

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

FLYNN FAMILY FARM

Request for Abandonment of GLOPE and ROW Project Narrative

July 26, 2017

Prepared for:

Kevin Flynn
9634 North 120th Street
Scottsdale, Arizona 85259

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Ashley Porter, Planning Assistant
6750 East Camelback Road, #100
Scottsdale, Arizona 85251

PROPERTY INFORMATION

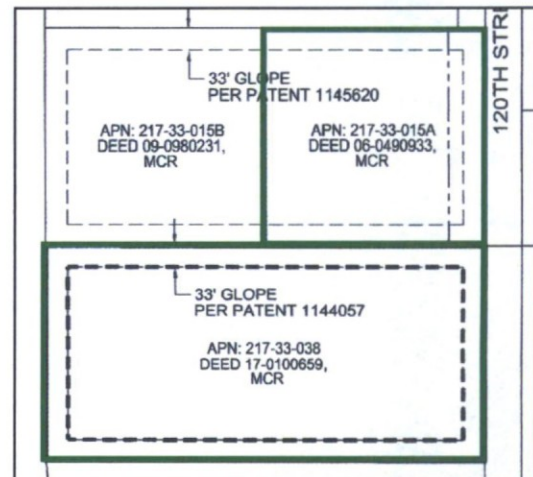
The site, 9634 N 120th Street, consists of two contiguous parcels located south of the southwest corner of E Mountain View Road and N 120th Street (the "Site"), shown below. The Site is currently zoned Single-family Residential (R1-43) and consists of a home and several acres of vacant land.



Surrounding each parcel are two GLOPEs, as shown in the graphic to the right. As part of this application, this property owner is requesting to abandonment the existing GLOPEs and 25 feet of right of way along 120th Street adjacent to APN 217-33-015A.

The GLOPEs create a property hardship to the current owner, who would like to secure the Site with fencing and begin development of the southern parcel.

The City's policy for GLOPE compensation is 20 cents per square foot for fee title GLOPE abandonments. The City's policy for ROW compensation is 50 cents per square foot for fee title ROW abandonments. The property owner will provide direct compensation to the City of Scottsdale for the land area to be abandoned.



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: Flynn GLOPE Abandonment

Property's Address: 9634 North 120th Street

Property's Current Zoning District Designation: RE-43

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: Kevin Flynn

Agent/Applicant: Wendy Riddell, Esq.

Company:

Company: Berry Riddell LLC

Address: 9634 N 120th Street

Address: 6750 E Camelback Road, #100

Phone: 602-696-2063

Fax:

Phone: 480-682-3916

Fax:

E-mail: kevin@flynnfamilyfarm.com

E-mail: wr@berryriddell.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.

☐

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.

See attached

Owner Signature

WR Riddell

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

Submittal Fee



Fee Amount: \$ 1600.00

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: WENDY RIDGELL

Phone Number: 480-682-3916

Address: 6750 E. CAMDEN RD PO

Project Info:

Project Name: 188-PA-2017

Pre-App #: FLYNN EXIDE AB

Staff Info:

Staff Name: WYLAND BARTON

Phone Number: (480) 312-2347

Signature: [Signature]

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City of Scottsdale Cash Transmittal

111500

111500
1 01040737
7/14/2017 PLN-1STOP
KWHEELER HP600G2020
7/14/2017 3:18 PM
\$1,600.00

Received From :

AJ Schlatter Flynn
9634 N ST
SCOTTSDALE, AZ 85259

Bill To :

Kevin Flynn
9634 N 120TH ST
SCOTTSDALE, AZ 85259
602-696-2063

Reference # 188-pa-2017

Address N 120TH ST

Subdivision

Marketing Name

MCR

APN 217-33-038

Owner Information

KEVIN & AJ FLYNN
9634 N 120TH ST
SCOTTSDALE, AZ 85259
602-696-2063

Lot Number

Metes/Bounds No

Gross Lot Area 0

NAOS Lot Area 0

Net Lot Area 0

Number of Units 1

Density

Issued Date 7/14/2017

Paid Date 7/14/2017

Payment Type CHECK

Cost Center

Jurisdiction SCOTTSDALE

Water Zone

Water Type

Sewer Type

Meter Size

QS 27-56

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

SIGNED BY ASHLEY ON 7/14/2017

Total Amount

\$1,600.00

7-AB-2017
07/27/2017

(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 TRANSMITTAL # 111500

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: 128-PA-2017

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>11.00</u> (subject to change)
<input checked="" type="checkbox"/>	<input checked="" 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"> • Reason for request • Consideration for Abandonment • 4 copies

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Abandonment Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" 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
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Consideration for Abandonment Information <i>In narrative</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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 <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> <div style="margin-left: 20px;"> <input type="checkbox"/> 750 foot radius from site <input type="checkbox"/> 1/4 mile radius from site <input type="checkbox"/> Other _____ radius from site </div>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14. Neighborhood Notification Checklist: (forms provided) <ul style="list-style-type: none"> • If substantial modifications are made to an application, additional notification may be required
<input checked="" type="checkbox"/>	<input checked="" 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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Abandonment Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Appeals of Dedication, Exactions, or Zoning Regulations (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	18. Other: <hr/> <hr/> <hr/>

ADDITIONAL SUBMITTAL REQUIREMENTS

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

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

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Abandonment Development Application Checklist

Application contact

Name (print): JESÚS MURILLO Phone Number: 480-312-7849

email: jmurillo @scottsdaleaz.gov Date: 4-5-2017

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

Jeff
Barnes

For City use only:

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

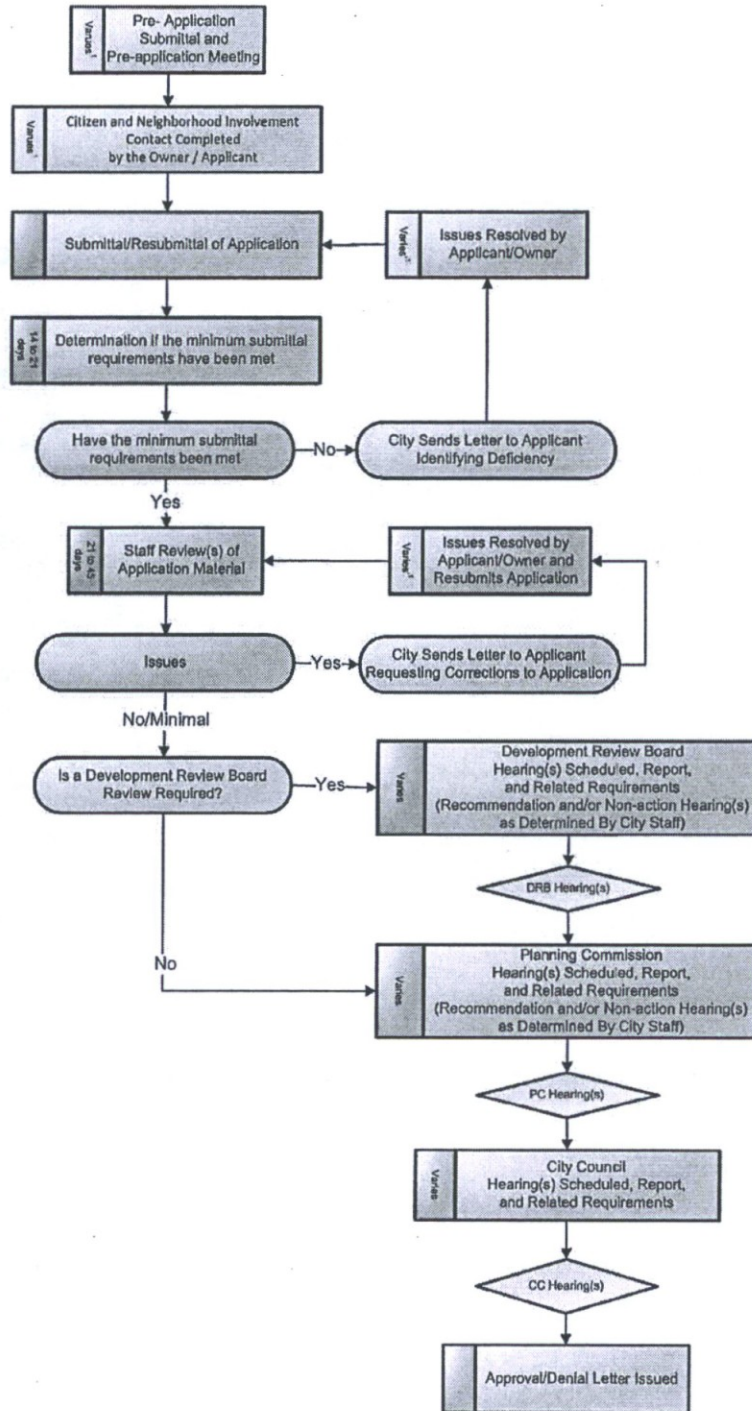
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Development Application Process

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 Division
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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 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: Kevin Flynn
Company: Flynn Family Farm
Address: 9634 N 120th St
Phone: _____ Fax: _____
E-mail: Kevin@Flynnfamilyfarm.com

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): Kevin Flynn Title: _____

Kevin Flynn
Signature

Date: 6/20/17

Official Use Only:

Submittal Date: _____

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____

Staff Signature: _____

Date: _____

Planning, Neighborhood & Transportation Division

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

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Revision Date: 01/25/2013

7-AB-2017
07/27/2017