

Case Research

Pre-App 'cat'on Request



Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application Request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>Haver: Baja Holdings Remodel</u>	
Property's Address: <u>7301 E Monte Vista Rd Scottsdale, AZ 85257</u>	APN: <u>131-19-015</u>
Property's Zoning District Designation:	
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>Jesus Ancheta</u>	Applicant: <u>Ryan Smith</u>
Company: <u>Baja Holdings LLC</u>	Company: <u>North & Co.</u>
Address: <u>4133 E Pasadena Ave Phoenix, AZ 85018</u>	Address: <u>2218 N 72nd Pl Scottsdale, AZ 85257</u>
Phone: <u>602-826-4005</u> Fax:	Phone: <u>602-369-5349</u> Fax:
E-mail: <u>bajaholdingsllc@gmail.com</u>	E-mail: <u>rsmith@northandco.com</u>
<u>Jesus Ancheta</u> Owner Signature	<u>Ryan Smith</u> Applicant Signature
Official Use Only	Submittal Date: <u>2/28/18</u> Application No.: <u>151</u> -PA- <u>2018</u>
Project Coordinator: _____	

Planning and Development Services

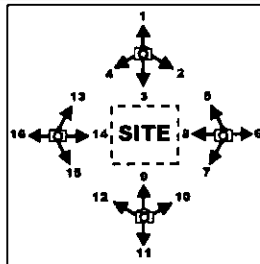
7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Pre-App 'cat'on Request



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 checked="" 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 checked="" type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> General Plan Amendment (GP)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Care Home (AC)
<input type="checkbox"/> Variance (BA)		<input checked="" type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)	
<input checked="" type="checkbox"/> Pre-Application Fee: \$ _____ (No fees are charged for Historic Preservation (HP) properties.)	<ul style="list-style-type: none"> The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request. Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.
<input type="checkbox"/> Records Packet Fee: \$ _____ Processed by staff. The applicant need not visit the Records desk to obtain the packet. <i>(Only required when requested by Staff)</i>	
<input checked="" type="checkbox"/> Application Narrative: The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.	
<input type="checkbox"/> Property Owner Authorization Required <i>(Required for the SA and MS Pre-Applications)</i>	
<input type="checkbox"/> Site / Context Photographs <ul style="list-style-type: none"> Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos. Photos shall be taken looking in towards the project site and adjacent to the site. Photos should show adjacent improvements and existing on-site conditions. Each photograph shall include a number and direction. Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines. Photos shall be provided 8 1/2 x 11 paper, max. two per page. 	
<input type="checkbox"/> Other _____ _____	Additional Submittal Information <ul style="list-style-type: none"> <input type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision plan <input type="checkbox"/> Floor Plans <input type="checkbox"/> Elevations <input type="checkbox"/> Landscape plans <input type="checkbox"/> H.O.A. Approval letter <input type="checkbox"/> Sign Criteria Regulations & Language <input type="checkbox"/> Material Samples – color chips, awning fabric, etc. <input type="checkbox"/> Cross Sections – for all cuts and fills <input type="checkbox"/> Conceptual Grading & Drainage Plan <input type="checkbox"/> Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting. <input type="checkbox"/> Boundary Survey (required for minor land divisions) <input type="checkbox"/> Areal of property that includes property lines and highlighted area abandonment request. <input type="checkbox"/> One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).



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Exterior review needed:

- House paint color
- Front door to remain, may be painted
- Low wall, under 36 inches in front for a patio
- Front landscaping to change
- Window Design for portion of front to change
- Raise fence in back
- New landscaping around pool

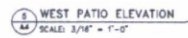
Ryan Smith

602-369-5349

rsmith@northandco.com

- Replicate on 7301 E Monte Vista
 - Building to right of front door when looking at the house
 - Windows are for a new master bedroom
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WINDOW	SIZE (WD x HT)	GLL HEIGHT	GLL	GLAZ	EXTENSION TYPE
A	6'-0" x 6'-0"	0"	0"	0"	WATE
B	3'-0" x 6'-0"	0"	0"	0"	WATE
C	CURTAIN - SEE ELEV	0"	0"	0"	WATE
D	6'-0" x 3'-0"	3'-0"	0"	0"	WATE
E	3'-0" x 3'-0"	3'-0"	0"	0"	WATE
F	6'-0" x 3'-0"	3'-0"	0"	0"	WATE
G	6'-0" x 3'-0"	3'-0"	0"	0"	WATE
H	6'-0" x 6'-0"	0"	0"	0"	WATE
I	6'-0" x 6'-0"	0"	0"	0"	WATE
J	6'-0" x 3'-0"	3'-0"	0"	0"	WATE

FINISH KEY	
PANT	
P1 - 100	
P2 - 100	

EXTERIOR ELEVATIONS

7301 [REDACTED] EAST MONTE VISTA ROAD
[REDACTED] SCOTTSDALE, ARIZONA 85257

Revisions

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△
△
△
△
△

ARCHITECT

Drawn By	Checked By
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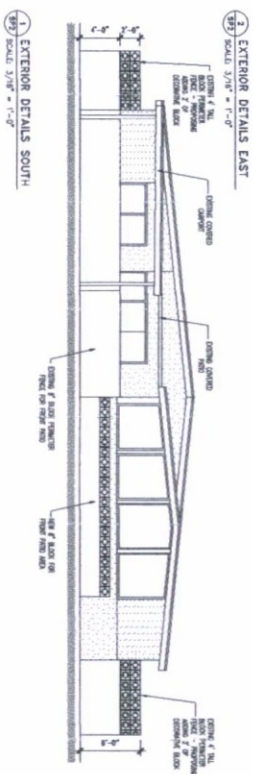
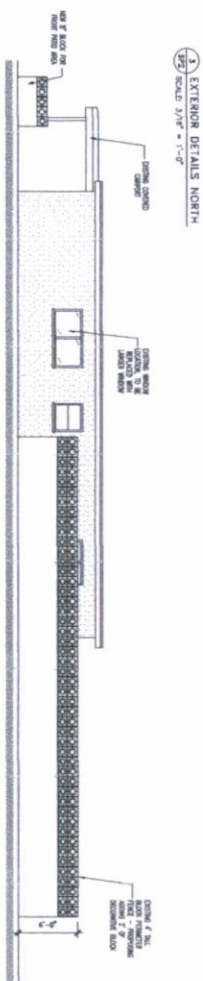
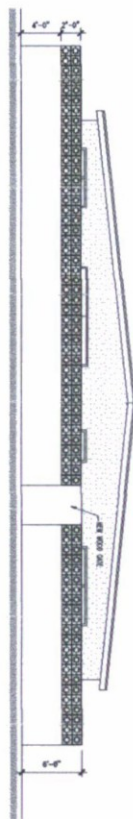
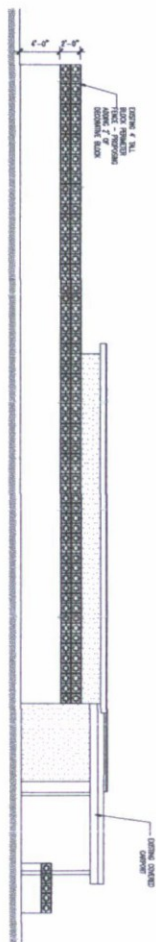
Scale	Date
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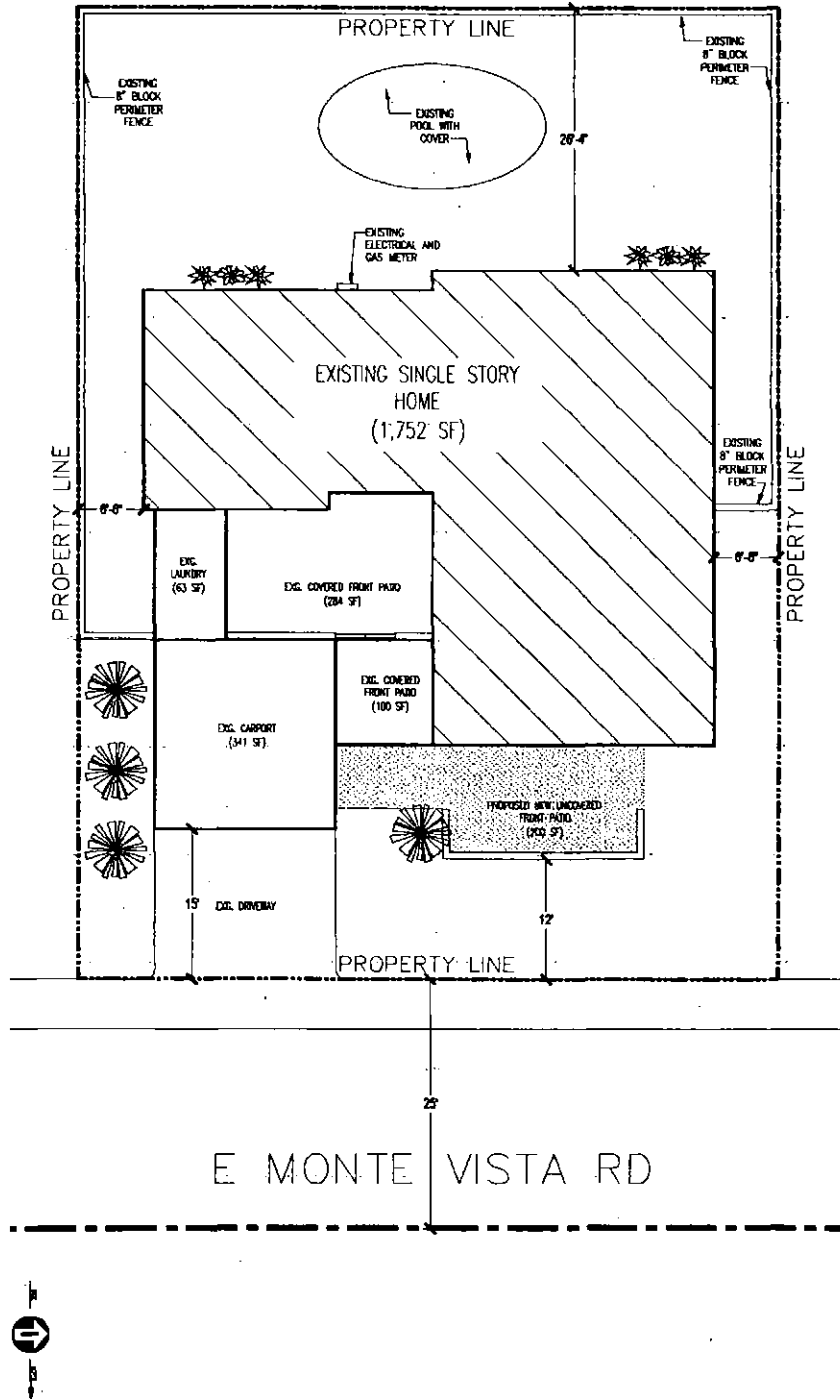
AS NOTED	
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Job No. _____

Sheet No.

A4





SHEET 1 SP-1	DRAWN BY CHECKED BY DATE AS NOTED 10/1/17	7301 EAST MONTE VISTA ROAD SCOTTSDALE, ARIZONA 85257	SITE PLAN	
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