

**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

<b>Zoning</b>	<b>Development Review</b>	<b>Signs</b>
<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)	<b>Other:</b>
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
<b>Exemptions to the Zoning Ordinance</b>	<b>Land Divisions (PP)</b>	<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	<b>Other Application Type Not Listed</b>
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input checked="" type="checkbox"/> Dedications

Project Name: Wilshire place

Property's Address: 7121 E Wilshire Scottsdale AZ

Property's Current Zoning District Designation:

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.

<b>Owner:</b> Roy Dobrasinovic	<b>Agent/Applicant:</b> Edmir Dzudza
<b>Company:</b> 7121 E Wilshire, LLC	<b>Company:</b> E-Project, LLC
<b>Address:</b> 15W580N Frontage Rd Burr Ridge IL 60527	<b>Address:</b> 917 W Kathleen Rd
<b>Phone:</b> 602-481-9282 <b>Fax:</b> 480-359-4407	<b>Phone:</b> 602-481-9282 <b>Fax:</b> 480-359-4407
<b>E-mail:</b> e-project@cox.net	<b>E-mail:</b> edmir@e-projectinternational.com
<b>Designer:</b> Edmir Dzudza	<b>Engineer:</b> Michael Sudbeck
<b>Company:</b> E-Project, LLC	<b>Company:</b> SP Consultants
<b>Address:</b> 917 W Kathleen Rd	<b>Address:</b> 921 E Derby Dr Tempe, AZ 85284
<b>Phone:</b> 602-481-9282 <b>Fax:</b> 480-359-4407	<b>Phone:</b> 480-332-0855 <b>Fax:</b>
<b>E-mail:</b> edmir@e-projectinternational.com	<b>E-mail:</b> michael_sudbeck@cox.net

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<sup>1</sup> 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](http://www.scottsdaleaz.gov)





### E Project, LLC

Architecture - Planning

DATE: JULY 18, 2017

917 W. Kathleen Rd, Phoenix, AZ 85023  
Phone 602.481.9282 Fax 480.359.4407  
E-mail: edmir@e-projectinternational.com

RE: Case No. 391-PA-2016

#### Description of Request:

##### **Alley and Right-of-Way Abandonment and Alley Dedication**

The project located at the 7121 E Wilshire consists of a 0.4 acre site. The proposed development consists of new multi-family development with 5 townhome units.

West property line is not perpendicular to Wilshire Drive and existing alley has less than 24 feet of clear width. Public Works department approved method of solid waste collection on this project as a two large common bins to be located at West side of our west property line.

In order to accommodate that waste collection system we have to create 24 feet wide alley, and that would require ROW dedication on South side and also alley abandonment on North side. We are also applying for ROW abandonment at SEC of Wilshire at the curve. Proposed ROW line will follow Wilshire Drive curvature.

#### Consideration.

Property was purchase last year for \$200,000.00

Purchase price psf =  $\$200,000 / 15,116\text{sf} = \$13.23 \text{ psf}$

Existing Lot Net Area: 15,116 SF

Proposed Lot Net Area after all abandonments and dedications: 15,884 sf

Total Area of Abandonment: 989 sf

Total Area of Dedication: 221 sf

Overall Abandonment and Dedication: 768 sf

Consideration:  $768 \text{ sf} \times \$13.23 \text{ psf} = \$ 10,160.64$

If you have questions regarding this meeting, please contact our office:

A handwritten signature in blue ink, appearing to read 'Edmir Dzudza'.

Edmir Dzudza, AIA

For 7121 E Wilshire, LLC

Phone : 602-481-9282

Fax : 480-359-4407

E-mail : edmir@e-projectinternational.com

cc: City of Scottsdale Current Planning Department

**End of Document**

Page 1 of 1



## E Project, LLC

Architecture - Planning

DATE: JULY 18, 2017

917 W. Kathleen Rd, Phoenix, AZ 85023  
Phone 602.481.9282 Fax 480.359.4407  
E-mail: edmir@e-projectinternational.com

RE: Case No. 391-PA-2016

### Alley and Right-of-Way Abandonment and Alley Dedication

#### Consideration Information

Property was purchase last year for \$200,000.00

Purchase price psf =  $\$200,000 / 15,116\text{sf} = \$13.23 \text{ psf}$

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If you have questions regarding this meeting, please contact our office:

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Edmir Dzudza, AIA  
For 7121 E Wilshire, LLC  
Phone : 602-481-9282  
Fax : 480-359-4407  
E-mail : edmir@e-projectinternational.com

cc: City of Scottsdale Current Planning Department

**End of Document**



# 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 of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to 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 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 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: Roy Dobrasinovic

Company: 7121 E Wilshire LLC

Address: 15 W 580N Frontage Rd Burr Ridge IL 60527

Phone: 602-481-9282

Fax: 480-359-4407

E-mail: e-project@cox.net

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; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): Roy Dobrasinovic

Title: Owner

Signature

Date: 07-17-2017

### Official Use Only:

Submittal Date: 8.3.2017

Request: ☒ Approved or ☐ Denied

Staff Name (Print): BRAD CARR

8.3.2017

Staff Signature:

Date:

### 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](http://www.scottsdaleaz.gov)



# Abandonment Development Application Checklist



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

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

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

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

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

When Items 1 through 16 are ready for submittal, call 480-312-7767 to schedule a submittal meeting with a Planning Specialist; provide your pre-application number: 391 -PA- 2016

## SUBMITTAL REQUIREMENTS

Req'd	Rec'd	Documents required for a complete application. Unless otherwise indicated, all documents shall be provided in an 8 1/2" x 11" format.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Abandonment Development Application Checklist (this Checklist)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>2,250</u> (subject to change)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Development Application Form (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Application Narrative <ul style="list-style-type: none"> <li>• Reason for request</li> <li>• Consideration for Abandonment</li> <li>• 4 copies</li> </ul>

## Planning and Development Services

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

## Abandonment Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>5. Affidavit of Authorization to Act for Property Owner</b> (form provided; required only for non-city-owned property) <ul style="list-style-type: none"> <li>• Required when the applicant is not the property owner</li> <li>• Required when the applicant is an organization</li> </ul>
<input checked="" type="checkbox"/>		<b>6. Consideration for Abandonment Information</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>7. Legal Description and Graphic of Area(s) to be Abandoned</b> <ul style="list-style-type: none"> <li>• Include required reservations on both legal description and graphic</li> <li>• Comply with all Maricopa County Recorder requirements, including minimum 10 point font, 1/2" clear borders and acid free paper</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>8. Title Insurance Commitment</b> (form provided: Requirements for Submitting Evidence of Title to the City of Scottsdale Planning Department) <ul style="list-style-type: none"> <li>• Include Schedule A and B</li> <li>• Commitment shall be dated no later than 30 days before application submittal.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>9. Utility Consent Letters</b> (See the City website for contact information: <a href="http://www.scottsdaleaz.gov/codes/utility-contacts">http://www.scottsdaleaz.gov/codes/utility-contacts</a> ) <span style="color: red;">COX, SWG, SRP</span>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>10. Request to Submit Concurrent Development Applications</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<del><b>11. Agreement and Release by GLO Abandonment Parcel Owner</b></del> (form provided) <ul style="list-style-type: none"> <li>• Originally signed agreement form must be returned. (Copy and faxes will not be accepted)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>12. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - <span style="background-color: yellow;">1 copy</span> of the set of prints</li> <li>• See attached <u>Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.</li> <li>• 8-1/2" x 11" - <span style="background-color: yellow;">11 copies</span> of the set of prints (<b>Delayed submittal</b>). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>13. Aerial Photo with Proposed Site Plan Overlay</b> (all photos must be suitable for reproduction) <ul style="list-style-type: none"> <li>• <del>24" x 36" - 2 color copies, folded</del></li> <li>• 11" x 17" - <span style="background-color: yellow;">1 color copy, folded</span></li> <li>• 8 1/2" x 11" - <span style="background-color: yellow;">1 color copy</span></li> </ul> <p>Photo shall be the most recent available, and should not be more than 1 year old.</p> <p>Site plan overlay shall show lot lines, tracts, easements, street locations and names, and surrounding zoning:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 750 foot radius from site</li> <li><input type="checkbox"/> 1/4 mile radius from site</li> <li><input type="checkbox"/> Other _____ radius from site</li> </ul>

### Planning and Development Services

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## Abandonment Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>14. Public Participation</b> <b>Step 1: Complete Neighborhood Notification</b> <ul style="list-style-type: none"> <li>• Mail Neighborhood Notification 1st Class Letter to property owners &amp; HOAs within 750', the City's standard interested parties list, and to the City project coordinator at least 10 calendar days prior to formal application submittal (include the following information):               <ul style="list-style-type: none"> <li>○ Project request and description</li> <li>○ Pre-application number (xx-PA-xxxx)</li> <li>○ Project location (street address)</li> <li>○ Size (e.g. Number of Acres of project, Square Footage of Lot)</li> <li>○ Zoning</li> <li>○ Legal graphic</li> <li>○ Applicant and City contact names and phone numbers</li> </ul> </li> </ul> <b>Step 2: City will post public hearing signs and provide other public notification including:</b> <ul style="list-style-type: none"> <li>• Mailing out postcards to property owners within 750 feet</li> <li>• Publishing legal ad in newspaper</li> <li>• Posting case information on the City website</li> <li>• Posting on social media</li> <li>• Sending to email subscribers</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>15. Request for Neighborhood Group/Homeowners Association</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16. Request for Site Visits and/or Inspections</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17. Appeals of Dedication, Exactions, or Zoning Regulations</b> (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	<b>18. Other:</b> <hr/> <hr/>

### ADDITIONAL SUBMITTAL REQUIREMENTS

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

		<b>1. Applicable Dedication and Consent Forms</b> (forms provided) <ul style="list-style-type: none"> <li><input type="checkbox"/> Drainage and Flood Control Easement and Provision for Maintenance</li> <li><input type="checkbox"/> Natural Area Open Space Easement Including Restored Desert</li> <li><input checked="" type="checkbox"/> Public Right-of-way Dedication</li> <li><input type="checkbox"/> Public Non-motorized Access Easement</li> <li><input type="checkbox"/> Public motorized Access</li> <li><input type="checkbox"/> Public Utility Easement</li> <li><input type="checkbox"/> Scenic Corridor Easement</li> <li><input type="checkbox"/> Sewer Line Easement</li> <li><input type="checkbox"/> Vehicular Non-Access Easement</li> <li><input type="checkbox"/> Waterline Easement</li> <li><input checked="" type="checkbox"/> Confirmation of Dedication</li> <li><input type="checkbox"/> Other Easement or Dedication:</li> </ul> <hr/>
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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

## Abandonment Development Application Checklist

	<b>Other:</b>          
	<b>Application contact</b>  <b>Name (print):</b> <u>BRAD CARR</u> <b>Phone Number:</b> <u>480-312- 7713</u>  <b>email:</b> <u>bcarr@scottsdaleaz.gov</u> <b>Date:</b> <u>7-10-2017</u>  <b>Signature:</b> <u>BC</u>
	<p>An applicant may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code, or authorized substantive policy statement related to this abandonment application. The request shall be in writing on the City form and submitted to:</p> <p>Planning &amp; Development Services Director 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251</p>
<b>For City use only:</b> This application needs a <input type="checkbox"/> New project number, or <input type="checkbox"/> New phase to an old project number _____	

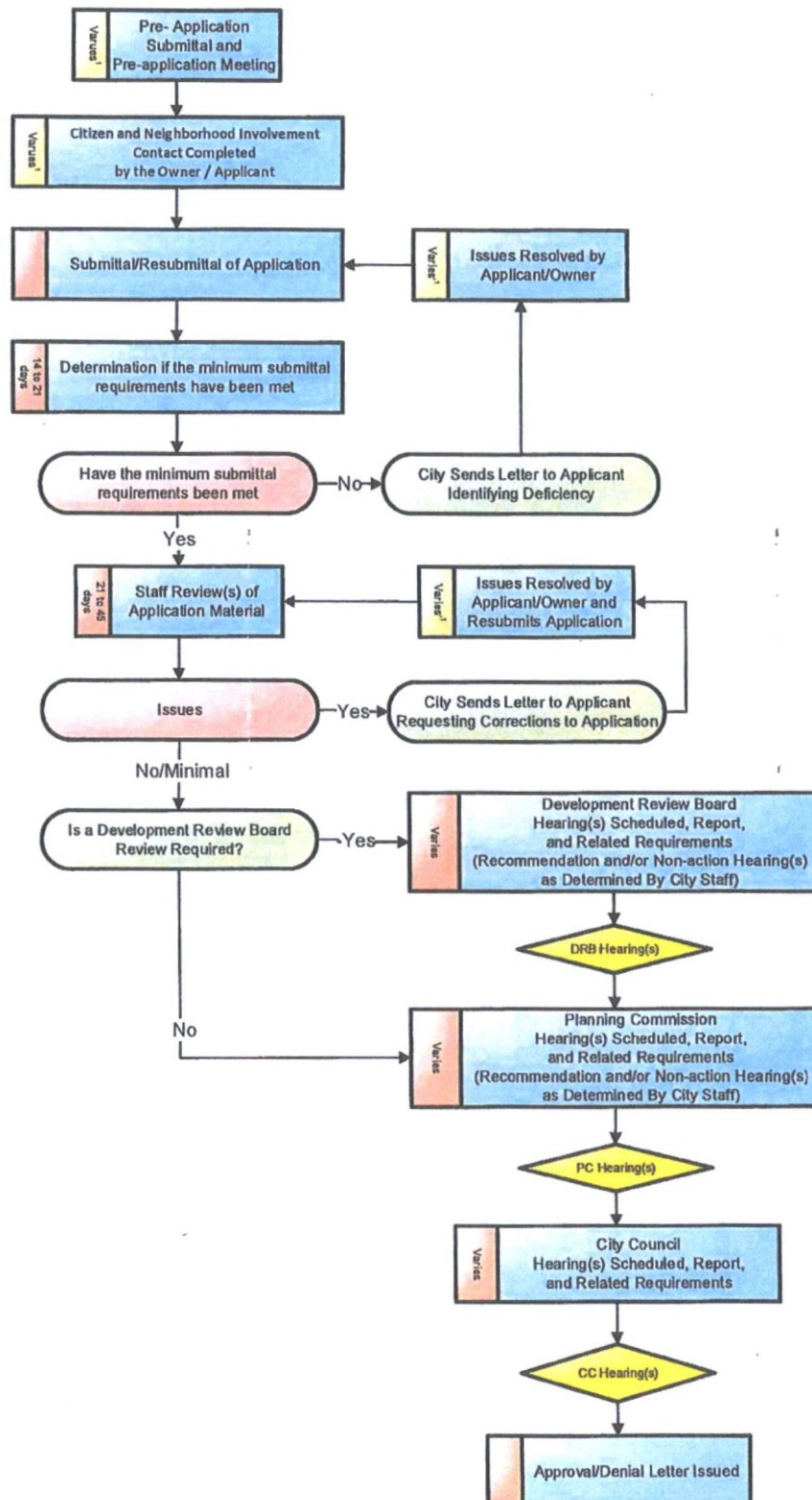
### Planning and Development Services

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



# Development Application Process

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



Note:

1. Time period determined by owner/applicant.

## Planning and Development Services

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





# City of Scottsdale Cash Transmittal

# 111729

111729  
1 01055492  
8/3/2017 PLN-1STOP  
KWHEELER HP600G2020  
8/3/2017 10:11 AM  
\$2,250.00

**Received From :**

E-PROJECT, LLC  
917 W KATHLEEN RD  
PHOENIX, AZ 85023  
602-481-9282

**Bill To :**

E-PROJECT, LLC  
917 W KATHLEEN RD  
PHOENIX, AZ 85023  
602-481-9282

Reference # 391-pa-2016

Issued Date 8/3/2017

Address 7121 E WILSHIRE DR

Paid Date 8/3/2017

Subdivision

Payment Type CREDIT CARD

Marketing Name

Cost Center

MCR

Lot Number

Jurisdiction SCOTTSDALE

APN 129-05-010D

Metes/Bounds No

Water Zone

**Owner Information**

Gross Lot Area 0

Water Type

JOSEPH BUA

NAOS Lot Area 0

Sewer Type

9014 W VERNON AVE

Net Lot Area 0

Meter Size

SCOTTSDALE, AZ 85257

Number of Units 1

480-205-1245

Density

QS 14-44

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

SIGNED BY EDMIR DEVDZA ON 8/3/2017

Total Amount

**\$2,250.00**

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

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days of invoice.

TO HAVE WATER METER SET - CALL 480-312-5650 AND RE

8-AB-2017  
8/3/17

# 111729

**Simulations**  
**Photos**  
**All Graphics (no plans)**



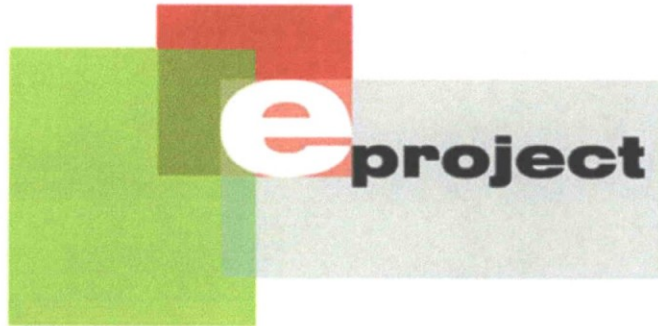






## **5 Townhomes**

**7121 E Wilshire Drive  
Scottsdale, 85257 AZ**



# **Color Photographs**



**Photo 01**



**Photo 02**





Photo 03



Photo 04



Photo 05



Photo 06





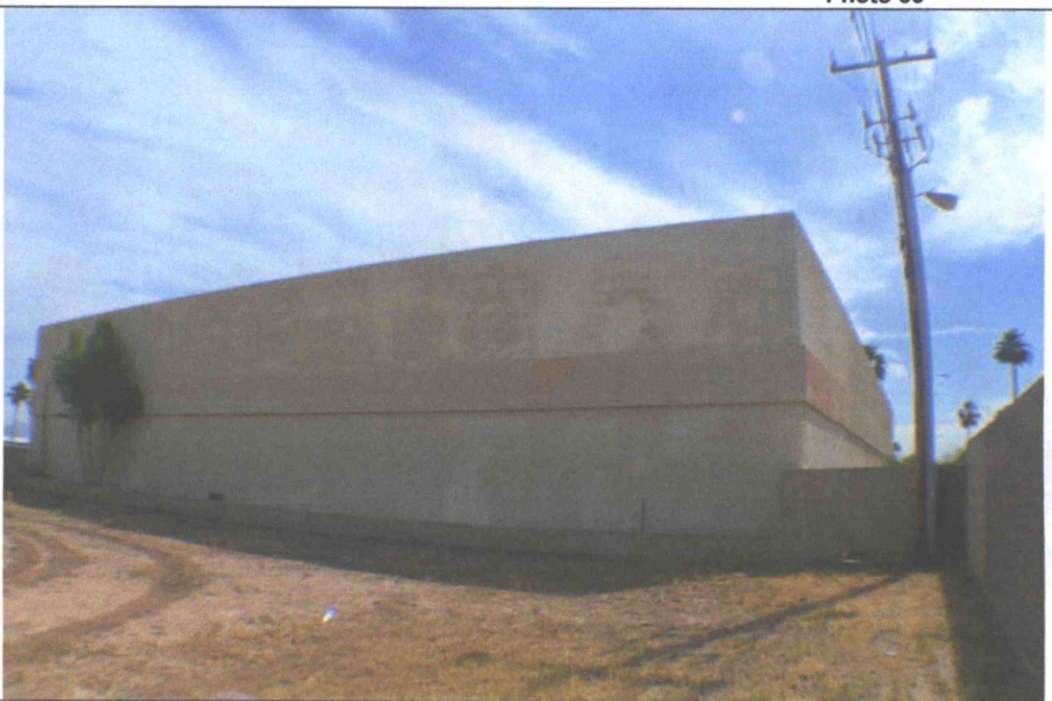
**Photo 07**



**Photo 08**



**Photo 09**



**Photo 10**





**Photo 11**



**Photo 12**



**Photo 13**



**Photo 14**





**Photo 15**



**Photo 16**