

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



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 checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: JAYLYNN PROPERTIES ADDITION
 Property's Address: 10636 N. 71ST WAY SCOTTSDALE, 85254
 Property's Current Zoning District Designation: C-3/P-3 & P-2

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>DANNY SALEM</u>	Agent/Applicant: <u>SAME AS OWNER</u>
Company: <u>JAYLYNN PROPERTIES</u>	Company:
Address: <u>1655 W. CHANDLER BLVD.</u>	Address:
Phone: <u>480-993-8699</u> Fax:	Phone: Fax:
E-mail: <u>Danny.S.Dannysalem@scottsdale.gov</u>	E-mail:
Designer: <u>William Walker WxwArchitect</u>	Engineer:
Company: <u>Wxw Architect</u>	Company:
Address:	Address:
Phone: <u>602-703-7656</u> Fax:	Phone: Fax:
E-mail: <u>wxw@wxwarchitects.com</u>	E-mail:

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 applications¹ 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.

Danny Salem Owner Signature Danny Salem Agent/Applicant Signature

Official Use Only Submittal Date: 12-23-2016 Development Application No.:



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.



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.



May 24, 2017

City of Scottsdale
Planning Dept.

RE: 59-DR-2016
Jaylynn Properties Addition
Sundown Plaza
10636 N. 71st Way
Scottsdale, Arizona

ATTN: Brad Carr
Principal Planner

Second Review Comments DESIGN NARRATIVE (revised)

The General Plan Use Element designates this property as Commercial, and in Planning Zone B . This category includes areas designated for providing goods and services needed by the surrounding residential areas. Rezone case 20-ZN-2015 was approved in 2016 to allow additional commercial space in this existing mixed-use commercial area. This property is located within the AC-1 area of the Airport Influence Zones, which allows for commercial uses.

The proposed architectural character is a mix of the existing themes in the area. There are several two story complexes among mostly single story buildings. This building will use brown earth tone colors to complement the existing colors used in the area. No mission tile roofing will be used, as a majority of the buildings use this roofing and the area needs some relief from this dominate material.

There is no Desert character, as this area was developed starting in the 1950's and prior to the city's embracing of design and environmental sensitivity. The proposed building is adjacent to an existing single story building, and needs to create it's own character, in lieu of responding to the existing nondescript buildings. This is done with height and tower massing with use of integral color block and texture using wrought iron stair railings and guardrails.

The west is dominated by the storefronts and all glass is set back under covered walkways. The south facade uses glass, but includes steel sun canopies to add interest and shade. The north is similar, but the canopies are removed to increase the desirable north daylighting. The north wall massing is also lower than the main building to address the close proximity to the street and step down for scale to respond to the public sidewalk. The east façade now includes steel sun shades at the windows.

The site access and parking is an existing and unique set up with the majority of the parking configured as street parking spaces, which creates unusually convenient access to the stores and offices. All of the mechanical units will be roof mounted and screened from view.





SCOTTSDALE AIRPORT VICINITY DEVELOPMENT SHORT FORM

For development projects within 20,000 feet of Scottsdale Airport NOT located on an Airpark taxilane or adjacent to airport property

The owner of developments within the Airport Influence Area shall complete forms required by the City and Scottsdale Airport to comply with the Scottsdale Revised Code, Chapter 5 – Aviation and the Airpark Rules and Regulations; and submit the completed forms with final plans to the assigned city project manager.

Project Name: SUNDOWN PLAZA NEW CONSTRUCTION	Pre-App: 803-PA-2016
Site Address: 10636 N. 71 st WAY. SCOTTSDALE, AZ, 85254	
Contact name: Danny Salen	Phone: 480-993-8699

1. HEIGHT ANALYSIS, CH. 5, SEC. 5-354. GENERAL REQUIREMENTS

- Applicants must conduct a height analysis for all projects located within 20,000 feet of Scottsdale Airport.
 1. Complete a height analysis for all structures, appurtenances or construction equipment through the FAA at: <https://oeaaa.faa.gov/oeaaa/external/portal/jsp>, click on the Notice Criteria Tool (left side). If you do not exceed criteria, submit this FAA response from the website with your packet or you must complete step 2.
- IF required by FAA, complete Step 2**
2. Submit an FAA form 7460-1 Notice of Proposed Construction or Alteration for review and determination. Please allow about 45 days for this process. A copy of the FAA's response will be required prior to final plan approval.

2. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE, CH. 5, SEC. 5-356 & SECT. 5-357

- Incorporate the Airport Disclosure for Development around Scottsdale Airport language into the CC&Rs or other procedural documents and provide a copy. *Exhibit A*
- An aviation easement will need to be granted to the city. If not already recorded for property, submit a notarized Aviation Easement form with packet to your project manager. *Exhibit B*

3. APPLICANT'S SIGNATURE

Signature:



Date:

11/29/2016

Aviation Approval:

N/A

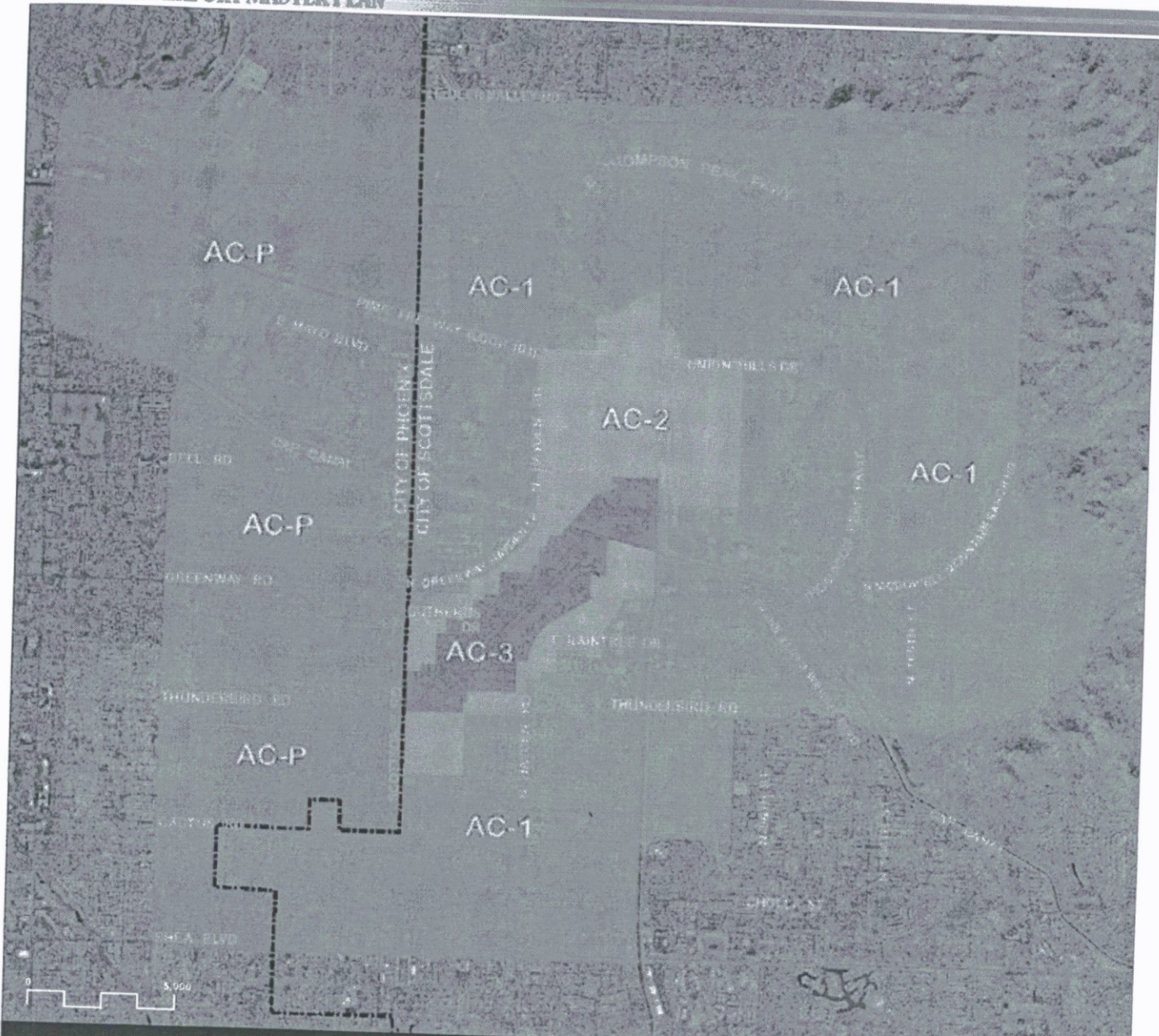
Date:

Comments:

For questions regarding this form or aviation-related requirements, contact Scottsdale Airport at 480-312-2321.



SCOTTSDALE AIRPORT MASTER PLAN



LEGEND AND TABLE KEY

----- Municipal Boundary

Airport Influence Areas

AC-1 AC-3
 AC-2 AC-P

NP - Not Permitted

P - Permitted with Use Limitations

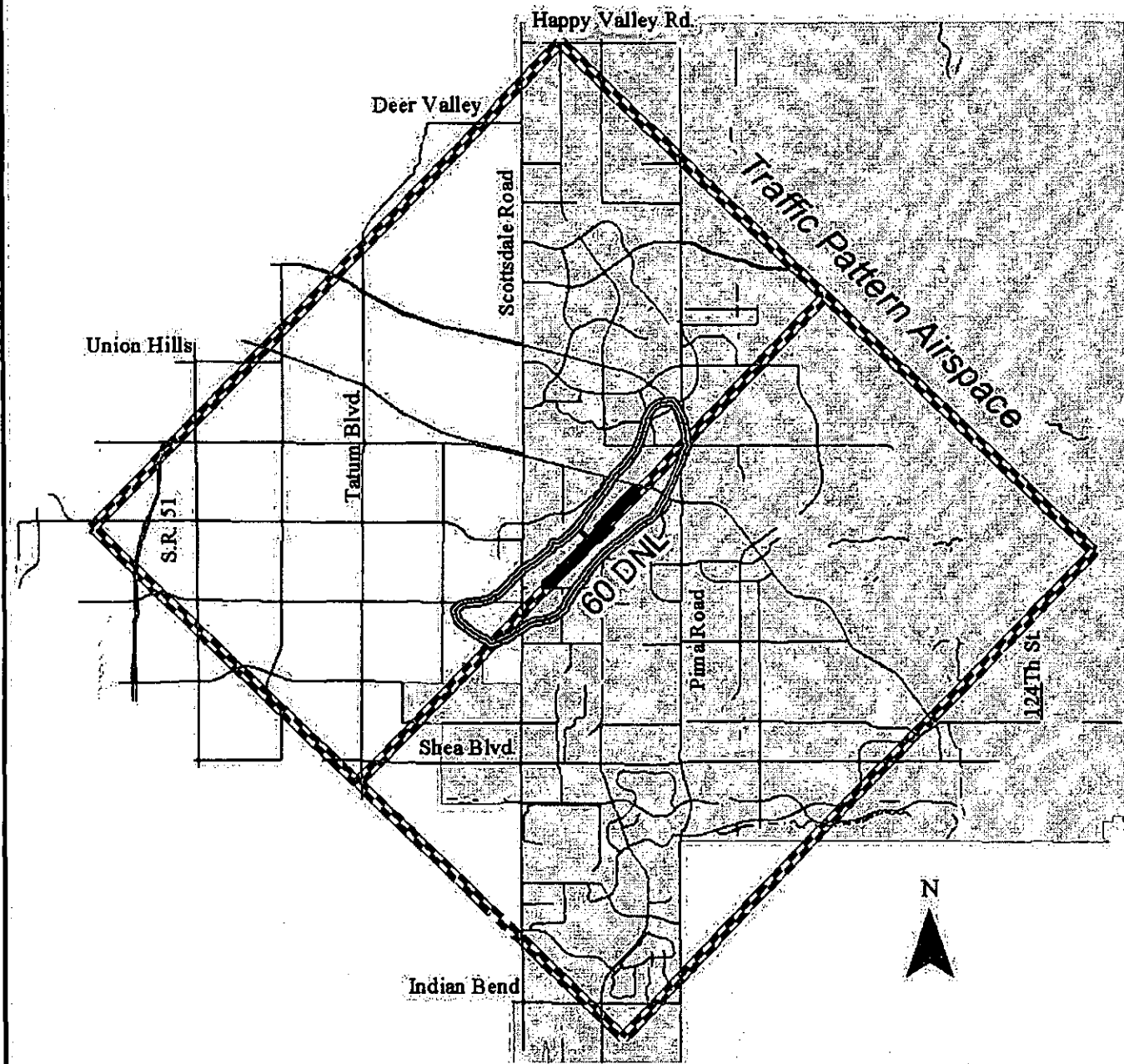
(1) - Avigation easement required under Sec. 5-357

(2) - Noise attenuation required under Sec. 5-358

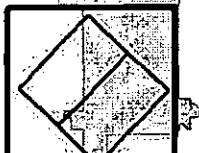
Noise Sensitive Uses	AC-3	AC-2	AC-1
Dwelling unit*	NP	P (1) (2)	P (1)
Manufactured home*	NP	P (1) (2)	P (1)
Elementary and secondary school*	NP	P (1) (2)	P (1)
Hospital*	NP	P (1) (2)	P
Travel accommodation*	NP	P (1) (2)	P
Place of worship	NP	P (1) (2)	P (1)
Cultural, civic, and social organization	NP	P (1) (2)	P (1)

* The terms dwelling unit, manufactured home, elementary and secondary school, hospital and travel accommodation defined in the Basic Zoning Ordinance

Scottsdale Airport Traffic Pattern Airspace



SCOTTSDALE



1 0.5 0 1 2 3 Miles

Map Date: October 18, 2001

EXHIBIT A

SAMPLE FAIR DISCLOSURE FOR DEVELOPMENT AROUND SCOTTSDALE

AIRPORT NOTICE TO PURCHASERS

OF PROXIMITY TO THE SCOTTSDALE AIRPORT

To include in CC&R's or disclosure notice:

Proximity to Airport.

Each Owner of a Lot in the Airport Influence Area identified in Chapter 5 of the Scottsdale Revised Code acknowledges that, as of the date of this notice:

(a) The Lot is close to the Scottsdale Airport (the "Airport"), located generally between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south and Scottsdale Road on the west.

(b) The Airport is operated as a general aviation reliever/commercial service airport for Scottsdale and North Phoenix, and used generally for airplanes, jets and helicopters.

(c) Aircraft using the Airport may fly over the Lot and adjacent properties at altitudes that vary for several reasons, including weather conditions, aircraft type, aircraft performance and pilot proficiency.

(d) The majority of takeoffs and landings occur between 6:00 a.m. and 11:00 p.m., but the Airport is open 24 hours each day, so takeoffs and landings may occur at any time.

(e) The number of takeoffs and landings at the Airport average approximately 400 each day, but that number varies and may increase.

(f) Aircraft using the Airport will generate noise, the volume, pitch, amount and frequency of which will vary for several reasons, including weather conditions, aircraft type, aircraft altitude and aircraft number.

(g) Airport management attempts to minimize aircraft noise and its influence on Lots in the Airport Influence Zone, but there is no guarantee that such attempts will be effective or remain in place.

The Owner accepts and assumes any and all risks, burdens and inconvenience caused by or associated with the Airport and its operations (including noise), and agrees not to assert or make any claim arising out of the Airport and its operations against the City of Scottsdale, its elected and appointed officials, officers, directors, commissioners, representatives, employees, and agents.

Any questions regarding the operation of the Airport can be directed to the Airport Administration office at 480-312-2321.

WHEN RECORDED, RETURN TO:
CITY OF SCOTTSDALE
ONE STOP SHOP/RECORDS

()
7447 E. Indian School Road, Suite 100
Scottsdale, AZ 85251

Exempt from Affidavit of Value
under A.R.S. § 11-1134(A)(2, 3)



**CITY OF SCOTTSDALE
AVIGATION EASEMENT**

Project No. 803-PA-2016

Q.S. _____

FOR ONE DOLLAR (\$1.00) and other good and valuable consideration received _____ (collectively "Grantor") does hereby grant to the City of Scottsdale, an Arizona municipal corporation ("Grantee"), a perpetual, non-exclusive easement upon, over, under and across the parcel of land (the "Property") described on the legal description and the sketch attached hereto as Exhibits "A" and "B". The purpose of the easement is for a right of flight for the passage of aircraft in the airspace above the surface of the Property as follows:

1. "Aircraft" means any manned or unmanned contrivance or device now known or hereafter invented, used or designed to navigate or fly in the air.
2. Without limitation, the right of flight shall include the right to operate aircraft over and near the Property and to cause within or without said airspace any noise, vibration, fumes, light, exhaust, odors, fuel vapor particles, electronic interference, dust, annoyances, nuisances, emissions, or other effects of any description relating to the operation, use or function of any aircraft in or near the said airspace (collectively the "Aircraft Effects").
3. All Aircraft Effects are included within the scope of the easement, including without limitation those that reach or affect the surface of the Property or improvements to the Property, those that interfere with other uses of the Property, those that annoy users of the Property, and those that are caused or made worse by any of the following:
 - 3.1. Any and all temporary and permanent increases and other changes and variations in the size, number, method of propulsion, weight, noisiness, design, fuel, category, type or other characteristics of aircraft and any permanent, temporary, seasonal, time-of-day or other practices, laws, rules, policies, circumstances, customs, protocols or procedures related thereto.
 - 3.2. Any and all temporary and permanent changes and variations in airport size, orientation, configuration, layout, location, runway length, boundaries, improvements or other characteristics and any permanent, temporary,


seasonal, time-of-day or other practices, laws, rules, policies, circumstances, customs, protocols or procedures related thereto.

- 3.3. Any and all temporary and permanent changes and variations in flight paths, flight frequency, flight timing, airport operations, climbing and descending, altitudes, takeoff and landing, air traffic control and any permanent, temporary, seasonal, time-of-day or other practices, laws, rules, policies, circumstances, customs, protocols or procedures related thereto.
- 3.4. Changes in Grantor's or others' personal perceptions of Aircraft Effects or sensitivity to Aircraft Effects.
4. Grantor shall not cause or allow the Property to be used in a way that causes a discharge of fumes, smoke, dust, electronic emissions, light emissions, or other land use of any description that obstructs visibility or adversely affects or interferes with the operation of aircraft or any navigational facilities used for aircraft operation. No building, mast or other thing upon the Property shall exceed _____ feet in height.
5. Grantor has been advised and is of the opinion that:
 - 5.1. All or a portion of the Property is located in a noise-influence area.
 - 5.2. Aircraft Effects might be annoying to users of the Property and might interfere with the unrestricted use and enjoyment of the Property.
 - 5.3. Aircraft Effects will likely increase over time.
6. Grantor waives, remises and releases any right, cause of action, or other claim that Grantor has now or may have in the future against, and covenants not to sue, Grantee regarding Aircraft Effects. Grantor makes all of such covenants waivers, remises, and releases on behalf of itself and its successors and assigns in favor of Grantee and its past, present, or future officers, officials, directors, employees, agents, lessees, sublessees, permittees, invitees, successors and assigns.

Grantor hereby warrants and covenants to Grantee and its successors and assigns that Grantor is lawfully seized and possessed of the Property; that Grantor has a good and lawful right to make the conveyance described herein; and that Grantee shall have title and quiet possession against the claims of all persons.

The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs with the land in favor of Grantee's successors and assigns.

DATED this 22 day of Dec., 2016.

GRANTOR: 
for Jaylene Properties

VOID
for Ar

STATE OF ARIZONA)
) ss.
County of Maricopa)

This document was acknowledged before me this 23 day of Dec., 2016, by Danny Sehem for and on behalf of Jaylynn Profusces.

[Signature]
NOTARY PUBLIC

My commission expires:

Sep 5th 2020



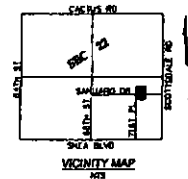
STATE OF ARIZONA)
) ss.
County of Maricopa)

This document was acknowledged before me this ___ day of _____, 20___, by ___
_____ for and on behalf of _____.

NOTARY PUBLIC

My commission expires:

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
 TRACT A OF FINAL PLAY OF SUNDOWN PLAZA OF BOOK 65, PAGE 40 PER
 MARICOPA COUNTY RECORDS, TRACT A BEING A PORTION OF SECTION 22,
 TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GLA AND SALT RIVER BASE AND
 MERIDIAN, MARICOPA COUNTY, ARIZONA



CURVE TABLE (CALCULATED)				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.35'	30.00'	89°59'28"	54.88'
C2	31.49'	30.00'	89°59'28"	54.88'
C3	31.34'	30.00'	89°59'28"	54.88'
C4	31.43'	30.00'	89°59'28"	54.88'

LEGAL DESCRIPTION:

TRACT A, SUNDOWN PLAZA, ACCORDING TO THE PLAY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 65 OF MAPS, PAGE 40 APR 179-42-134

REFERENCES:

1. SUNDOWN PLAZA FINAL PLAY RECORDED IN BOOK 65, PAGE 40 PER MARICOPA COUNTY RECORDS

BASIS OF BEARINGS:

NORTH-SOUTH LINE OF 71ST PLACE AS SHOWN ON FINAL PLAY OF SUNDOWN PLAZA RECORDED IN BOOK 65, PAGE 40 PER MARICOPA COUNTY RECORDS; BEARING N00°00'00"W

BENCHMARK:

CITY OF SCOTTSDALE BRASS CAP FLUSH AT THE INTERSECTION OF SHEA ROAD AND 68TH PLACE. ELEVATION = 1254.83 PER THE CITY OF SCOTTSDALE DATUM (NAVD 83)

TITLE REFERENCE:

THIS SURVEY IS BASED UPON THE CONDITION OF TITLE REPORT ISSUED BY CHICAGO TITLE AGENCY, INC. FOR: WILSON PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ORDER NO. CH0853-246-04, DATED JULY 8, 2014, AMENDMENT DATED JULY 24, 2014, AMENDMENT NO. 02/15. WESTWOOD PROFESSIONAL SERVICES HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B EXCEPTION DOCUMENTS PROVIDED BY CHICAGO TITLE AGENCY. WESTWOOD PROFESSIONAL SERVICES MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

NOTES:

1. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL RESTRICTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
2. THIS SURVEY IS VALID ONLY WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR.
3. NO PORTABLE CHANGES OF THIS SURVEY OR LANDS, WAS NOTED ON THE SITE.
4. A PLAY SURVEY WAS NOT PROFESSIONALLY PART OF THIS AS IN SURVEY.
5. ALL BEARINGS AND DISTANCES SHOWN ARE RECORDED AND REASURVED.
6. AREAS CALCULATED FOR TRACT A:
6.86 ACRES
36,401 SQUARE FEET
7. PAVING SPACES: 43--TOTAL, 1--HANDICAP

FLOOD ZONE:

SUBJECT PARCEL IS LOCATED WITHIN AN AREA WITHIN A ZONE DESIGNATION OF "X" ON FLOOD INSURANCE RATE MAP AND UNDESIGNATED, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2014 FOR COMMUNITY RISKMAP ONLINE, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN TRACT SAID PROPERTY IS SHOWN.

ZONE X AREAS OF 0.15 ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH BRAGAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SCHEDULE B EXCEPTIONS:

1. PROPERTY TAXES WHICH ARE A LEVY NOT IN FULL AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2014.

2. RESERVATIONS CONTAINED IN THE PLAT:
 FROM: THE UNITED STATES OF AMERICA
 RECORDING DATE: 12/21/1913
 RECORDING NO.: BOOK 108 OF DEEDS, PAGE 141
 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

SUBJECT TO ANY HERETO AND ACCORDS WRITER RIGHTS FOR MINING, AGRICULTURE, RURAL MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVATIONS MADE IN CONNECTION WITH SUCH WRITER RIGHTS AS MAY BE RECORDED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS AND THERE IS RESERVED A RIGHT OF WAY THROUGH FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.

3. WRITER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS:

4. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAY RECORDED IN BOOK 65 OF MAPS PAGE 40:

5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SERIAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONALITY, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OF FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.
 RECORDING NO.: DOCKET 11712, PAGE 28

6. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTIAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING DATE: 06/01/1973
 RECORDING NO.: DOCKET 10115, PAGE 1516

7. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

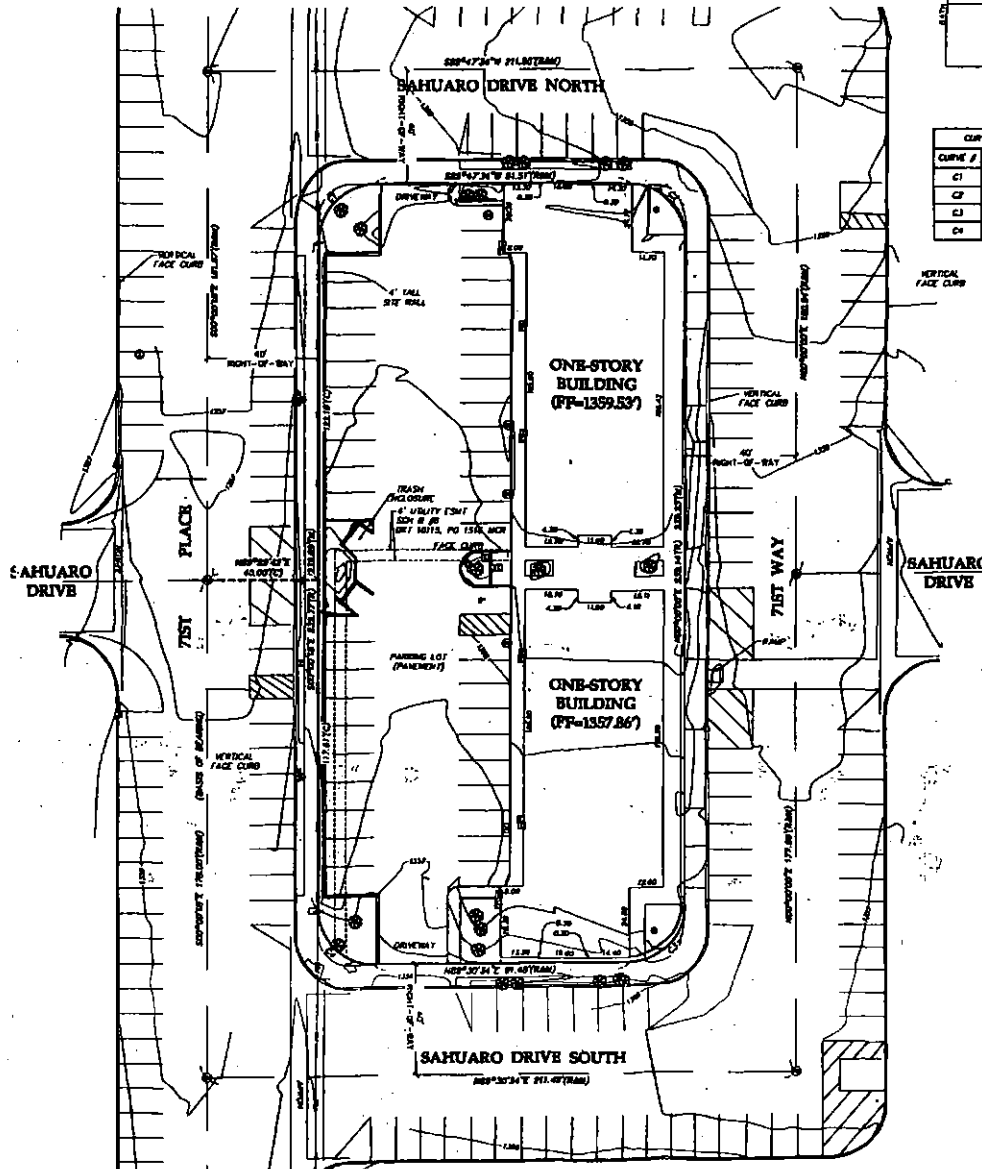
8. DISPERSED COVENANTS IN BOUNDARY LINES, SURFACE OR AREA ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

SURVEYOR CERTIFICATION:

TO:
 1. WILSON PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY
 2. CHICAGO TITLE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 AMERICAN STANDARD OF PRACTICE, REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND ACPA AND INCLUDES SECTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8-23-15.

DATE OF PLAY OR MAP: 10-02-15
 DATE: 10-02-15



WESTWOOD PROFESSIONAL SERVICES, INC.
 10000 E. BROADWAY
 SUITE 100
 SCOTTSDALE, AZ 85258
 (480) 344-1100
 WWW.WESTWOODPROFESSIONALSERVICES.COM

PREPARED BY:
ALTA/ACSM
 LAND TITLE SURVEY
 680 S. SCOTTSDALE
 SCOTTSDALE, AZ

ALTA/ACSM
 LAND TITLE SURVEY
 NOT A REAL ESTATE ADVERTISING SERVICE

§ 77.7 Form and time of notice.

(a) If you are required to file notice under § 77.9, you must submit to the FAA a completed FAA Form 7460-1, Notice of Proposed Construction or Alteration. FAA Form 7460-1 is available at FAA regional offices and on the Internet.

(b) You must submit this form at least 45 days before the start date of the proposed construction or alteration or the date an application for a construction permit is filed, whichever is earliest.

(c) If you propose construction or alteration that is also subject to the licensing requirements of the Federal Communications Commission (FCC), you must submit notice to the FAA on or before the date that the application is filed with the FCC.

(d) If you propose construction or alteration to an existing structure that exceeds 2,000 ft. in height above ground level (AGL), the FAA presumes it to be a hazard to air navigation that results in an inefficient use of airspace. You must include details explaining both why the proposal would not constitute a hazard to air navigation and why it would not cause an inefficient use of airspace.

(e) The 45-day advance notice requirement is waived if immediate construction or alteration is required because of an emergency involving essential public services, public health, or public safety. You may provide notice to the FAA by any available, expeditious means. You must file a completed FAA Form 7460-1 within 5 days of the initial notice to the FAA. Outside normal business hours, the nearest flight service station will accept emergency notices.

§ 77.9 Construction or alteration requiring notice.

If requested by the FAA, or if you propose any of the following types of construction or alteration, you must file notice with the FAA of:

(a) Any construction or alteration that is more than 200 ft. AGL at its site.

(b) Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:

(1) 100 to 1 for a horizontal distance of 20,000 ft. from the nearest point of the nearest runway of each airport described in paragraph (d) of this section with its longest runway more than 3,200 ft. in actual length, excluding heliports.

(2) 50 to 1 for a horizontal distance of 10,000 ft. from the nearest point of the nearest runway of each airport described in paragraph (d) of this section with its longest runway no more than 3,200 ft. in actual length, excluding heliports.

(3) 25 to 1 for a horizontal distance of 5,000 ft. from the nearest point of the nearest landing and takeoff area of each heliport described in paragraph (d) of this section.

(c) Any highway, railroad, or other traverse way for mobile objects; of a height which, if adjusted upward 17 feet for an Interstate Highway that is part of the National System of Military and Interstate Highways where overcrossings are designed for a minimum of 17 feet vertical distance, 15 feet for any other public roadway, 10 feet or the height of the highest mobile object that would normally traverse the road, whichever is greater, for a private road, 23 feet for a railroad, and for a waterway or any other traverse way not previously mentioned, an amount equal to the height of the highest mobile object that would normally traverse it, would exceed a standard of paragraph (a) or (b) of this section.

(d) Any construction or alteration on any of the following airports and heliports:

(1) A public use airport listed in the Airport/Facility Directory, Alaska Supplement, or Pacific Chart Supplement of the U.S. Government Flight Information Publications;

(2) A military airport under construction, or an airport under construction that will be available for public use;

(3) An airport operated by a Federal agency or the DOD.

(4) An airport or heliport with at least one FAA-approved instrument approach procedure.

(e) You do not need to file notice for construction or alteration of:

(1) Any object that will be shielded by existing structures of a permanent and substantial nature or by natural terrain or topographic features of equal or greater height, and will be located in the congested area of a city, town, or settlement where the shielded structure will not adversely affect safety in air navigation;

(2) Any air navigation facility, airport visual approach or landing aid, aircraft arresting device, or meteorological device meeting FAA-approved siting criteria or an appropriate military service siting criteria on military airports, the location and height of which are fixed by its functional purpose;

(3) Any construction or alteration for which notice is required by any other FAA regulation.

(4) Any antenna structure of 20 feet or less in height, except one that would increase the height of another antenna structure.

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193
Fax: (817) 321-7765

INSTRUCTIONS FOR COMPLETING FAA FORM 7460-1

PLEASE TYPE or PRINT

ITEM #1. Please include the name, address and phone number of a personal contact point as well as the company name.

ITEM #2. Please include the name, address and phone number of a personal contact point as well as the company name.

ITEM #3. New Construction would be a structure that has not yet been built.

Alteration is a change to an existing structure such as the addition of a side mounted antenna, a change to the marking and lighting, a change to power and/or frequency, or a change to the height. The nature of the alteration shall be included in ITEM #21 "Complete Description of Proposal".

Existing would be a correction to the latitude and/or longitude, a correction to the height, or if filling on an existing structure which has never been studied by the FAA. The reason for the notice shall be included in ITEM #21 "Complete Description of Proposal".

ITEM #4. If Permanent, so indicate. If Temporary, such as a crane or drilling derrick, enters the estimated length of time the temporary structure will be up.

ITEM #5. Enter the date that construction is expected to start and the date that construction should be completed.

ITEM #6. Please indicate the type of structure. **DO NOT LEAVE BLANK.**

ITEM #7. In the event that obstruction marking and lighting is required, please indicate type desired. If no preference, check "other" and indicate "no preference" **DO NOT LEAVE BLANK.** NOTE: High intensity lighting shall be used only for structures over 500' AGL. In the absence of high intensity lighting for structures over 500' AGL, marking is also required.

ITEM #8. If this is an existing tower that has been registered with the FCC, enter the FCC Antenna Structure Registration number here.

ITEM #9 and #10. Latitude and longitude must be geographic coordinates, accurate to within the nearest second or to the nearest hundredth of a second if known. Latitude and longitude derived solely from a hand-held GPS instrument is NOT acceptable. A hand-held GPS is only accurate to within 100 meters (328 feet) 95 percent of the time. This data, when plotted, should match the site depiction submitted under ITEM #20.

ITEM #11. NAD 83 is preferred; however, latitude and longitude may be submitted in NAD 27. Also, in some geographic areas where NAD 27 and NAD 83 are not available other datum may be used. It is important to know which datum is used. **DO NOT LEAVE BLANK.**

ITEM #12. Enter the name of the nearest city and state to the site. If the structure is or will be in a city, enter the name of that city and state.

ITEM #13. Enter the full name of the nearest public-use (not private-use) airport or heliport or military airport or heliport to the site.

ITEM #14. Enter the distance from the airport or heliport listed in #13 to the structure.

ITEM #15. Enter the direction from the airport or heliport listed in #13 to the structure.

ITEM #16. Enter the site elevation above mean sea level and expressed in whole feet rounded to the nearest foot (e.g. 17'3" rounds to 17', 17'6" rounds to 18'). This data should match the ground contour elevations for site depiction submitted under ITEM #20.

ITEM #17. Enter the total structure height above ground level in whole feet rounded to the next highest foot (e.g. 17'3" rounds to 18'). The total structure height shall include anything mounted on top of the structure, such as antennas, obstruction lights, lightning rods, etc.

ITEM #18. Enter the overall height above mean sea level and expressed in whole feet. This will be the total of ITEM #16 + ITEM #17.

ITEM #19. If an FAA aeronautical study was previously conducted, enter the previous study number.

ITEM #20. Enter the relationship of the structure to roads, airports, prominent terrain, existing structures, etc. Attach an 8-1/2" x 11" non-reduced copy of the appropriate 7.5 minute U.S. Geological Survey (USGS) Quadrangle Map MARKED WITH A PRECISE INDICATION OF THE SITE LOCATION. To obtain maps, contact USGS at 1-888-275-8747 or via internet at "<http://store.usgs.gov>". If available, attach a copy of a documented site survey with the surveyor's certification stating the amount of vertical and horizontal accuracy in feet.

ITEM #21.

- For transmitting stations, include maximum effective radiated power (ERP) and all frequencies.
- For antennas, include the type of antenna and center of radiation (Attach the antenna pattern, if available).
- For microwave, include azimuth relative to true north.
- For overhead wires or transmission lines, include size and configuration of wires and their supporting structures (Attach depiction).
- For each pole/support, include coordinates, site elevation, and structure height above ground level or water.
- For buildings, include site orientation, coordinates of each corner, dimensions, and construction materials.
- For alterations, explain the alteration thoroughly.
- For existing structures, thoroughly explain the reason for notifying the FAA (e.g. corrections, no record or previous study, etc.).

Filing this information with the FAA does not relieve the sponsor of this construction or alteration from complying with any other federal, state or local rules or regulations. If you are not sure what other rules or regulations apply to your proposal, contact local/state aviation's and zoning authorities.



City of Scottsdale Cash Transmittal

109090

12/23/2016 09:59:17
12/23/2016 PM-1010
12/22/2016 1:54 P
41533.00

Received From :

Danny Salem
1655 West Chandler Blvd.
Chandler, AZ 85224
(480) 993-8699

Bill To :

Danny Salem
1655 West Chandler Blvd.
Chandler, AZ 85224
(480) 993-8699

Reference # 803-PA-2016

Issued Date 12/23/2016

Address 10636 N 71ST WY

Paid Date 12/24/2016

Subdivision SUNDOWN PLAZA

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR 065-40

County No

Meters/Bounds No

APN 175-42-134

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

Danny Salem

Net Lot Area 0

Sewer Type

8206 North Via De Lago

Number of Units 1

Meter Size

Scottsdale, AZ 85258

Density

QS 29-44

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

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

Date: 12/23/2016 Cashier: DHOL
Office: PLN-1STOP Mach ID: HPTC6005125
Tran #: 1 Batch #: 58102

Receipt:00968127 Date:12/23/2016 1:46 PM
109090
3165 DEVELOP REVIEW APP \$1,515.00

TENDERED AMOUNTS:

Check Tendered: \$1,515.00
Chk #:101151 DANNY SALEM DDS PLLC
Transaction Total: \$1,515.00

Thank you for your payment.
Have a nice day!

[Handwritten signature]

54 545 00