

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

4

PROJECT NARRATIVE

This request is over a decade old in the making.

Location: Southeast corner of Indian School and N. 86th St.

History: Formerly City of Scottsdale underground pump station.

Address: Lot assemblage—original residence, 4013 N 86th St. and pump station lot as 4019 N. 86th St.

Pump station equipment removed, well head capped with cement deep underground.

I already owned the only adjoining property (east and south). Thus, I got first chance to buy the pump station property which I did.

I thought I bought the entire corner but was told at closing there was a small legal description error. I could use the space in question but not put anything permanent on that part. I would have to inquire to correct the legal description.

Shortly after all this, the remaining Nazi Naval staff prisoner of war camp cabins (located on Scottsdale Road) became available. I arranged to obtain one standard size cabin and one large (officer's) cabin.

I was ignorant to the entire process and requirements including bringing both up to full city construction codes (sprinkler systems, etc). Everyone at the city was amazingly helpful through the entire process and the move for both was approved and accomplished including all upgrades.. The cost for me was staggering.

During all this, I initiated the process to learn about and correct the legal description error that the city was aware of but had not been corrected for many decades because the effort had no added value or return for the city.

James Lawrence

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#6

Consideration for Abandonment

As I got involved with the purchase of the former City pump station lot I found that I was required to have a complete survey prepared, again, at a big cost for me, but it was submitted. Then there was a need to find an heir to the family who originally owned that land to sign off on a legal description. There was a possible relative located, but could not get any response after multiple attempts. At that point, I pretty much just gave up when told of all these other steps to get approval.

Fast forward to the Indian School Road upgrade. I inquired again and was told the legal issue could likely be corrected along with the other issues (not mine) along the street close to Hayden. I did stay on top of my request. However, at that point the Indian School upgrade was completed, I was confident that my project would be approved. It wasn't.

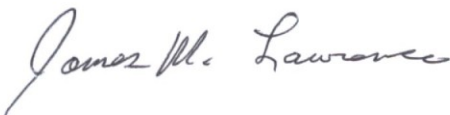
Now, I've gotten my application approved to put on an addition to the larger cabin for my sister to live in. She had a heart attack and will now need to live close to me. Along with this, I want to provide a carport for her car (not a garage). I will change the large double swinging gate in the front of 4019 to an automatic rolling gate so she can safely park and protect her car off the street. This means using the extra space (the land up for abandonment) so I can extend my current Indian School block wall.

Now, as I am getting my affairs in order (considering my age, partly to protect my sister if I die first) it is time to finally correct this corner issue.

I have recently invested, for me a considerable expense, a total of \$8541 to get us to this point with required documents. For this reason, I am requesting that no additional cost/expenses be required of me for the two small parcels in question.

In closing, I must both thank and compliment city staff; Jeff Barnes, Maria Muiser, and city council member Virginia Korte for their tireless assistance and encouragement to complete this project.

Yours truly,



James M Lawrence

#3

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 type="checkbox"/> Abandonment (AB)	
<input type="checkbox"/> Variance (BA)		<input type="checkbox"/> Perimeter Exceptions		<input type="checkbox"/> Other Application Type Not Listed	
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Plat Correction/Revision			
Project Name: 152-PA-2015					
Property's Address: 4019 Assemblage with 4013 N. 86 th St.					
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.					
Owner: James Lawrence			Agent/Applicant:		
Company: N/A - MYSELF			Company: Tamp Address		
Address: 4013 N. 86 th St. Scottsdale			Address: 8780 E. McKellips Rd.		
Phone: Call 602-690-3988 Fax: N/A			Phone: LOT 375		
E-mail: stage36@cox.net			E-mail: Scottsdale, AZ.		
Designer:			Engineer: 85257		
Company:			Company:		
Address:			Address:		
Phone:		Fax:		Phone:	
E-mail:		Fax:		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 applications ¹ will be reviewed in a format similar to the Enhanced Application Review methodology.					
<input checked="" type="checkbox"/> Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.					
<input type="checkbox"/> Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.					
Owner Signature James Lawrence			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 Page 1 of 3					
Revision Date: 05/18/2015					

 9-AB-2017
 9/7/17

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

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City of Scottsdale Cash Transmittal

112185

112185
1 01063988
9/7/2017 PLN-1STOP
KPETERS HP600G2020
9/7/2017 9:55 AM
\$1,600.00

Received From :

James M Lawrence
4013 N 86TH ST
SCOTTSDALE, AZ 85251
480-949-9597

Bill To :

Reference # 152-PA-2015
Address 4013 N 86TH ST
Subdivision PROPERTY ASSEMBLAGE

Issued Date 9/7/2017

Paid Date 9/7/2017

Payment Type CHECK

Marketing Name Lot Number 2039
MCR 708-40 Metes/Bounds No
APN 130-41-211 Gross Lot Area 0

Cost Center

Jurisdiction SCOTTSDALE

Water Zone

Owner Information
James M Lawrence
4013 N 86TH ST
SCOTTSDALE, AZ 85251
480-949-9597
NAOS Lot Area 0
Net Lot Area 0
Number of Units 1
Density

Water Type

Sewer Type

Meter Size

QS 16-48

Code	Description	Additional	Qty	Amount	Account Number
3136	ABANDONMENT		1	\$1,600.00	100-21200-44209

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

Date: 9/7/2017 Cashier: KPETERS
Office: PLN-1STOP Mach ID: HP600G2020
Tran #: 1 Batch #: 62274

Receipt: 01063988 Date: 9/7/2017 9:55 AM
112185
3136 ABANDON R/W FEES \$1,600.00

TENDERED AMOUNTS:

Check Tendered: \$1,600.00
Chk #: 10266 LAWRENCE JAMES

Transaction Total: \$1,600.00

Thank you for your payment.
Have a nice day!

SIGNED BY JAMES LAWRENCE ON 9/7/2017

Total Amount

\$1,600.00

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

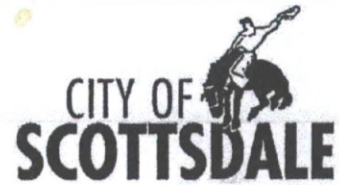
3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notifi

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

9-AB-2017

9/7/17

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: 152-PA-2015 X

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.
OK	<input checked="" type="checkbox"/>	1. Abandonment Development Application Checklist (this Checklist) ?
OK	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>1600.00</u> (subject to change)
OK	<input checked="" type="checkbox"/>	3. Development Application Form (form provided) ?
OK	<input checked="" type="checkbox"/>	4. Application Narrative <ul style="list-style-type: none"> • Reason for request • Consideration for Abandonment • 4 copies - will provide after you proof draft

Planning and Development Services

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

Abandonment Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Affidavit of Authorization to Act for Property Owner (form provided; required only for non-city-owned property) <ul style="list-style-type: none"> Required when the applicant is not the property owner Required when the applicant is an organization <i>* If you have someone else act as the applicant on your behalf.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Consideration for Abandonment Information <i>* Proposed compensation to the City for the value of the area to be abandoned</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Legal Description and Graphic of Area(s) to be Abandoned <ul style="list-style-type: none"> Include required reservations on both legal description and graphic Comply with all Maricopa County Recorder requirements, including minimum 10 point font, 1/2" clear borders and acid free paper
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Title Insurance Commitment (form provided: Requirements for Submitting Evidence of Title to the City of Scottsdale Planning Department) <ul style="list-style-type: none"> Include Schedule A and B Commitment shall be dated no later than 30 days before application submittal.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Utility Consent Letters (See the City website for contact information: http://www.scottsdaleaz.gov/codes/utility-contacts)
<input type="checkbox"/>	<input type="checkbox"/>	10. Request to Submit Concurrent Development Applications (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	11. Agreement and Release by GLO Abandonment Parcel Owner (form provided) <ul style="list-style-type: none"> Originally signed agreement form must be returned. Copy and faxes will not be accepted.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. 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 See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers. 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). 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.
<input type="checkbox"/>	<input type="checkbox"/>	13. Aerial Photo with Proposed Site Plan Overlay (all photos must be suitable for reproduction) <ul style="list-style-type: none"> 24" x 36" - 2 color copies, folded 11" x 17" - 1 color copy 8 1/2" x 11" - 1 color copy Photo shall be the most recent available, and should not be more than 1 year old. Site plan overlay shall show lot lines, tracts, easements, street locations and names, and surrounding zoning: <ul style="list-style-type: none"> <input type="checkbox"/> 750 foot radius from site <input type="checkbox"/> 1/4 mile radius from site <input type="checkbox"/> Other _____ radius from site
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14. Neighborhood Notification Checklist: (forms provided) <i>(No openhouse required) Follow steps 1 & 4</i> <ul style="list-style-type: none"> If substantial modifications are made to an application, additional notification may be required
<input type="checkbox"/>	<input type="checkbox"/>	15. Request for Neighborhood Group/Homeowners Association (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16. Request for Site Visits and/or Inspections (form provided)

Planning and Development Services

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ADDITIONAL SUBMITTAL REQUIREMENTS

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

[illegible]

Abandonment Development Application Checklist

Application contact

Name (print): Jeff Barnes Phone Number: 480-312-2376

email: jbarnes @scottsdaleaz.gov Date: 3/20/17

Signature: 

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

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

For City use only:

This application needs a ☐ New project number, or
☐ New phase to an old project number _____

Planning and Development Services

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