

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Project Data Sheet**



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

This request concerns all property identified in the development application.

Pre-application No: 227 - PA - 2017

Project Name: Rosewood 17

Project Address: East of the NEC of 84th Street and Hawk Nest Road

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: Andrew Jupp



 Print Name

 Signature

City Use Only:	
Submittal Date: _____	Case number: _____
Planning, Neighborhood & Transportation Division 7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088	



Water Resources

9379 E. San Salvador
Scottsdale, AZ 85258

PHONE 480-312-5685
FAX 480-312-5615
www.ScottsdaleAZ.gov

May 17, 2017

**Tricia Baird
Kimley Horn
7740 N. 16th Street, Suite 300
Phoenix, AZ 85020**

**Re: *Right of Way Abandonment Letter for 8604 Hawknest Road
Scottsdale, AZ 85266 (APN 216-34-013C)***

Dear Tricia,

In reviewing your request for right of way abandonment located at 8604 E Hawknest Road, the City of Scottsdale's Water Resources Department has no concerns with this request.

If you require further information, you may reach our department at 480-312-5685.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald Dolan".

Ronald Dolan, Water Resources Engineer
Water Resources Department

5-AB-2017
5/22/2017

Baird, Tricia

From: Michael.Bouche@aps.com
Sent: Thursday, May 18, 2017 9:18 AM
To: Baird, Tricia
Subject: RE: Rosewood 17 - Hawknest Road Abandonment
Attachments: Pre Plat.pdf; Legal.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Tricia,

I have reviewed this request and area and APS has NO OBJECTION to the 15' abandonment of the 40' Existing Right of Way as proposed with the retention of this 15' as a P.U.E.

Mike Bouche, R.L.S.
Senior Land Agent
Land Services Department
Arizona Public Service Company
602-371-7033

From: Tricia.Baird@kimley-horn.com [mailto:Tricia.Baird@kimley-horn.com]
Sent: Wednesday, May 17, 2017 11:07 AM
To: Bouche, Michael J
Subject: Rosewood 17 - Hawknest Road Abandonment

USE CAUTION - EXTERNAL SENDER:(Tricia.Baird@kimley-horn.com)

Do not click on links or open attachments that are not expected.

For questions or concerns, please email the APS Cyber Defense Center team at ACDC@apsc.com or contact the APS Helpdesk.

Good morning,

We are requesting the abandonment of City right-of-way for a proposed single-family development in Scottsdale Arizona near 84th Street and Hawknest Road. A 15' portion of the existing 40' right-of-way is being proposed for abandonment with the City as the required roadway section will only require 25' of right-of-way.

According to our utility conflict research and maps received back, there are no existing utilities within the proposed abandonment area. A 15' PUE will be dedicated over the portion of the right of way being abandoned. Please see the attached preliminary plat for your reference as well.

Can you please provide written consent for abandonment of this easement for our use in the abandonment case with the City of Scottsdale? Note: the abandonments would occur simultaneously with the recording of the final plat for the subdivision.

I appreciate your help in this matter. Please let me know if you need any further information to provide consent for abandonment on this project.

Thanks,

Kimley»Horn

Tricia Baird

Kimley-Horn | 7740 N. 16th Street, Suite 300, Phoenix, AZ 85020

Direct: 602 906-1194 | Mobile: 602 527-1558

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Baird, Tricia

From: Zeilstra, Glady <Glady.Zeilstra@CenturyLink.com>
Sent: Wednesday, May 17, 2017 2:13 PM
To: Baird, Tricia; Phnxrowqwestcom, Phoenix
Cc: Zeilstra, Glady
Subject: RE: Rosewood 17 - Hawknest Road Abandonment

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, Tricia.

I will looking at your request for this abandonment. I have 20 business days to get a response to you. That would put your date at 6/15. I will try to better that date, but can make no promises. I take these in the order I receive them.

Thank you.

Glady Zeilstra

CenturyLink Real Estate

Right of Way Agent
135 W Orion St. Flr 1
Tempe, AZ 85283

480-768 4581 office
480-560-0404 cell
480-768-4506 fax

Hours: 6:00 AM to 3:00 PM

It's not about how you survived the storm

It's about how you danced in the rain

From: owner-phnxrow@lxdnp32k.corp.intranet [mailto:owner-phnxrow@lxdnp32k.corp.intranet] **On Behalf Of** Tricia.Baird@kimley-horn.com
Sent: Wednesday, May 17, 2017 11:07 AM
To: Phnxrowqwestcom, Phoenix
Subject: Rosewood 17 - Hawknest Road Abandonment

Good morning,

We are requesting the abandonment of City right-of-way for a proposed single-family development in Scottsdale Arizona near 84th Street and Hawknest Road. A 15' portion of the existing 40' right-of-way is being proposed for abandonment with the City as the required roadway section will only require 25' of right-of-way.

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Thanks,

Kimley»»Horn

Tricia Baird

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Baird, Tricia

From: Baird, Tricia
Sent: Wednesday, May 17, 2017 11:07 AM
To: phnxrow@centurylink.com
Subject: Rosewood 17 - Hawknest Road Abandonment
Attachments: Legal.pdf; Pre Plat.pdf

Good morning,

We are requesting the abandonment of City right-of-way for a proposed single-family development in Scottsdale Arizona near 84th Street and Hawknest Road. A 15' portion of the existing 40' right-of-way is being proposed for abandonment with the City as the required roadway section will only require 25' of right-of-way.

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Thanks,

Kimley»»Horn

Tricia Baird

Kimley-Horn | 7740 N. 16th Street, Suite 300, Phoenix, AZ 85020

Direct: 602 906-1194 | Mobile: 602 527-1558

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Baird, Tricia

From: Baird, Tricia
Sent: Wednesday, May 17, 2017 11:07 AM
To: phx.tmc@cox.com
Subject: Rosewood 17 - Hawknest Road Abandonment
Attachments: Legal.pdf; Pre Plat.pdf

Good morning,

We are requesting the abandonment of City right-of-way for a proposed single-family development in Scottsdale Arizona near 84th Street and Hawknest Road. A 15' portion of the existing 40' right-of-way is being proposed for abandonment with the City as the required roadway section will only require 25' of right-of-way.

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Kimley»»Horn

Tricia Baird

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Baird, Tricia

From: Baird, Tricia
Sent: Wednesday, May 17, 2017 11:07 AM
To: michael.bouche@aps.com
Subject: Rosewood 17 - Hawknest Road Abandonment
Attachments: Pre Plat.pdf; Legal.pdf

Good morning,

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Baird, Tricia

From: Baird, Tricia
Sent: Wednesday, May 17, 2017 11:07 AM
To: chassert@scottsdaleaz.gov
Subject: Rosewood 17 - Hawknest Road Abandonment
Attachments: Legal.pdf; Pre Plat.pdf

Good morning,

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Baird, Tricia

From: Baird, Tricia
Sent: Wednesday, May 17, 2017 11:07 AM
To: matt.streeper@srpnet.com
Subject: Rosewood 17 - Hawknest Road Abandonment
Attachments: Legal.pdf; Pre Plat.pdf

Good morning,

We are requesting the abandonment of City right-of-way for a proposed single-family development in Scottsdale Arizona near 84th Street and Hawknest Road. A 15' portion of the existing 40' right-of-way is being proposed for abandonment with the City as the required roadway section will only require 25' of right-of-way.

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Baird, Tricia

From: Baird, Tricia
Sent: Wednesday, May 17, 2017 11:06 AM
To: caz-rowrequest@swgas.com
Subject: Rosewood 17 - Hawknest Road Abandonment
Attachments: Legal.pdf; Pre Plat.pdf

Good morning,

We are requesting the abandonment of City right-of-way for a proposed single-family development in Scottsdale Arizona near 84th Street and Hawknest Road. A 15' portion of the existing 40' right-of-way is being proposed for abandonment with the City as the required roadway section will only require 25' of right-of-way.

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Thanks,

Kimley»»Horn

Tricia Baird

Kimley-Horn | 7740 N. 16th Street, Suite 300, Phoenix, AZ 85020

Direct: 602 906-1194 | Mobile: 602 527-1558

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Rosewood 17 – Abandonment Application
Project Narrative
May 2017

Project Request

This request is to reduce the existing 40 foot half street right of way located along the north side of E. Hawknest Road to a 25 foot half street right of way by requesting the abandonment of the northern fifteen (15) feet.

Consideration

This is consistent with the 2008 Transportation Master Plan which reclassified E. Hawknest Road from a minor collector to a local collector. The 25 foot half street right of way is consistent with the City's roadway requirement for a local collector street.

This request is in conjunction with a preliminary plat, Rosewood 17. If approved, the abandonment will provide approximately 9,900 additional square feet to the net lot area of the proposed Rosewood 17 subdivision site. In addition, a 15 foot public utility easement will be dedicated over the proposed area being abandoned.

Fire Plan Review By:
Rick King (480) 312-2372
email: rking@scottsdaleaz.gov

Development Application



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

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

Project Name: Rosewood 17

Property's Address: NEC 84th Street and Hawk Nest Road

Property's Current Zoning District Designation: R1-70 ESL (Pending request for R1-43 ESL)

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

Owner: Thomas R Saxer and Carolyn R Saxer	Agent/Applicant: Andrew Jupp
Company: RFP Investments Limited Partnership	Company: Kimley-Horn
Address: PO Box 1144, Carefree, AZ 85377-1144	Address: 7740 N. 16th Street #300, Phoenix, AZ 85020
Phone: _____ Fax: _____	Phone: 602-944-5500 Fax: 602-944-7423
E-mail: _____	E-mail: andrew.jupp@kimley-horn.com
Designer: _____	Engineer: Andrew Jupp
Company: _____	Company: Kimley-Horn
Address: _____	Address: 7740 N. 16th Street #300, Phoenix, AZ 85020
Phone: _____ Fax: _____	Phone: 602-944-5500 Fax: 602-944-7423
E-mail: _____	E-mail: andrew.jupp@kimley-horn.com

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.

Owner Signature _____


Agent/Applicant Signature

Official Use Only

Submittal Date: _____

Development Application No.: _____

Planning and Development Services

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

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 and Development Services

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

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.

Planning and Development Services

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



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

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

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

Owner: Thomas R Saxer

Company: RFP Investments Limited Partnership

Address: PO Box 1144, Carefree, AZ 85377-1144

Phone: _____ Fax: _____

E-mail: _____

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

Property owner (Print Name): David Kitnick Title: Authorized Representative
Rosewood Homes
 Date: 5/10/17

[Signature]
 Signature

Official Use Only: Submittal Date: _____

Request: Approved or Denied

Staff Name (Print): _____

Staff Signature: _____ Date: _____

5-AB-2017
5/22/2017

Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: East of the NEC 84th Street and Hawk Nest Road
- b. County Tax Assessor's Parcel Number: 216-34-013C, 216-34-013L, 216-34-013M
- c. General Location: East of the NEC 84th Street and Hawk Nest Road
- d. Parcel Size: _____
- e. Legal Description: See attached legal description

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	Date	Signature
<u>David Kitnick</u>	<u>5/10</u> , 20 <u>17</u>	<u>[Signature]</u>
<u>Kimley Horn</u>	<u>5/22</u> , 20 <u>17</u>	<u>[Signature]</u>
_____	_____, 20____	_____
_____	_____, 20____	_____

Planning and Development Services

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