 57.4 UNITS/ACRE

PARKING REQUIRED: 416 (1.49)
PARKING PROVIDED: 430 (1.54)



Scottsdale & Chauncey

CONTACT INFORMATION

Kevin Ransil

JLB Partners - Regional Partner
9237 E. Via de Ventura, Suite 215
Scottsdale, AZ 85258

602-509-7580

480-800-3079 Fax

E-mail: kransil@jlbpartners.com



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 1138 -PA- 15

Project name: Scottsdale Marketplace

Project Location SE Corner of Scottsdale Rd. and Chauncey Lane

Applicant Name: JLB Realty, LLC Phone: 602-509-7580

Applicant E-mail: kranzil@jlbpartners.com Fax: 480-800-3079

School District: Paradise Valley School District

I, James P. Lee, Superintendent hereby certify that the following determination has been made in regards to the Referenced project:

- The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students; or
- 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 (a copy said agreement is attached hereto); or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of the attendance areas for elementary, middle and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.

Or;
I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Superintendent or Designee

Date

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