

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

ROSE
LAW GROUP_{pc}
RICH ■ CARTER

JENNIFER HALL
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Scottsdale, Arizona 85251
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JHall@RoseLawGroup.com
www.RoseLawGroup.com

October 27, 2017

Meredith Tessier
Senior Planner
City of Scottsdale
7447 E. Indian School Road
Scottsdale, AZ 85251

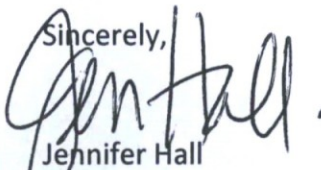
WITHDRAWN
DATE _____ INITIALS _____

RE: 4228 N. Scottsdale Rd (APN: 173-50-124C)
ROW Abandonment Application

Please accept this letter as a formal Abandonment request submitted on behalf of our client, Loco Patron. Loco Patron, (the "Applicant") occupies the building at 4228 N. Scottsdale Road which is owned by Richard Simonson, Simonson Building, Inc. (the "Owner"). As you know, Loco Patron has been an asset to the Downtown Entertainment District providing great food and service to the City of Scottsdale for the past 15 years.

We are requesting the abandonment of 15 feet of right-of-way along the west side of Scottsdale Road. The purpose of this abandonment is to provide an additional 10 feet of patio space to the outdoor portion of this thriving business. Abandoning this right-of-way will allow Loco Patron the opportunity to enjoy the same benefit of a larger outdoor patio as the neighboring business to the south. Additionally, this request will clean up an existing discrepancy by dedicating 12 feet back to the City of Scottsdale. The city has documentation that there is an existing 33 foot dedicated right of way and staff has expressed their interest in obtaining an additional 12 feet to constitute a desired 45 foot right-of-way. The Applicant and Owner are in support of dedicating the 12 feet to the City of Scottsdale as a non-monetary exchange for the abandonment.

On behalf of our client, Loco Patron, and the property owner, Mr. Richard Simonson, we respectfully request your approval of this abandonment application.

Sincerely,

Jennifer Hall
Senior Project Manager

12-AB-2017
10/27/2017



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

This request concerns all property identified in the development application.

Pre-application No: 764 - PA - 2016

Project Name: Loco Patron ROW AB

Project Address: 4228 N. Scottsdale Rd

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: _____

Joshua Levine

Print Name

[Signature]

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

12-AB-2017
10/27/2017

Submittal Fee



Fee Amount: \$ 2,250

Check the box for Fee / Case Type:

<input checked="" type="checkbox"/>	3136	Abandonment
<input type="checkbox"/>	3140	Board of Adjustment Fees
<input type="checkbox"/>	3143	Infill Incentive District
<input type="checkbox"/>	3144	Building ADV Board Com Application
<input type="checkbox"/>	3145	Building ADV Board Res Application
<input type="checkbox"/>	3150	Preliminary Plat / Minor Division Fees
<input type="checkbox"/>	3153	Hardship Exemption or Special Exemption
<input type="checkbox"/>	3165	Development Review Application
<input type="checkbox"/>	3166	Staff Approval (Minor-Case)
<input type="checkbox"/>	3170	Rezoning Application
<input type="checkbox"/>	3173	General Plan Application
<input type="checkbox"/>	3175	Use Permit Application
<input type="checkbox"/>	3229	Staff Approval (Major-Case)
<input type="checkbox"/>	3230	Wash Modification
<input type="checkbox"/>	3231	Minor Amendment
<input type="checkbox"/>	3232	Wireless Communications Facility
<input type="checkbox"/>	3235	Staff Approval (Major-Case) MCD
<input type="checkbox"/>	3236	Staff Approval (Minor-Case) MCD
<input type="checkbox"/>	3239	Time Extension

Applicant Contact Info:

Name: Paul Almond

Phone Number: 480-990-2120

Address: 7330 E. Earll Dr. 85251

Project Info:

Project Name: Loco Patron Mexican Rest.

Pre-App #: 593-PA-2016

Staff Info:

Staff Name: Steve P.

Phone Number: (480) 312-2307

Signature: SPRIONE

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

112821

112821
1 01077240
10/27/2017 PLN-1STOP
KWHEELER HP600G2020
10/27/2017 9:59 AM
\$2,250.00

Received From :

Loco Patron LLC
4228 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251
602-363-6507

Bill To :

ALMOND ADG ARCHITECTS
7330 E EARLL DR
SCOTTSDALE, AZ 85251
480-990-2120

Reference #	593-PA-2016	Issued Date	10/27/2017
Address	4228 N SCOTTSDALE RD	Paid Date	10/27/2017
Subdivision		Payment Type	CHECK
Marketing Name		Cost Center	
MCR		Jurisdiction	SCOTTSDALE
APN	173-50-124C	Water Zone	
Owner Information		Water Type	
JOSH LEVINE		Sewer Type	
4228 N SCOTTSDALE RD		Meter Size	
SCOTTSDALE, AZ 85251			
480-812-8865		QS	17-44

Lot Number	
Metes/Bounds	No
Gross Lot Area	0
NAOS Lot Area	0
Net Lot Area	0
Number of Units	1
Density	1

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

SIGNED BY JENNIFER HALL ON 10/27/2017

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 notification.

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

12-AB-2017
10/27/2017

Development Application



Development Application Type:

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

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input 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: Loco Patron ROW AB

Property's Address: 4228 N. Scottsdale Rd - Scottsdale, AZ 85251

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:	Agent/Applicant: Court Rich
Company: Simonson Buildings, Inc.	Company: Rose Law Group pc
Address: 3402 N 36th Street - Phx 85018	Address: 7144 E. Stetson Drive, #300
Phone: Fax:	Phone: 480-505-3938 Fax:
E-mail:	E-mail: crich@roselawgroup.com
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	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.

<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.

SIMONSON BUILDINGS, INC.
By: Michael Simonson, Pres.
Owner Signature

[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

12-AB-2017
10/27/2017