

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

BCA77, LLC

SEC of N Greenway Hayden Loop and E Paradise Lane

Project Narrative

726-PA-16



Prepared for:

BCA77, LLC

Prepared by:

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Scottsdale, AZ 85250
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Table of Contents

| | | |
|------|--|----|
| I. | Purpose of Request..... | 3 |
| II. | Context and Background..... | 3 |
| III. | 2001 General Plan..... | 5 |
| IV. | Greater Airpark Character Area Plan..... | 9 |
| V. | Conclusion..... | 17 |

I. Purpose of Request

The purpose of this request is for rezoning from I-1 (Industrial Park) to C-4 (General Commercial) on a property located at 7995 E Paradise Lane at the southeast corner of Greenway-Hayden Loop and Paradise Lane, just south of Frank Lloyd Wright Boulevard in the Scottsdale Airpark (the property). The site is currently occupied by BCA77, LLC a full service classic and custom car restoration and consignment shop. The site sits approximately 1 acre in size and has frontage on three streets, Greenway Hayden Loop, Paradise Lane and 80th St. The site is located in the Greater Airpark Character Area Plan ("GACAP") and is designated as Aviation land-use. No amendment to the character area plan is required with this rezoning request. The facility would accommodate the additional ability to provide on-site transactions for sales, in addition to their current restoration and consignment use. The C-4 zoning category allows for vehicle repair, vehicle leasing, sales or rental, and vehicle storage. No outdoor display is proposed for this site.



II. Context & Background

The property consists of 1.05 acres and is bordered by Greenway-Hayden Loop on the west, Paradise Lane on the north side and 80th Street on the east side of the property. The surrounding context includes First Fidelity Bank, Plexus Worldwide, Inc. and vacant land slated to be Enterprise Car Rental to the north (C-3), Earnhardt Cadillac to the northwest

(C-4), vacant land to the northeast (C-3), Lincoln Electric to the east (I-1), Hinkley's Custom Lighting to the south (I-1).

About BCA77, LLC

Originating as a small family operation in Albuquerque, New Mexico in the 1950's, the business was known for always carrying quality cars with personality, style and investment potential. Taking the same approach, personality and commitment to quality, the current business operation of BCA77, LLC, emerged and is providing car enthusiasts a full automotive menu, including restoration, builds, service, and now consignment and sales of collector cars and worldwide auction representation. BCA77, LLC started with a small garage and now has a +/- 20,000-square-foot shop, capable of providing full services for domestic vehicles and collector/special-interest vehicles. BCA77, LLC operates as a concierge-level facility for the discerning car collector. Relocating BCA77, LLC has also allowed for the expansion of services the company can offer, evolving from the original concept of buying, restoring and selling classic cars to now providing personalized, quality consignment sales and the recent announcement of a fully integrated, multi-bay service department, capable of servicing most American and Foreign classics. The current facility employs ten full-time technician/fabricators that can do everything from basic maintenance and oil changes to tuning and customizing engines and completing frame-off restorations or custom builds.

BCA77, LLC is a dynamic and results driven company with more than 50 years' experience and 3 main objectives to maintaining credibility in the automotive industry. The highly accomplished and exceptional technical and mechanical experts work to troubleshoot problems in vehicles and use specialist diagnostic equipment to repair and replace defective parts. Technicians have the exceptional ability to design and customize your precious metal.

Sales of automobiles by the business are broken into two parts, auction and consignment. The sales component of the business has an average of 3-5 sales per month, 2-3 sales are internet based, with the remaining 1-2 from "walk-in" clientele. BCA77, LLC takes part in 5 auctions throughout the year in Florida, Indianapolis, Monterrey, and Barrett Jackson's Las Vegas and Scottsdale venues. Vehicles slated for auctions are stored for an average 3-5 month period. Pending the variability in annual market conditions, anywhere between 30 to 60 cars are sent to auction through BCA77, LLC annually. Consigned vehicles include listings for 10 to 30 vehicles at all times, with approximately half of the consigned vehicles stored inside the facility for luxury viewing services. The remaining vehicles offered for consignment remain with their individual owner.

Services provided by the dealership are a systematic series of mechanized operations in which the technicians perform with the utmost expertise and care. On average, 10 to 20 vehicles are serviced each month; the median length of stay for serviced vehicles is 1 to 3 days. Other dealership services include EFI installation, gauges and electrical, air-conditioning upgrades, modifying suspension and brakes and installing custom headers and exhaust systems. BCA77, LLC only works with only the finest local and national

vendors. Service tends to be cyclical in the specialty automotive industry with fewer owners opting against driving their classics during the oppressive summer months, rather bringing their cars in for service in the cooler months of the year.

Restoration is the most laborious component of the dealership services with a 6 to 18 month time period: beginning with a one and half month period of design; 2 months to strip the vehicle, number, inventory, and store part; following that, there is a 16 month rebuild that includes sourcing parts, paint and assembly; post completion provides service checks and quality control conclude the process. Annually, the dealership completes a full body restoration on anywhere between 3-10 cars with man hours laboring from 700-1500 per each rebuild.

BCA77, LLC combined their passion for cars with a commitment to superior quality, unsurpassed attention to detail and dedication to customer service. The result is a thriving business that has captured the attention of classic car enthusiasts across the country.

About BCA77, LLC: Existing Facility

Earlier in 2016, the BCA77, LLC acquired their current facility and obtained approval for a façade renovation of an existing single story with mezzanine furniture store/warehouse to transform the unused building to its current use. The design team committed to respectfully keeping with the existing character of the building and its surrounding properties, and the owner committed to creating a product that will be beneficial to the city and business in the surrounding area.

The recent renovation change was a minor architectural exterior façade renovation of an existing building, that keeps the original spirit of the design as to not disturb the overall architectural expression, while refining the building by providing new and replacing existing glazing to increase storefront visibility. The architectural form, materials, color palette and landscaping theme remained relatively unchanged as to not disturb adjacent developments.

III. 2001 General Plan

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide as a framework for proposed development and the built environment. The City Shape 2020 planning process recommended a three-level approach to planning including: Level 1 - Citywide Planning (the General Plan), Level 2 - Character Planning (South Scottsdale Character Area Plan) and Level 3 - Neighborhood Planning (there is no neighborhood plan for this area of the City).

The City Shape 2020 effort also established the “Six Guiding Principles”. Per the City’s 2001 General Plan, Six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These Six Guiding Principles are as follows: *Value Scottsdale’s Unique Lifestyle and Character, Support Economic Vitality,*

Enhance Neighborhoods, Preserve Meaningful Open Space, Seek Sustainability, Advance Transportation.

1. *Value Scottsdale's Unique Lifestyle and Character* – Redevelopment within the Airport Area will strengthen the existing character of the surrounding neighborhoods and promote Scottsdale's unique lifestyle by providing more housing options for the community.
2. *Support Economic Vitality* – Revitalizing and redeveloping properties is a critical part of economic vitality of the community as it matures. Integrating new residential development in the Airport Area is essential for the continued economic growth and sustainability of the City as a whole.
3. *Enhance Neighborhoods* – Key design elements that we considered with the plan including a modern architectural design pedestrian connectivity and attention to the neighborhood edge conditions.
4. *Preserve Meaningful Open Space* – Meaningful pedestrian connectivity and edge treatments will be addressed through frontage open space against Greenway-Hayden Road.
5. *Seek Sustainability* – Many of the design features and buildings practices will address sustainability, including but not limited to building orientation, green building materials and techniques, and native desert landscaping.
6. *Advance Transportation* – The property is directly adjacent to Greenway-Hayden Loop and Frank Lloyd Wright Blvd, both within close proximity to Scottsdale Road, and 1 mile west of the Loop 101 all of which provide vehicle or mass transit regional access.

The Six Guiding Principles are further broken down into specific goals and policies within the various elements of the General Plan. Below is discussion of the General Plan goals and policies that are applicable to the rezone of BCA 77, LLC.

CHARACTER AND DESIGN GOAL 1.

Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

BULLET 4.

Ensure that all development is part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are part of describes the pattern in intensity of how these uses fit together.

Response: This project is located within a designate Employment Core in the 2001 General Plan. Employment Cores are primary employment centers for the city. These cores support a wide range of activities and regional and community level employment uses. Automotive sales and restoration bolster a strong employment base in the Airpark Area.

CHARACTER AND DESIGN GOAL 4.

Encourage "streetscapes" for major roadways that promote the City's visual quality and character in blend into the character of the surroundings.

BULLET 3.

Achieve compatibility between pedestrians and transportation routes in the Suburban areas of the city. Use of trees that are native and/or desert adapted and achieve a dense, broad canopy is encouraged for the main theme of this streetscape type. Separation of pedestrians from traffic flow can be realized through the use of landscape areas and consideration of sidewalk alignment.

BULLET 7.

Apply streetscape guidelines to all the landscape areas within the public right-of-way encourage the use of streetscape guidelines in areas between the right-of-way in the building setback lines or perimeter walls.

BULLET 8.

Designate specific design standards to be implemented on selected streets where a special theme is desired.

Response: The Hayden South signature Corridor, south of Frank Lloyd Wright Blvd. to Raintree Drive is a buffered roadway with urban characteristics. Buildings along this Corridor should orient towards the street and incorporate open spaces and tree cover. The existing development highlights Hayden Road as a Signature Corridor and provides design elements that cater to the pedestrian and provides urban character through the use of building design, signage, connectivity, landscaping, open spaces, hardscape and lighting.

Signature Corridor streetscapes should provide continuity among adjacent uses through a comprehensive landscape design, including decorative paving, street furniture, public art, and integrated infrastructure improvements. The street improvements on Hayden Road is well-established and any new streetscape design will match the establish landscaping along with spinach. Other elements such as decorative paving for sidewalks and pedestrian crossings will be integrated into the project hardscape where appropriate. All hardscape elements including paving, site furnishings and public art will match the character currently established in the area. The design of the existing project reinforces the strong commitment to link the existing development with the surrounding commercial developments.

ECONOMIC VITALITY GOAL 4.

Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.

BULLET 2.

Support businesses in adapting to the constantly changing market as a result of new technologies and support those companies that are integral to the "new economy".

Response: The land use proposed under the application complements the existing land use character of the Scottsdale Airpark. The Airpark as a whole creates a unique opportunity to foster interrelated land uses and promote the "live, work, play" concept, which is memorialized in the GACAP. Additionally the changing market supporting the popularity in vintage/classic and custom cars is being served in this location as a full service classic and custom car restoration and consignment shop run by a local business owner. The use is complementary to all the nearby adjacent automotive sales and service facility in the Greater Airpark Area.

ECONOMIC VITALITY GOAL 5.

Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.

BULLET 4.

Focus major employment uses in targeted areas (i.e. Scottsdale Airpark and Downtown).

Response: As a means to improve and support business in the area, BCA 77, LLC revitalized activity in a vacant, underutilized building. The former furniture store sat vacant for some time before BCA 77, LLC purchased the facility and renovated the façade. Changing the use to a full service classic and custom car restoration and consignment shop has increased the number of employees on the site in comparison to its previous use.

ECONOMIC VITALITY GOAL 7.

Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

BULLET 2.

Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.

Response: As a means to improve and support business in the area, BCA 77, LLC revitalized activity in a vacant, underutilized building. The former furniture store sat vacant for some time before BCA 77, LLC purchased the facility and renovated the façade. Changing the use to a full service classic and custom car restoration and consignment shop has increased the number of employees on the site in comparison to its

previous use.

COMMUNITY MOBILITY GOAL 2.

Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

BULLET 1.

Improve air quality, by encouraging live, work, and play relationships in land use decisions that reduce the distance and frequency of automotive generated trips.

Response: The design of the project will incorporate connections to current and future transit stops, particularly on Signature Corridors.

COMMUNITY MOBILITY GOAL 3.

Promote regional diversity and connectivity of mobility choices.

BULLET 5.

Aggressively pursue traffic reduction strategies in region serving areas of the city (e.g. Scottsdale Airpark area) that if successful will maintain economic vitality and quality of life.

Response: BCA 77, LLC employees are offered incentives to carpool or implement other ride reduction strategies.

IV. Greater Airpark Character Area Plan

The Greater Airpark Character Area Plan was adopted in October 2010 by Scottsdale's City Council. The purpose of the GACAP is to establish the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe. To achieve this, the city established a series of goals and policies to provide a framework for future development. The GACAP is divided into eight chapters each with its own focus and vision: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities. The following paragraphs will highlight how this application meets the goals and policies of the GACAP and is consistent with the Aviation designation.

GACAP Definition:

Aviation area encompasses the Scottsdale Airport and includes properties that access the Airport runway via taxilane and taxiway. Aviation and aviation-supporting uses are encouraged in this area, such as, corporate and personal aircraft hangars, fueling services, tourist/corporate accommodations, and aircraft maintenance/repair facilities. Residential, except for short-term pilot sleeping quarters, is not appropriate in the aviation area. Retail may be considered for

inclusion in aviation properties that front a designated Signature Corridor. Development standards should accommodate building volumes required of aviation uses.

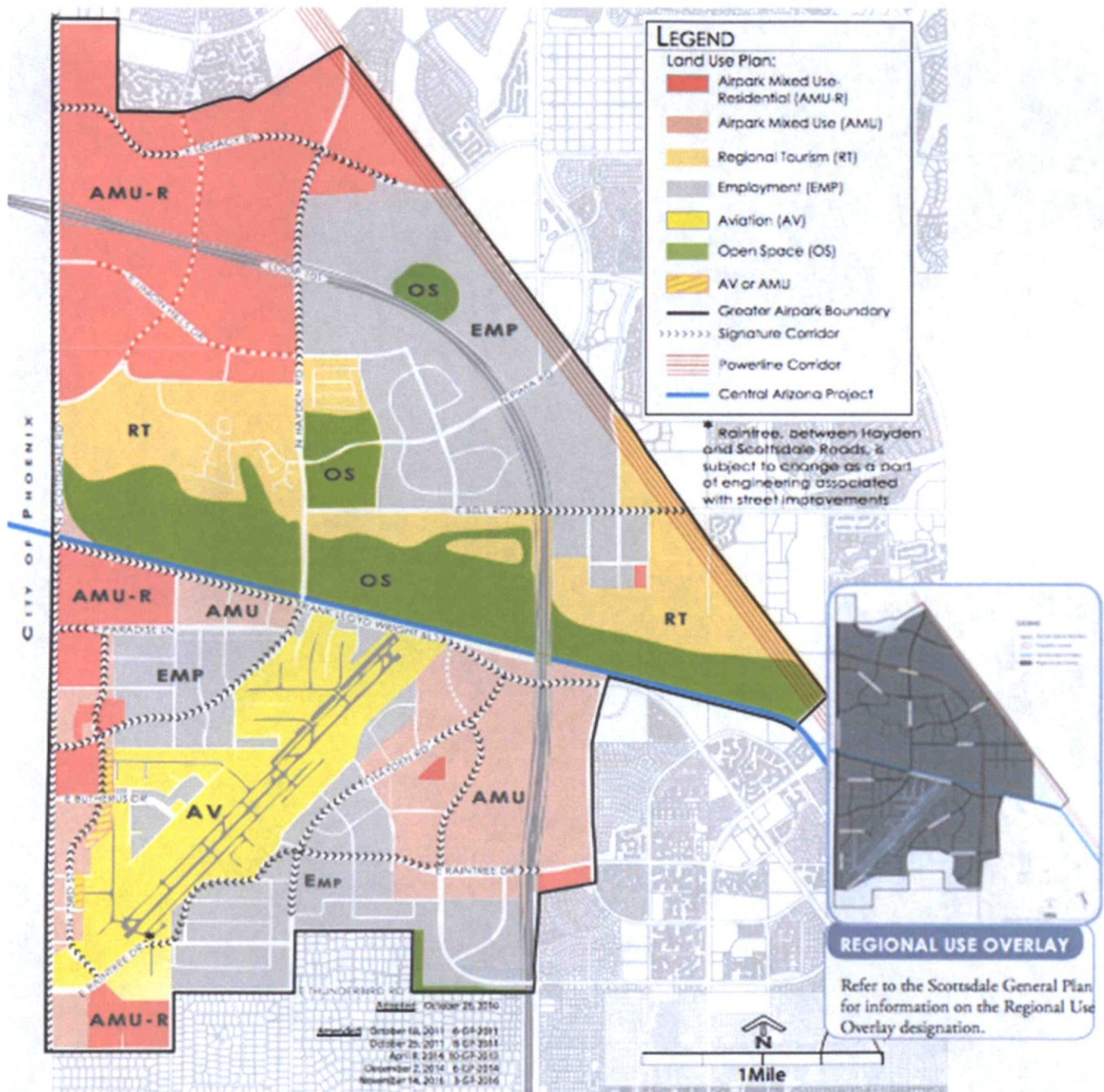
The Conceptual Development Type Map designates the Property as Type B – Medium to Higher Scale, which is defined in the GACAP as follows:

***Type B** development denotes areas appropriate for continuous buildings forms, medium to higher scales, and fewer open spaces between buildings. These areas are typically associated with aircraft hangers and warehousing/industrial buildings and larger event centers and are encouraged in and around the aviation land use designation, where large convention and event facilities are appropriate and in areas with access to multiple modes of transportation.*

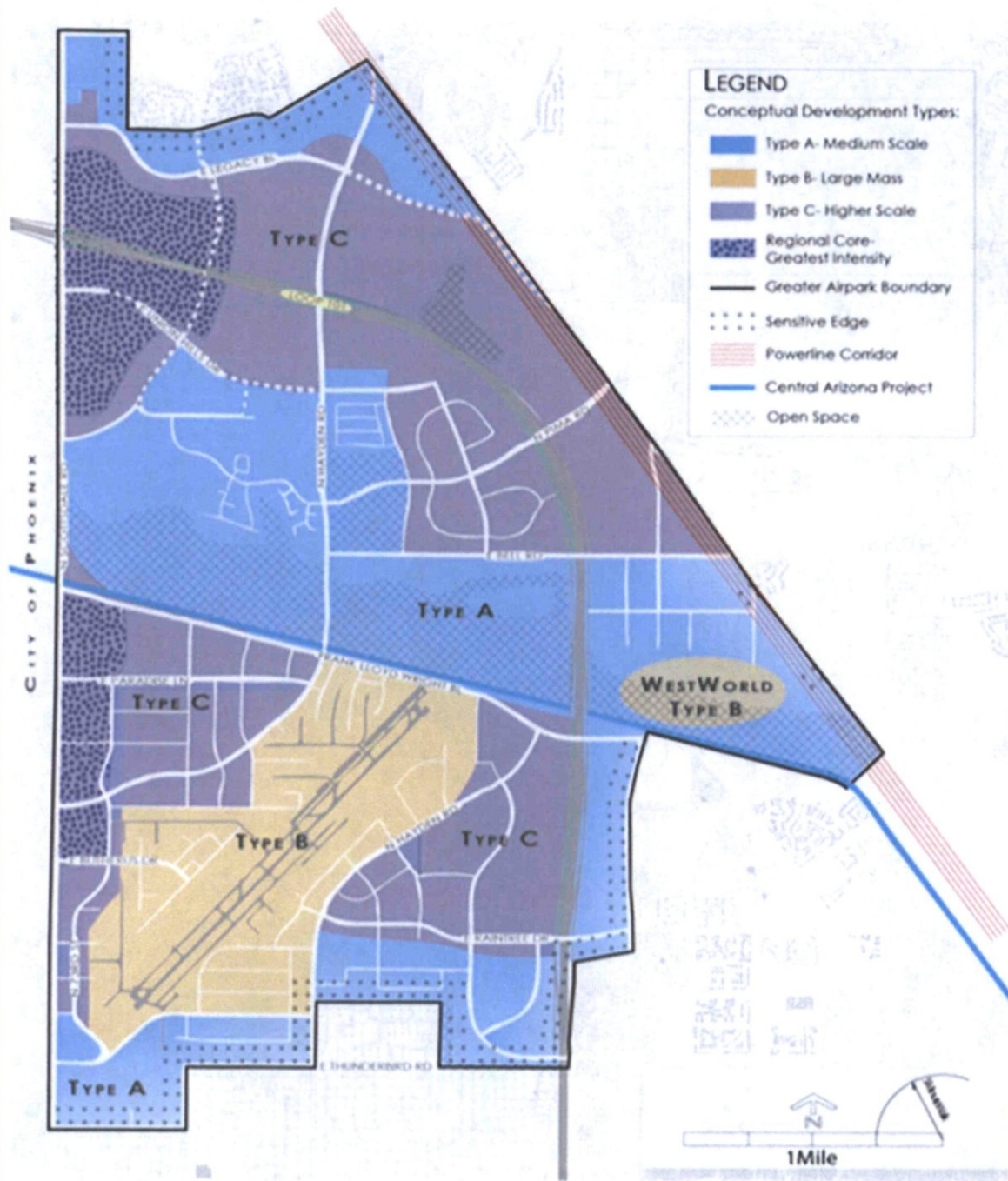
***Signature Corridors** designate areas with the greatest potential for activity, new development, revitalization, and enhanced multi-modal connections. In employment and aviation areas, this designation provides flexibility for support uses, such as shops, restaurants, and fitness centers. In regional tourism and mixed-use areas, it seeks to encourage active uses, such as restaurants, entertainment, and retail, on the ground floor and/or closer to the street or pedestrian ways.*

The request is consistent with the existing GACAP land use designation of aviation in a number of ways that are outlined below. The Property is located adjacent to Greenway-Hayden Loop (minor arterial) and south of Frank Lloyd Wright Boulevard (major arterial), which both are classified as Signature Corridors in the GACAP. Additionally, the site is located within the Airport's 55 DNL area, which is appropriate for the retail land use such as the proposed car sales facility.

Greater Airpark Future Land Use Map



Conceptual Development Type Map



Land Use

***Policy LU 1.1** Maintain and expand the diversity of land uses in the Greater Airpark.*

Response: The automotive restoration and service shop on the 1+/- acre vacant site fulfills this goal by complementing the existing dealerships along Frank Lloyd Wright Boulevard. The previous BCA77, LLC facility was located at the 101 and Bahia, removed from the automotive core located in North Scottsdale. Characteristics of successful aviation cores include a range of land uses as mentioned in the GACAP definition above, which states “Retail may be considered for inclusion in aviation properties that front a designated Signature Corridor. Development standards should accommodate building volumes required of aviation uses.” This automotive-based use will complement the surrounding context of dealerships, light industrial, warehouse, retail, and office development.

***Policy LU 4.6** Transitions between development types should incorporate a blending in context of each development type, and integrate the characteristics between them through appropriate site and building design.*

Response: The BCA77, LLC facility is a single story 21,000 s.f. structure centered on the Property with parking and access around the entire building. This is a unique site due to the 3 street frontages, which makes it challenging for a traditional office or warehouse development. The proposed use is a logical fit given the site constraints.

The surrounding built environment consists of predominately 2-story buildings and single story dealership structures with heights ranging between 20-36 feet. The existing single-story with a mezzanine building, which recently underwent a façade renovation, is in character with the surrounding context. From a day-to-day operational standpoint, the proposed business generates even fewer daily trips than a typical dealership due to the unique business model. As a predominately restoration and service facility there is no appreciable difference between the existing auto restoration land use and the existing industrial park zoning.

***Policy LU 6.1** Prioritize employment uses over residential uses in the Greater Airpark.*

Response: The proposed auto sales zoning is consistent with the GACAP’s aviation land use designation and provides service to the Airpark’s aviation core including area businesses and the surrounding dealerships.

***Policy LU 7.2** Promote a greater mix of uses along identified signature corridors which complement and compatible with each respective land use designation.*

Response: Signature Corridors are designated on the Greater Airpark Future Land Use Plan and include Frank Lloyd Wright Boulevard to the north and Greenway-Hayden Loop to the west. Integrating a car sales facility in this location broadens the current range of land uses in the area and supports Airpark Dealerships and are businesses.

Community Mobility

Policy CM 1.1 Enhance Greater Airpark connections to local and regional public transportation systems.

Response: Frank Lloyd Wright Boulevard is an existing transit route providing access through Scottsdale and into Phoenix. There is an existing eastbound bus stop on the south side of Frank Lloyd Wright Boulevard in front of the First Fidelity Bank building (approximately 650' from the property) and an existing bus stop on the north side of the Frank Lloyd Wright Boulevard for west bound route 170.

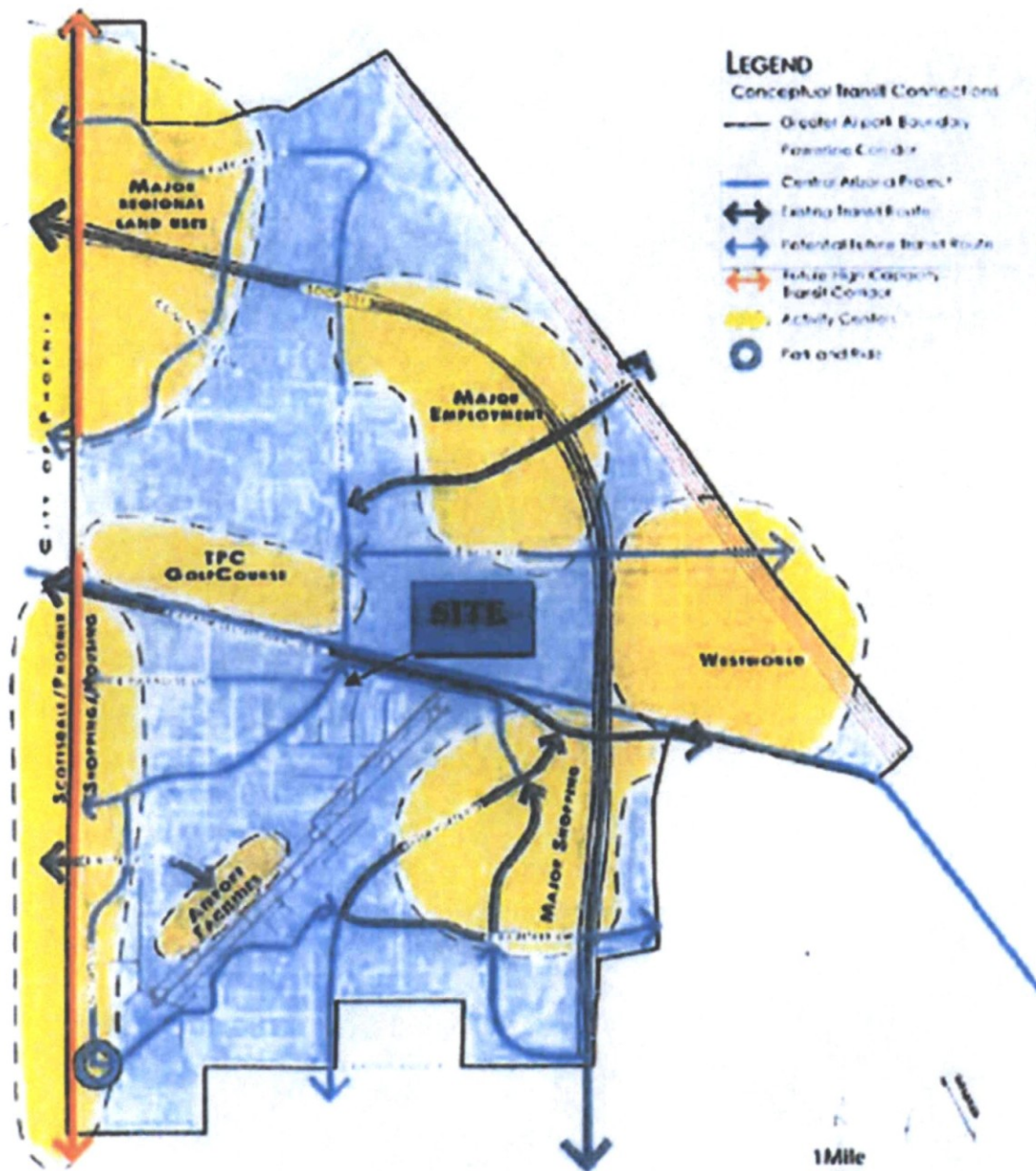
Goal CM 3 Improve vehicular traffic circulation in the Greater Airpark.

Response: BCA77, LLC selected this Property because of its close proximity to numerous auto dealerships along Frank Lloyd Wright Boulevard. Custom car service and restoration is a business that typically has cars in the shop for several weeks to several months. BCA77, LLC's business model is one that calls for low customer traffic, limited daytime business hours, and customer appointments, which typically yields lower traffic levels than the average retail operation. There is only one access driveway proposed for this facility currently, which is located via Paradise Lane, with a secondary access pending approval and construction on Greenway-Hayden Loop.

Policy CM 6.2 Support an attractive, safe and engaging pedestrian and bicyclist environment for all uses.

Response: The existing sidewalks along all 3 street frontages have been maintained while being at the site. The adjacent and nearby street network provides a framework for pedestrian and bicycle connections in the immediate area. Bike racks are provided in accordance with the City's requirements for employees and customers.

Greater Airpark Transit Connections (GACAP Page 34)



Economic Vitality

Policy EV 1.1 Develop and implement long-term economic development strategies that maintain and enhance city revenue streams in order to balance the area's revenue generation with the cost of services and ensure financial stability now in the future.

Response: This proposed BCA77, LLC restoration and service facility will complement the existing Airpark dealerships. Providing additional automotive options within the dealership core is an important sales tax revenue generating asset for the City.

Environmental Planning

Policy EP 1.3 Promote landscape design and irrigation methods that contribute to water and energy conservation.

Response: The landscape that we have for this development is in accordance with the existing city approved landscape palette found in the nearby developments including low water use indigenous the site as an efficient way to light the sidewalks and landscape areas while still meeting the dark sky ordinance.

Character & Design

Policy CD 1.1 Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark.

"Aviation" land use designation:

These areas consist of multi-functional buildings with form following function, contemporary architecture, technological, and corporate identity. Multi-modal connections between developments are encouraged. Building materials that are utilized in the area should reflect emerging technologies and sustainable practices. Landscape materials should provide vibrant colors that are contextually-sensitive to adjacent developments.

Response: The proposed development achieves this policy in the following ways:

- Provides complementing use to existing Airpark dealerships.
- Includes context appropriate massing, architecture, and building materials.
- Maintains pedestrian linkages around the perimeter of the site and provides a new sidewalk from Greenway-Hayden Loop.
- Site and building design focuses on arid-climate conditions through the use of solar shading, material/texture selection, earth-tone paint colors, recessed windows, and insulated glazing.

- Open space maximized; development provides adequate amounts of open space providing a richly landscaped setting for the building and surrounding parking area.

Policy CD 1.2 Lighting should be designed to minimize glare, conserve energy, and accent the respective Future Land Use Area Character.

Response: The lighting that is on the site is designed in a manner to minimize glare and conserve energy while responding, and remaining consistent with, the neighboring land uses. The lighting is integrated with the desert landscaping for this current building.

Policy CD 2.1 Establish a unified streetscape for identified signature corridors with unique imagery for each corridor.

Policy CD 2.1.3 Greenway-Hayden Signature Corridor

The Greenway-Hayden Signature Corridor should serve as the “Main Street” of the greater Airpark, north of the runway, and should reference multi-modal connections from other cities to major are destinations, such as the Tournament Players Club Golf Course and Scottsdale Sports Complex. The public realm should animate the street during all seasons. Design elements could include large window displays banners, integrated signature, passive cooling elements, covered patios, shade public art, bicycle/pedestrian connections and gathering areas.

Response: The development highlights the Greenway-Hayden Loop as a Signature Corridor and provides a design element that caters to the pedestrians and provides an urban character through the use of the buildings design, signage, connectivity, landscaping, hardscape and lighting. As mentioned in CD 1.1, the site is richly landscaped along all frontages. A low perimeter wall screens the site.

Policy CD 2.2 Signature Corridor streetscapes should provide continuity among adjacent uses through a comprehensive landscape design including decorative paving, street furniture, public art, and integrated infrastructure improvements.

Response: The streetscape along Greenway-Hayden Loop is well established and the streetscape design we have matches the current landscape theme along this frontage. All the existing sidewalks stay maintained. The design for the project complements the surrounding commercial, office, and industrial developments.

V. Conclusion

In summary, BCA77, LLC is seeking a rezoning from I-1 to C-4 on a property located at the southeast corner of Greenway-Hayden Loop and Paradise Lane just south of Frank Lloyd Wright Boulevard in the Scottsdale Airpark. The property is located in the GACAP and the proposed zoning is consistent with the currently designated aviation land use.

BCA77, LLC selected this site because of its close proximity to numerous auto dealerships along Frank Lloyd Wright Boulevard. It is anticipated that BCA77, LLC will complement the existing automotive uses within the area. The proposed building massing, site design and desert landscaping are compatible with the surrounding context of retail, office and industrial/warehouse development. Providing a car service and restoration facility in this previously vacant building will bring increased tax revenue to the City of Scottsdale.



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 726 - PA - 16

Project Name: BCA 77, LLC

Project Address: 7995 E. PARADISE LN

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 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: _____

Alexandra Schuchter

Print Name

[Signature]

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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

Re'

1-ZN-2017
1/9/2017



Current Planning Services
Long Range Planning Services

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:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - 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 member, Greg Bleemberg
at the following number 480-312-4306.

Signature: _____

Date: 11/22/14

Printed Name: Alexandra Schwartz

☐ 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.



Rezoning

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:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

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.

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.

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.

PART I -- GENERAL REQUIREMENTS

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Rezoning Application Checklist (this list) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Zoning Application Fee \$ <u>2,140.00</u> (subject to change every July) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Completed Development Application (form provided) 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Request to Submit Concurrent Development Applications (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Letter of Authorization (from property owner(s) if property owner did not sign the application form) |

Planning and Development Services

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

1-ZN-2017
1/9/2017

Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Affidavit of Authorization to Act for Property Owner (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) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> 8-1/2" x 11" – 1 copy Include complete Schedule A and Schedule B. (requirements form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> 8-1/2" x 11" – 2 copies |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Request for Site Visits and/or Inspections (form provided) |
| | | 12. Addressing Requirements (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Draft Development Agreement <ul style="list-style-type: none"> 8-1/2" x 11" – 2 copies Must adhere to the Maricopa County Recorder requirements |
| | | 14. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Citizen Review Checklist: (form provided) <ul style="list-style-type: none"> Provide one copy of the Citizen Review Report 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 Citizen Review Report addendum. |
| | | 16. Request for Neighborhood Group/Homeowners Association (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> Affidavit of Posting for Project Under Consideration Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing. Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 18. School District Notification – (form provided) Required for all applications that include residential uses. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> 8-1/2" x 11" - 1 copy of the set of prints <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. |

Planning and Development Services

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

Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided) <i>Emails.</i> |

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|--------------------------|---|
| | | 22. Plan & Report Requirements For Development Applications Checklist (form provided) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 23. Development Plan |

| | | |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | a. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" – 4 copies <input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following: <ul style="list-style-type: none"> • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character <input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc) <input type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input type="checkbox"/> bonus provisions and justifications, <input type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or <input type="checkbox"/> Historic Property – existing or potential historic property. <ul style="list-style-type: none"> ○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan) |
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7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | b. Legislative draft of the proposed development standards, or amended development standards (form provided) <ul style="list-style-type: none"> 8 ½" x 11" – 2 copies (Must adhere to the Maricopa County Recorder requirements) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | c. Legislative draft of the list of Land Uses, if proposed (PBD, SC) <ul style="list-style-type: none"> 8 ½" x 11" – 2 copies (Must adhere to the Maricopa County Recorder requirements) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | d. A dimensioned plan indicating the proposed boundaries of the application <ul style="list-style-type: none"> 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | e. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> 24" x 36" – 2 color copies, folded 11" x 17" – 1 color copy 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <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><input checked="" type="checkbox"/> 750 foot radius from site</p> <p><input type="checkbox"/> 1/4 mile radius from site</p> <p><input type="checkbox"/> Other: _____</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | f. Site Plan <ul style="list-style-type: none"> 24" x 36" – 16 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | g. Subdivision Plan <ul style="list-style-type: none"> 24" x 36" – 16 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | h. Open Space Plan (Site Plan Worksheet) (example provided) <ul style="list-style-type: none"> 24" x 36" – 1 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |

Planning and Development Services

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

Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | i. Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded • 11" x 17" 1 – copy, folded |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | j. Natural Area Open Space Plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | k. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | l. Phasing Plan <ul style="list-style-type: none"> • 24" x 36" – 1 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | m. Landscape Plan <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, folded of • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | n. Hardscape Plan <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> • (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> • 11" x 17" – 1 copy |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | o. Transitions Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | p. Parking Plan on site plan <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy(quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |

Planning and Development Services

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

Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>q. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. 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.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>r. Pedestrian and Vehicular Circulation Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 1/2" x 11" – 1 color copies (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>s. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 1/2" x 11" – 1 color copy, (quality suitable for reproduction) • 8 1/2" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>t. Elevations Worksheet(s)</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted.</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>u. Perspectives</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>v. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>w. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded |

Planning and Development Services

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

Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>y. Electronic Massing Model:</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750 foot radius from site</p> <p>_____ 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> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>z. Solar Analysis</p> <p>The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m.</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD).</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>aa. Exterior Lighting Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>bb. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>cc. Cultural Improvement Program Plan</p> <p>_____ Conceptual design</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>dd. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>ee. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>ff. Conceptual Signage Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |

Planning and Development Services

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

Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | gg. Other: _____ <div style="margin-left: 40px;"> <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> |
|-------------------------------------|-------------------------------------|--|

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Development Plan Booklets <ul style="list-style-type: none"> • 11" x 17" – 3 copies (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 (See Digital Submittal Plan Requirements) • 8 ½" x 11" – 3 copies on archival (acid free) paper: this is a delayed submittal that is to be made after the Planning Commission recommendation. <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Application Narrative <input type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards <input type="checkbox"/> Legislative draft of the proposed List of Land Uses <input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application <input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision Plan <input type="checkbox"/> Open Space Plan <input type="checkbox"/> Phasing Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Hardscape Plan <input type="checkbox"/> Transitions Plan <input type="checkbox"/> Parking Plan <input type="checkbox"/> Pedestrian and Vehicular Circulation Plan <input type="checkbox"/> Conceptual Elevations <input type="checkbox"/> Conceptual Perspectives <input type="checkbox"/> Electronic Massing Model <input type="checkbox"/> Solar Analysis <input type="checkbox"/> Exterior Lighting Plan <input type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting <input type="checkbox"/> Cultural Amenities Plan <input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control) <input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <input type="checkbox"/> Master Thematic Architectural Character Plan <input type="checkbox"/> Conceptual Signage Plan <input type="checkbox"/> Other: _____ <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p> |
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Planning and Development Services

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

Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</p> <p>(PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>26. Drainage Report</p> <p>See the City's <u>Design Standards & 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.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>27. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master 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.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>28. Preliminary Basis of Design Report for Water and Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>29. Preliminary Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>30. Master Plan for Water</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>31. Master Plan and Design Report for Wastewater</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Basis of Design Report for Water including full size plans/maps in pockets |

Planning and Development Services

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

Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 32. Transportation Impact & Mitigation Analysis (TIMA) Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. 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, and plans. <input checked="" type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Native Plant Submittal Requirements: (form provided) • 24" x 36" 1 – copy, folded. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development) • See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 34. Environmental Features Map • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 35. Other: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> |


PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 36. 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>726-PA-16</u>. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided. |

Planning and Development Services

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

Rezoning Development Application Checklist

| | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 38. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 39. Delayed Submittal. 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. |
| <input checked="" type="checkbox"/> | | 40. If you have any question regarding this application checklist, please contact your Project Coordinator. <div style="margin-top: 10px;"> Coordinator Name (print): <u>Greg Blumenberg</u> Phone Number: <u>480-312-4306</u> Coordinator email: <u>gblumenberg@scottsdaleaz.gov</u> Date: _____ Coordinator Signature:  </div> <div style="margin-top: 20px;"> <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 needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> </div> <div style="margin-top: 30px;"> <p>Required Notice</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 & 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: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p> </div> |

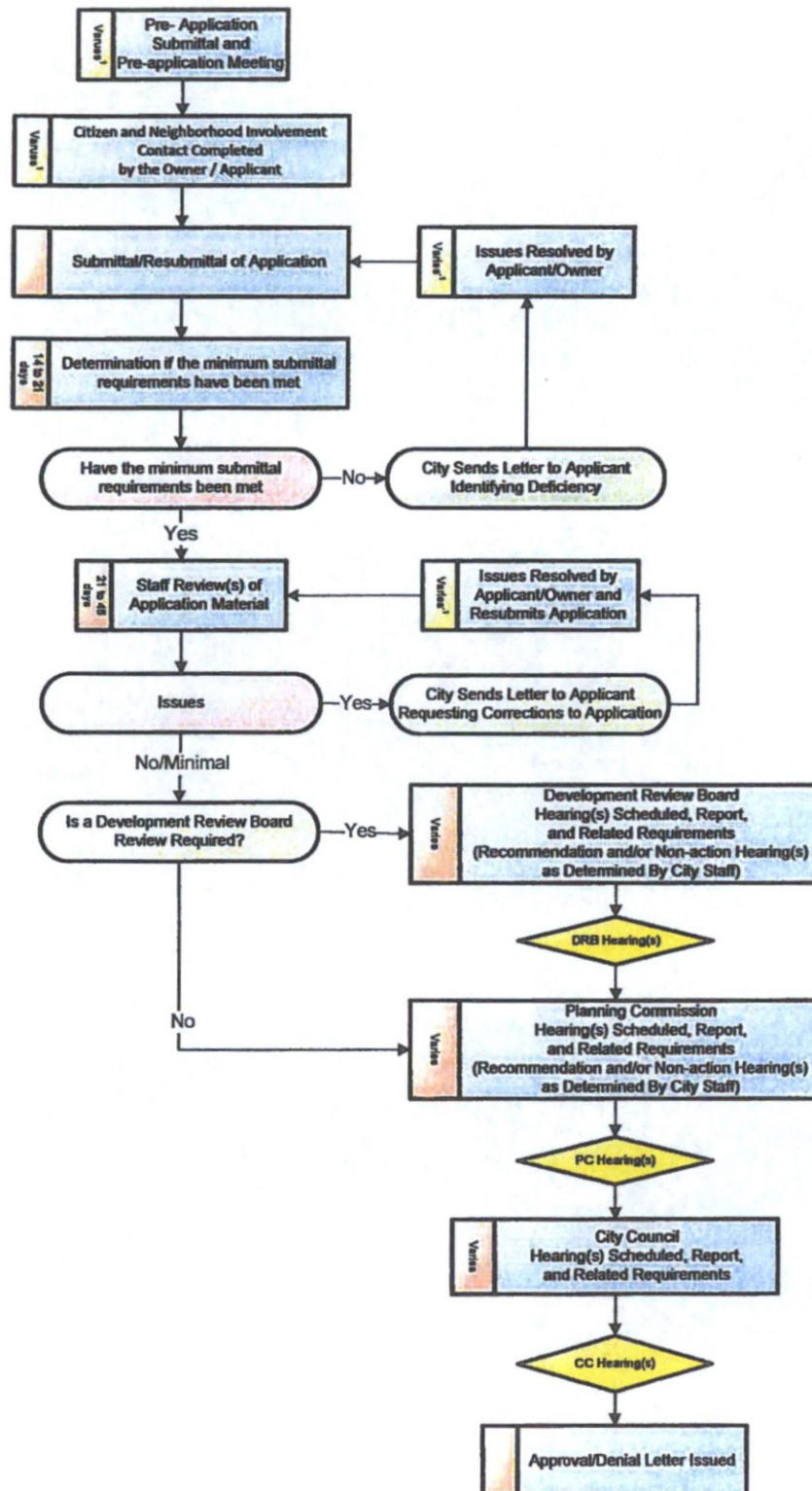
Planning and Development Services

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



Submittal Fee

Project Name: BCA 77, LLC
Brown's Classic Auto Pre-App#: 726-PA-2016
Fee Type: ZN Fee Amount: \$ 2,140.00
Staff Name: Steve P. Signature: SPHone Phone: x 2307 Date: 1/9/17

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-2500 ♦ Fax: 480-312-7088



City of Scottsdale Cash Transmittal

109200

Received From :

BCA77 LLC
7500 E MCDOWELL DR ST A100
SCOTTSDALE, AZ 85260
480-797-7221

Bill To :

10/20/17
109200
1/9/2017 PLN 1970
METERS HPTC600512
1/9/2017 2416 PL
\$2,140.00

Reference # 726-PA-2016

Address 7995 E PARADISE LN

Subdivision NORTH SCOTTDALE AIRPARK UNIT 01

Marketing Name

MCR 327-12

APN 215-48-024

Owner Information

BCA 77, LLC
7500 E MCDONALD DR 100A
SCOTTSDALE, AZ
480-947-8800

Lot Number 4

County No

Gross Lot Area 0

NAOS Lot Area 0

Net Lot Area 0

Number of Units 1

Density

Issued Date 1/9/2017

Paid Date 1/9/2017

Payment Type CHECK

Cost Center

Metes/Bounds No

Water Zone

Water Type

Sewer Type

Meter Size

QS 35-46

| Code | Description | Additional | Qty | Amount | Account Number |
|------|----------------------|------------|-----|------------|-----------------|
| 3170 | REZONING APPLICATION | | 1 | \$2,140.00 | 100-21300-44221 |

City of Scottsdale

7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 1/9/2017 Cashier: KPETERS
Office: PLN-1STOP Mach ID: HPTC6005125
Tran #: 1 Batch #: 58328

Receipt: 00981770 Date: 1/9/2017 2:16 PM

109200
3170 REZONING APP \$2,140.00

TENDERED AMOUNTS:

Check Tendered: \$2,140.00
Chk #: 2108 BCA77 LLC

Transaction Total: \$2,140.00

Thank you for your payment.
Have a nice day!

SIGNED BY ALEXANDRA SCHUCHTER ON 1/9/2017

Total Amount

\$2,140.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMI

1-ZN-2017
1/9/2017



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 checked="" 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: BCA 77, LLC

Property's Address: 7995 E. PARADISE LN

Property's Current Zoning District Designation: I-1

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>BCA 77, LLC</u> | Agent/Applicant: <u>ALEXANDRA SCHULTER</u> |
| Company: <u>BCA 77, LLC</u> | Company: <u>DIVERSIFIED PARTNERS</u> |
| Address: <u>7995 E. PARADISE LN</u> | Address: <u>7580 E. McDONALD DR 100A</u> |
| Phone: <u>480.797.7991</u> Fax: | Phone: <u>480-205-9625</u> Fax: |
| E-mail: <u>WALT@DPURE.COM</u> | E-mail: <u>ALEXANDRA@DPURE.COM</u> |
| Designer: <u>—</u> | Engineer: <u>TRAVER JONES</u> |
| Company: <u>—</u> | Company: <u>KIMLEY HORN</u> |
| Address: <u>—</u> | Address: <u>7740 N. 16TH ST, SUITE 200</u> |
| Phone: <u>—</u> Fax: <u>—</u> | Phone: <u>602 214 1234</u> Fax: |
| E-mail: <u>—</u> | E-mail: <u>TRAVER.JONES@KIMLEY-HORN.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 applications 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.

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

1-ZN-2017

1/9/2017



Development Application

Review Methodologies

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. 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.

2. 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.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning, Neighborhood & Transportation

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City of Scottsdale's Website: www.scottsdaleaz.gov



Development Application

Arizona Revised Statutes Notice

§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

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