

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

# Submittal Fee



Project Name: Cielo Stellato Abandonment Pre-App#: 940-PH-2015  
Fee Type: ~~Abandonment~~ Abandonment Fee Amount: \$ 2,250.00  
Staff Name: Meredith T. Signature: [Signature] Phone: x921 Date: 12/01/2014

## Planning and Development Services

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



# City of Scottsdale Cash Transmittal

## # 108827

108827  
 3 00963110  
 12/1/2016 PLN-1STOP  
 KHANAS HPDC600552  
 12/1/2016 4:07 PM  
 \$2,250.00

**Received From :****Bill To :**

PINNACLE LAND DEVELOPMENT LLC  
 7440 E PINNACLE PEAK RD STE 142  
 SCOTTSDALE, AZ 85255  
 480-719-1500

**Reference #** 840-PA-2015  
**Address** 36755 N LONE MOUNTAIN PY

**Issued Date** 12/1/2016**Paid Date** 12/1/2016**Subdivision****Payment Type** CHECK**Marketing Name****Lot Number****Cost Center****MCR****County** No**Metes/Bounds** No**APN** 219-11-344**Gross Lot Area** 0**Water Zone****Owner Information****NAOS Lot Area** 0**Water Type**

LONE MOUNTAIN DDMJ LLC  
 10040 E HAPPY VALLEY RD NO 480  
 SCOTTSDALE, AZ 85260  
 602-820-4511

**Net Lot Area****Sewer Type****Number of Units** 1**Meter Size****Density****QS** 61-54

Code	Description	Additional	Qty	Amount	Account Number
3136	ABANDONMENT	Major Subdivision	1	\$2,250.00	100-21200-44209

**13-AB-2016**  
**12/02/2016**

SIGNED BY KYLE CAMPBELL ON 12/1/2016

Total Amount \$2,250.00

(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 # 108827**



# Abandonment

## Development Application Checklist

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application Checklist are required.

To avoid delays, all documents in your Development Application must be complete and comply with the following:

- The General Plan
- The Scottsdale Revised Code, including the Zoning Ordinance
- Stipulations of any Development Application approved before this application is submitted
- Scenic Corridor Design Guidelines
- Transportation Master Plan and related local plans
- The Design Standards & Policies Manual

A Development Application that does not include all the required items, does not meet the standards above, or is inconsistent with previously submitted pre-application information may not be accepted. A Development Application received by the City does not mean that the application meets the minimum submittal requirements. The City may request additional information to facilitate review, even if the Development Application is deemed complete.

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.

When Items 1 through 16 are ready for submittal, call 480-312-7000 to schedule a submittal meeting with a Planning Specialist; provide your pre-application number: 840-PA-2015.

### SUBMITTAL REQUIREMENTS

Req'd	Rec'd	Documents required for a complete application. Unless otherwise indicated, all documents shall be provided in an 8 1/2" x 11" format.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Abandonment Development Application Checklist (this Checklist)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>2,250.00</u> (subject to change)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Development Application Form (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Application Narrative <ul style="list-style-type: none"> <li>• Reason for request</li> <li>• Consideration for Abandonment</li> <li>• 4 copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Consideration for Abandonment Information -

**13-AB-2016**  
**12/02/2016**

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## Abandonment Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>6. Affidavit of Authorization to Act for Property Owner</b> (form provided; required only for non-city-owned property)</p> <ul style="list-style-type: none"> <li>• Required when the applicant is not the property owner</li> <li>• Required when the applicant is an organization</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>7. Legal Description and Graphic of Area(s) to be Abandoned</b></p> <ul style="list-style-type: none"> <li>• Include required reservations on both legal description and graphic</li> <li>• Comply with all Maricopa County Recorder requirements, including minimum 10 point font, ½" clear borders and acid free paper</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>8. Title Insurance Commitment</b> (form provided: Requirements for Submitting Evidence of Title to the City of Scottsdale Planning Department)</p> <ul style="list-style-type: none"> <li>• Include Schedule A and B</li> <li>• Commitment shall be dated no later than 30 days before application submittal.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>9. Utility Consent Letters</b> (See the City website for contact information: <a href="http://www.scottsdaleaz.gov/codes/walls/pue">http://www.scottsdaleaz.gov/codes/walls/pue</a>)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>10. Request to Submit Concurrent Development Applications</b> (form provided)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>11. Agreement and Release by GLO Abandonment Parcel Owner</b> (form provided)</p> <ul style="list-style-type: none"> <li>• Originally signed agreement form must be return. Copy and faxes will not be accepted.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>12. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b></p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.</li> <li>• 8-1/2" x 11" - 11 copies of the set of prints (<b>Delayed submittal</b>). 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>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>13. Aerial Photo with Proposed Site Plan Overlay</b> (all photos must be suitable for reproduction)</p> <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 copy</li> </ul> <p>Photo shall be the most recent available, and should not be more than 1 year old. Site plan overlay shall show lot lines, tracts, easements, street locations and names, and surrounding zoning:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 750 foot radius from site</li> <li><input type="checkbox"/> ¼ mile radius from site</li> <li><input type="checkbox"/> Other _____ radius from site</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>14. Neighborhood Notification Checklist:</b> (forms provided)</p> <ul style="list-style-type: none"> <li>• If substantial modifications are made to an application, additional notification may be required</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>15. Request for Neighborhood Group/Homeowners Association</b> (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16. Request for Site Visits and/or Inspections</b> (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>17. Appeals of Dedication, Exactions, or Zoning Regulations</b> (form provided)</p>

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## Abandonment Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	18. Other:
<hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/>		

### ADDITIONAL SUBMITTAL REQUIREMENTS

**Additional submittals shall be submitted as requested as the Project Coordinator prepares the public hearing report(s)**

		<b>1. Applicable Dedication and Consent Forms (forms provided)</b> <input type="checkbox"/> Drainage and Flood Control Easement and Provision for Maintenance <input type="checkbox"/> Natural Area Open Space Easement Including Restored Desert <input type="checkbox"/> Public Right-of-way Dedication <input type="checkbox"/> Public Non-motorized Access Easement <input type="checkbox"/> Public Motorized Access <input type="checkbox"/> Public Utility Easement <input type="checkbox"/> Scenic Corridor Easement <input type="checkbox"/> Sewer Line Easement <input type="checkbox"/> Vehicular Non-Access Easement <input type="checkbox"/> Waterline Easement <input type="checkbox"/> Confirmation of Dedication <input type="checkbox"/> Other Easement or Dedication: _____  _____  _____
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		<b>Other:</b> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/> <hr style="border: 0.5px solid black;"/>
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# Abandonment Development Application Checklist

## Application contact

Name (print): Meredith Tessier Phone Number: 480-312-4211

email: mtessier @scottsdaleaz.gov Date: 9-25-15

Signature: 

An applicant may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code, or authorized substantive policy statement related to this abandonment application. The request shall be in writing on the City form and submitted to:

Planning & Development Director  
7447 E. Indian School Rd, Suite 105  
Scottsdale, AZ 85251

### For City use only:

This application needs a  New project number, or  
 New phase to an old project number \_\_\_\_\_

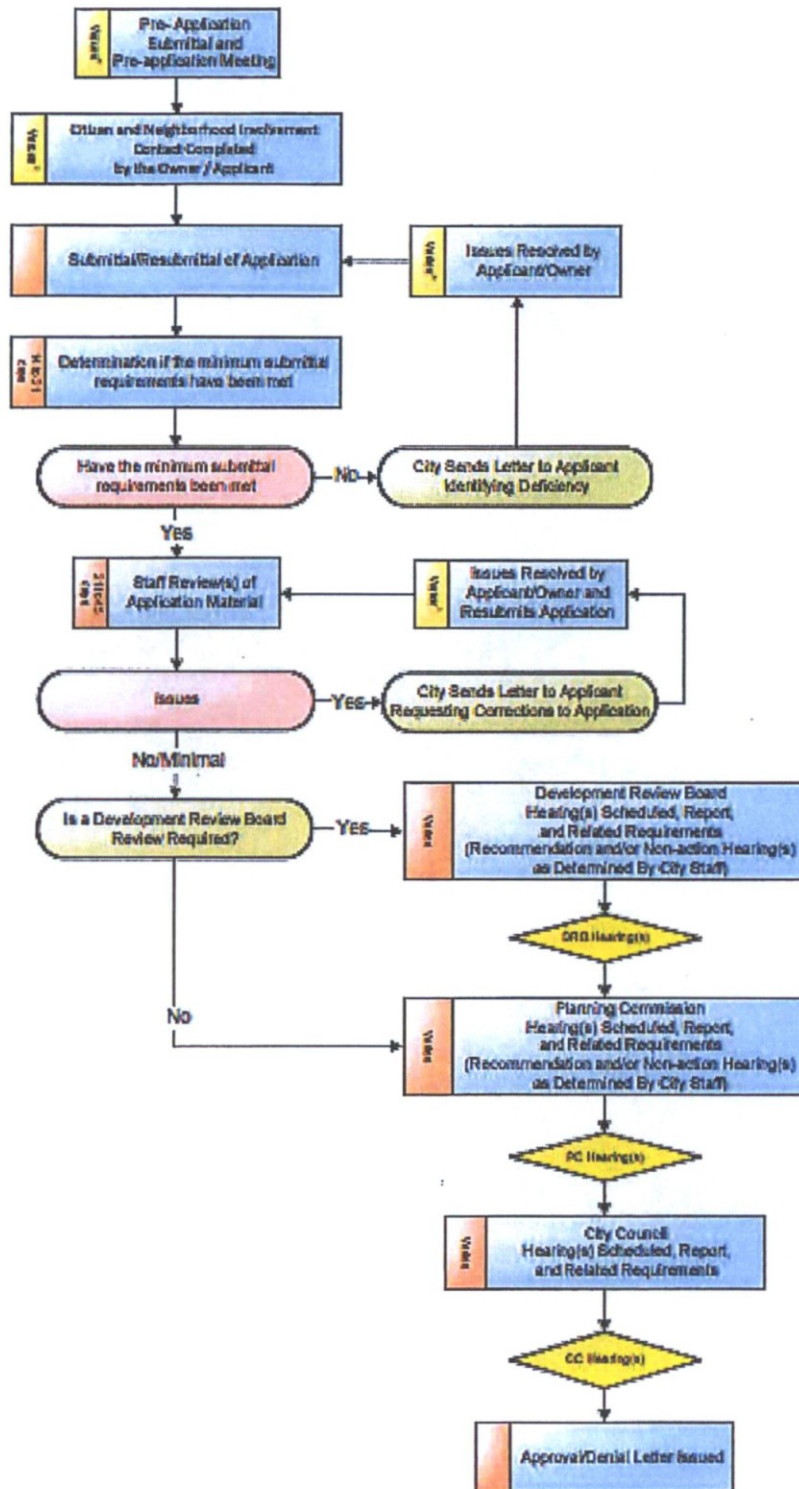
## Planning and Development Services

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



# Development Application Process

Abandonment (AB), Municipal Use Master Site Plan (UP),  
Infill Incentive (II) & Zoning District Map Amendment (ZN)



Note:  
1. Time period determined by owner/applicant.

Planning and Development Services Division  
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# 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 checked="" 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 checked="" type="checkbox"/>

Owner: Randy Clarno  
 Company: Pinnacle Land Development, LLC  
 Address: 7440 E. Pinnacle Peak Rd. Suite 142 Scottsdale, Arizona 85255  
 Phone: 480 401 0800 Fax: \_\_\_\_\_  
 E-mail: randy@criterionland.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): Randy Clarno Title: Managing Partner

*Randy Clarno*  
Signature

Date: 11/28/16

<b>Official Use Only:</b>	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

**Planning, Neighborhood & Transportation Division**  
 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)  
 Page 1 of 1 Revision Date: 01/25/2013

13-A 3-2016  
12/02/2016



# Request for Site Visits and/or Inspections

## Construction Document Application

This request concerns all property identified in the construction document (plan review) application.

Project Name: Cielo Stellato  
Project Address: 36755 N. Lone Mountain Parkway

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the construction document.

### 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 construction document 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 owner's agent: Randal S. Clarno  
Print Name  
Randal S. Clarno  
Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Plan review number: \_\_\_\_\_

### Planning, Neighborhood & Transportation Division

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