

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



Larson Associates Architects, Inc.
3807 N 24th Street, Suite 100
Phoenix, AZ 85016 602.955.9929

Stamper Hangar

Ariztar, LLC
16061 N. 81st Street
Scottsdale, AZ 82560
APN 215-48-054
626-PA-2017

The Owner proposes to build a hangar of approximately 11,540 ft² to house several jets with primary charter assignments and similar uses. As can be seen in the colored perspectives, the Owner desires a corporate, upscale facility to represent his flight operations and service quality. The firm intends to provide office space for their operations adjacent to and attached to the hangar. As shown on the plan the office space reception, parts and catering spaces are equal to approximately 4,961 ft² including balcony area but not the roof mechanical area, an area which includes restrooms and storage space. The office element and the hangar element are each clearly defined in the accompanying drawings. Access to the site is provided from 81st street on the west boundary of the site. Parking is provided for the office and visitors with 18 spaces provided, not including any casual parking use of the hangar for client vehicles when the aircraft are deployed.

On-site private fuel is included as a part of the project scope. The ramp (staging) area is equal to the size of the hangar. All mechanical equipment is in a fully-screened enclosure on the second level of the office area in an outside, unroofed area to screen all of the equipment. Equipment planned at this time includes evaporative cooling for the hangar, high SEER rooftop mechanical units (RTU), a compressor and a possible backup generator. On the north elevation, the horizontal louvers that screen the equipment are shown on the left portion of that elevation.

Construction of the hangar is expected to be concrete tilt panels detailed to address the scale of the 38' walls and the 41' vertical elements and to carry the office scale through the building. The office block is lower and at an office building scale. The office building will likely be steel-framed with steel studs for exterior cavity walls and clad with Equitone (fiber cement) or similar cladding material. The hangar doors are bottom-support, in rails by Norco or International and will be insulated and are constructed of painted steel. Color and material selections are attached with the required color and material board in accordance with the DR submittal requirements.

Civil engineering, landscape architectural and presentation perspectives have been developed to the preliminary level for the DR review are included in this DR submittal. Particular attention has been paid to the west elevation to avoid presenting a large blank hangar wall as can be seen in the west elevation. Deep overhangs on the west portion of the office provide shade as well as an upper level patio possibility in this design. The site will require below grade retention and the possibility of a drywell or a scheme to meter to a regional drainage system as directed by the City. The ramp will be concrete, the parking lot asphaltic concrete and the drive approach from 81st will be concrete. Access to the ramp will be secured by a gate to maintain security for the project's airside as required by the Airport.

Site planning challenges that have been addressed include the abandonment of the easement along the south property line (now in process), fuel truck access to the ramp and the final location of the dumpster enclosure. The traffic issues related to backing into 81st to service the dumpster are nearly non-existent due to the fact that 81st is a dead end (as discussed in the pre-app meeting).

Submittal elements including an avigation long form, this narrative and the required drawings, completed forms and reports are attached to this narrative. This submittal will be simultaneously delivered to the Airport for compliance review. The required SF7460 is in process and will be conveyed to the City and the Airport as soon as it is received. A submittal will also be made to SNAPOA, the Airport's version of an HOA for their approval.

We're looking forward to working with the City on this project. Hangar projects have been rather uncommon in recent years, a consequence of the economic decline in 2008. There seems to be more optimism for this type of project and specifically this type of project at Scottsdale Airport. We're available for questions and/or consultation if required for the review of this project,





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A. Sec. 1.904. - Criteria. See the original narrative that is being made a part of this response and is attached to this document. The direct response to this request is in blue text

In accordance with the review comments to refer to the criteria in this section of the ordinance in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan. In our reply to the request to provide a narrative in accordance with this section we have imported the section and have addressed the applicable criteria or have indicated that the portion of this general section do not apply to an aircraft hangar with an office subcomponent.
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
The project, as an aircraft hangar, is scaled, sized and detailed in a manner that is above the design standards of the adjacent buildings with higher levels of detail and higher quality materials. The Airpark is effectively flat so topographic concerns have to do with proper site drainage rather than excessive cut and fill. Open space issues are determined by the zoning allowance for an intensive use of the site so that criteria is not addressed.
 - b. Avoid excessive variety and monotonous repetition;
It is a given that a hangar is a big box. Several vertical elements were included on the west and north sides of the project to relieve the planar quality of the box. With the Owner's request to include his corporate office in the overall project we were afforded the opportunity to provide an office-scaled portion on the north which we further detailed with an exterior balcony component. Other contributing elements include windows (both clear and spandrel) into the hangar. Horizontal striping in the exterior concrete tilt panels further adds interest and scale to the box. These elements are carried through the office building rain screen, a barrier comprised of Equitone fiber cement with more lightly scaled surfaces on the stair pier on the north side of the building. The mechanical well, at the second level to the left of the stair pier on the north elevation is screened with a partition comprised of a typical wall section with perf metal included for air circulation.
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
The hangar is evaporatively cooled. The office portion has conventional mechanical systems. It is located on the shade side of the hangar orientation and thus benefits from that orientation.
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
This section does not apply to a hangar in the Airpark

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

This Section does not apply to a hangar in the Airpark.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

The safety and convenience of users as well as the security of the airport have been addressed in the site planning with regard to traffic, parking, sight lines secure access to the taxiway, fuel truck maneuvering, and garbage truck access as well as permitted (badged) hangar access.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

This has been done as explained above where the mechanical well, at the second level to the left of the stair pier on the north elevation is screened with a partition comprised of a typical wall section with perf metal included for air circulation. The perf metal is comprised of perforated "B" deck to continue the wall texture through that portion of the wall. The equipment in the mechanical well is at approximately the same level as the second floor of the office portion of the building. Service access is by a door from the second level at the top of the stair. Equipment included are condensing units for the office building HVAC systems, a space for an emergency generator, evaporative cooling units for the hangar volume and very likely an air compressor for the hangar use. There is no visible mechanical equipment. We'd like to draw your attention to the second floor plan to the space between the hangar door packet and the stair to be certain that the screening is understood. The fire riser and the SES are both internal to space in the building behind doors and are, therefore, not visible.

5. Within the Downtown Area, building and site design shall: This Section does not apply to a hangar project in the Airpark

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

This project has no public art and as an aviation facility only welcome clients to the building. As such it is not a public building, but a secure facility to shelter very costly equipment.

- a. Accessibility to the public;
- b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
- c. Location near the primary pedestrian or vehicular entrance of a development;

- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
- e. Location in conformance to standards for public safety.

B. The property owner has addressed all applicable criteria in this section in the above narrative. The criteria are addressed. This response is augmented by the following originally provided narrative included to continue the narrative and other project details.

Request for Site Visits and/or Inspections

Construction Document Application



This request concerns all property identified in the construction document (plan review) application.

Project Name: Stamper Hanger

Project Address: 16061 North 81st street, Scottsdale Arizona 85260

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 construction document.

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 construction document 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 owner's agent: James Larson

Print Name

Signature

City Use Only:

Submittal Date: _____

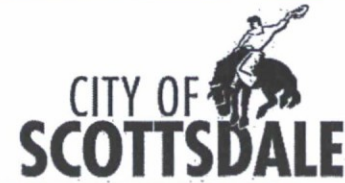
Plan review number: _____

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Development Review Board (DRB)

Development Application Checklist



Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

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.

PART I -- GENERAL REQUIREMENTS

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Development Review Application Checklist (this list) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Application Fee \$ <u>1515.00</u> (subject to change every July) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Request to Submit Concurrent Development Applications (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Letter of Authorization (from property owner(s) if property owner did not sign the application form) |

Planning and Development Services

DRB Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner. (form provided)</p> | | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>7. Appeals of Required Dedications or Exactions (form provided)</p> | | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B. | | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>9. Legal Description: (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies | | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>10. Results of ALTA Survey (24" x 36") FOLDED</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> (The ALTA Survey shall not be more than 30 days old) | | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>11. Request for Site Visits and/or Inspections Form (form provided)</p> | | |
| | | <p>12. Addressing Requirements (form provided)</p> | | |
| | | <p>13. Design Guidelines</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input type="checkbox"/> Downtown Urban Design and Architectural Guidelines </td> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course </td> </tr> </table> <ul style="list-style-type: none"> • The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design | <input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input type="checkbox"/> Downtown Urban Design and Architectural Guidelines | <input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course |
| <input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input type="checkbox"/> Downtown Urban Design and Architectural Guidelines | <input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course | | | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>14. Public Participation Process Requirements (see page 13)</p> | | |
| | | <p>15. Request for Neighborhood Group Contact information (form provided)</p> | | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • <u>See attached Existing Conditions Photo Exhibit</u> 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"/> | <p>17. Archaeological Resources (information sheets provided)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy | | |

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DRB Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>18. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport (requires a Conditional Use Permit) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>19. ESLO Wash Modifications Development Application (application provided)</p> <ul style="list-style-type: none"> • The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application. |

PART II -- REQUIRED PLANS & RELATED DATA

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <p>20. Plan & Report Requirements For Development Applications Checklist (form provided)</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>21. Application Narrative</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 4 copies <ol style="list-style-type: none"> 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>22. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, <u>folded</u> • 11" x 17" – 1 color copy, <u>folded</u> • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ <input checked="" type="checkbox"/> 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>23. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 12 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |

DRB Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>24. Site Details (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.)</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>25. Open Space Plan (Site Plan Worksheet) (Example Provided)</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>26. Site Cross Sections</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>27. Natural Area Open Space Plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>28. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>29. Phasing Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>30. Landscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>31. Hardscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) |

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>32. Transitions Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>33. Parking Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>34. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>35. Pedestrian and Vehicular Circulation</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>36. Bikeways & Trails Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>37. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, <u>folded</u> • 11" x 17" – 1 color copy, <u>folded</u> (quality suitable for reproduction) • 11" x 17" – 1 copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) • 8 ½" x 11" – 1 copy black and white line drawing copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>38. Elevations Worksheet(s)</p> <p>Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area.</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded</u> • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 39. Perspectives <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, <u>folded</u> • 11" x 17" – 1 color copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 40. Streetscape Elevation(s) <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, <u>folded</u> • 11" x 17" – 1 color copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 41. Wall Elevations and Details and/or Entry Feature Elevations and Details <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, <u>folded</u> • 11" x 17" – 1 color copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 42. Floor Plans <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" - 1 copy, <u>folded</u> (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 43. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments): <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" - 1 copy, <u>folded</u> (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 44. Roof Plan Worksheet(s) <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 45. Sign Details <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, <u>folded</u> (quality suitable for reproduction) • 11" x 17" – 1 copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy black and white line drawing (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 46. Exterior Lighting Site Plan (including exterior building mounted fixtures) <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) |

DRB Development Application Checklist

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>47. Exterior Lighting Photometric Analysis (policy provided)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>48. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>49. Cultural Improvement Program Plan</p> <p>_____ Conceptual design of location</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • 1 copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>50. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>51. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>52. Drainage Report (information provided)</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>53. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets |

DRB Development Application Checklist

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>54. Preliminary Basis of Design Report for Water and Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>55. Preliminary Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>56. Water Sampling Station</p> <ul style="list-style-type: none"> • Show location of sample stations on the site plan. • Fax 8 1/2" x 11" copy of the site plan with sampling stations to the Water Quality Division. • Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743 |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>57. Water Of Approval For Fountains Or Water Features from the Water Conservation Office</p> <p>Please contact office at 480-312-5685</p> <ul style="list-style-type: none"> • 1 copy of the approval from the Water Conservation Office |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>58. Native Plant Submittal:</p> <ul style="list-style-type: none"> • 24" x 36" - 1 copy, <u>folded</u>. <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>59. Transportation Impact & Mitigation Analysis (TIMA) (information provided)</p> <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets |

DRB Development Application Checklist

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>60. Revegetation Site Plan, including Methodology and Techniques</p> <ul style="list-style-type: none"> • 24" x 36" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>61. Cuts and Fills Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>62. Cuts and Fills Site Cross Sections</p> <ul style="list-style-type: none"> • 24" x 36" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>63. Environmental Features Map</p> <ul style="list-style-type: none"> • 24" x 36" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>64. Geotechnical Report</p> <p>8-1/2" x 11" - <u>1 copy</u> of the Geotechnical Report including full size plans/maps in pockets</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>65. Unstable Slopes/ Boulders Rolling Map</p> <ul style="list-style-type: none"> • 24" x 36" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>66. Bedrock & Soils Map</p> <ul style="list-style-type: none"> • 24" x 36" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>67. Conservation Area, Scenic Corridor, Vista Corridor Plan</p> <ul style="list-style-type: none"> • 24" x 36" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>68. Other:</p> <hr/> <ul style="list-style-type: none"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u> <input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction) <input type="checkbox"/> 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – <u>1 copy</u> (See Digital Submittal Plan Requirements) |

PART III – SAMPLES & MODELS

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>69. Paint Color Drawdowns</p> <ul style="list-style-type: none"> 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>70. Exterior Building Color & Material Sample Board(s): 8-1/2" x 14" material sample board(s)</p> <ul style="list-style-type: none"> The material sample board shall include the following: <ul style="list-style-type: none"> A color elevation of one side of the building 3" x 3" Glass samples mounted on the board with reflectivity identify 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) 2"x 2" of proposed paint colors All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. 11" x 17" – 1 copy, <u>folded</u> of a printed digital photo of the material board 8 1/2" x 11" – 1 copy of a printed digital photo of the material board |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>71. Electronic Massing Model:</p> <ul style="list-style-type: none"> 11" x 17" – 1 color copy, <u>folded</u> 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>72. Electronic Detail Model:</p> <ul style="list-style-type: none"> 11" x 17" – 1 color copy, <u>folded</u> 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p> |

DRB Development Application Checklist



78. If you have any question regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print):

Jeff Barnes

Phone Number: 480-312-

2376

Coordinator email:

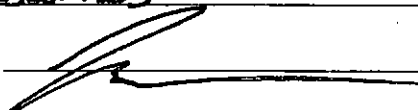
jbarnes

@scottsdaleaz.gov

Date:

9/11/17

Coordinator Signature:



If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application need a: New Project Number, or

A New Phase to an old Project Number: _____

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website:

<http://www.scottsdaleaz.gov/building-resources/forms>

Planning and Development Services Division

One Stop Shop

Planning and Development Services Director

7447 E. Indian School Rd, Suite 105

Scottsdale, AZ 85251

Phone: (480) 312-7000

Planning and Development Services

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

Public Participation - DR, PP



Public participation ensures early notification and involvement prior to the filing of a formal application, which is an integral component of Scottsdale's public hearing process.

Step 1: Complete Neighborhood Notification

- Mail Neighborhood Notification 1st Class Letter to property owners & 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):
 - Project request and description
 - Pre-application number (xx-PA-xxxx)
 - Project location (street address)
 - Size (e.g. Number of Acres of project, Square Footage of Lot)
 - Zoning
 - Conceptual site plan/elevations
 - Applicant and City contact names and phone numbers

Step 2: Document your Project Notification efforts as follows:

- Provide a list of names, phone numbers/addresses of contacted parties
- Provide a map showing where notified neighbors are located
- Provide the dates contacted, and the number of times contacted
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery
- Provide copies of letters or other means used to contact parties
- Provide originals of all comments, letters, and correspondence received

Step 3: Hold a minimum of 1 Open House Meeting (at least 2 weeks prior to formal application submittal)

- Send invite via 1st Class Letter to property owners & HOAs within 750', to the City's standard interested parties list, and to the City project coordinator at least 10 calendar days prior to open house meeting (include the following information):
 - Project request and description
 - Pre-application number (xx-PA-xxxx)
 - Location
 - Size (e.g. Number of Acres of project, Square Footage of Lot)
 - Zoning
 - Applicant and City contact names, phone numbers, and email addresses
 - Scheduled open house(s) - including time, date, and location

* Applicants are advised to send a second mailing following the open house and subsequent open houses
- Provide open house date, time, and location to City Project Coordinator at least 10 calendar days prior to open house. E-mail open house information to the Project Coordinator and to: planninginfo@scottsdaleaz.gov

Public Participation - DR, PP

- Provide sign-in sheets and comment sheets at the open house meeting
- Avoid holidays, weekends, and working hours

- Maintain contact with neighbors during the process and make as many contacts that are warranted to achieve productive neighborhood involvement
- Hold additional open house meetings as necessary to ensure public participation

 Step 4: City will post public hearing sign notices and provide other public notification

- Mailing out postcards to property owners within 750 feet
- Posting case information on the City website
- Posting on social media
- Sending to email subscribers

Development Applications Process

Enhanced Application Review

Development Review (DR and PP)

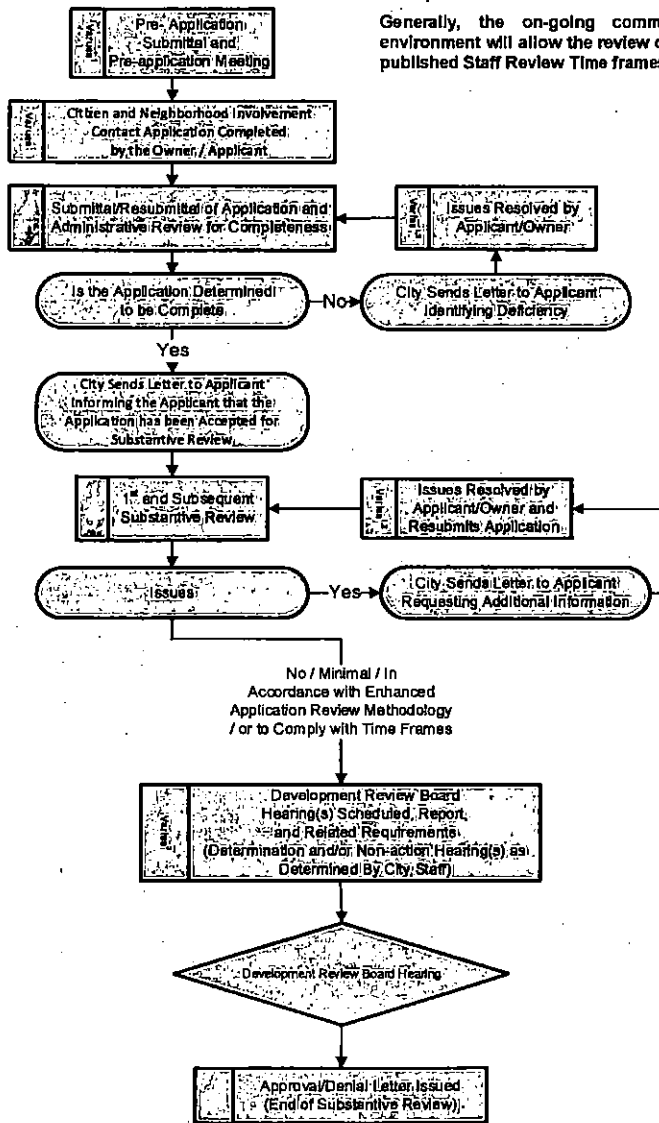


Enhanced Application Review Methodology

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.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

| | | | |
|--|--|--|------------------------------------|
| Administrative Review (1st Staff Working Days/2nd Review) | Substantive Review (95 Total Staff Working Days, Multiple Reviews in This Time Frame) | Public Hearing Process (Time Frames Vary) | Approval/Denial (Letter Issued) |
|--|--|--|------------------------------------|

Planning and Development Services

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

Development Applications Process

Standard Application Review

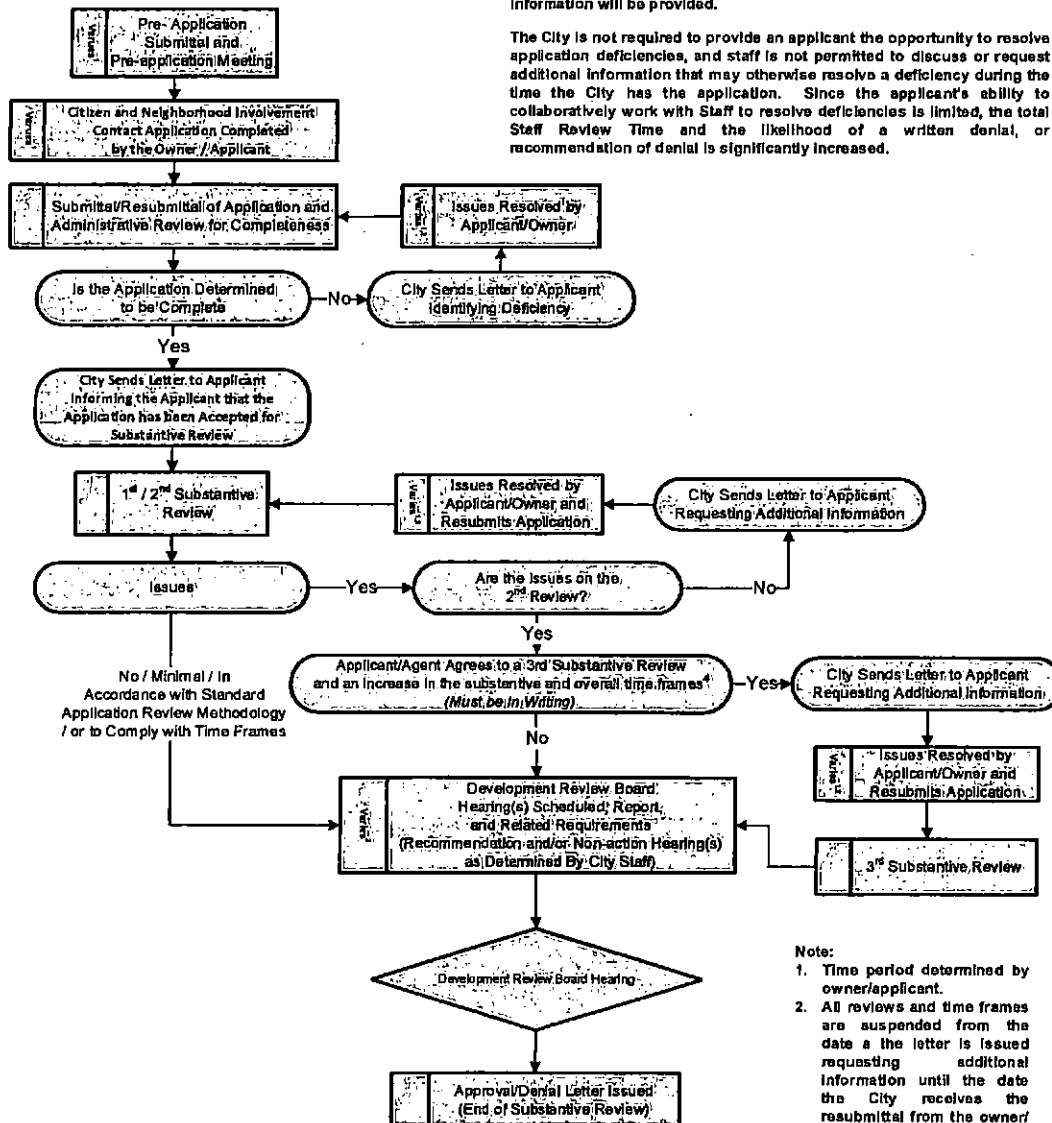
Development Review (DR and PP)



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 to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



- Note:
1. Time period determined by owner/applicant.
 2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/ applicant.
 3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
 4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

| Administrative Review | Substantive Review | Public Hearing Process | Approval/Denial Letter Issued |
|------------------------------------|---|------------------------|-------------------------------|
| (15) Staff Working Days Per Review | 85 Total Staff Working Days, Two Reviews in This Time Frame | Time Frames Vary | Letter Issued |

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 Phone: 480-317-7000 Fax: 480-317-7088



113379

113379
01088830
12/14/2017 PLN-1STOP
DHOL HPTC600512
12/14/2017 9:23 AM
\$1,515.00

Received From :

LARSON ASSOCIATES ARCHITECTS INC
3807 N 24TH ST STE 100
PHOENIX, AZ 85016
602-955-9929

Bill To :

LARSON ASSOCIATES ARCHITECTS INC
3807 N 24TH ST STE 100
PHOENIX, AZ 85016
602-955-9929

| | | | |
|-------------------|---------------------------------|-----------------|------------|
| Reference # | 626-PA-2017 | Issued Date | 12/14/2017 |
| Address | 16061 N 81ST ST | Paid Date | 12/14/2017 |
| Subdivision | NORTH SCOTTDALE AIRPARK UNIT 01 | Payment Type | CHECK |
| Marketing Name | | Lot Number | 34 |
| MCR | 327-12 | Metes/Bounds | No |
| APN | 215-48-054 | Gross Lot Area | 0 |
| Owner Information | | NAOS Lot Area | 0 |
| ARIZTAR LLC | | Net Lot Area | 0 |
| 16061 N 81ST ST | | Number of Units | 1 |
| SCOTTSDALE, AZ | | Density | |
| | | Cost Center | |
| | | Jurisdiction | SCOTTSDALE |
| | | Water Zone | |
| | | Water Type | |
| | | Sewer Type | |
| | | Meter Size | |
| | | QS | 35-47 |

| Code | Description | Additional | Qty | Amount | Account Number |
|------|----------------------------|------------|-----|------------|-----------------|
| 3165 | DEVELOP REVIEW APPLICATION | | 1 | \$1,515.00 | 100-21300-44221 |

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

Date: 12/14/2017 Cashier: DHOL
Office: PLN-1STOP Mach ID: HPTC6005125
Tran #: 1 Batch #: 63837

Receipt: 01088830 Date: 12/14/2017 9:23 AM
113379

3165 DEVELOP REVIEW APP \$1,515.00

TENDERED AMOUNTS:

Check Tendered: \$1,515.00
Chk #: 002967 LARSON ASSOCIATES ARCHITECTS

Transaction Total: \$1,515.00

Thank you for your payment.
Have a nice day!

49-DR-2017
12/14/17

SIGNED BY JAMES LARSON ON 12/14/2017

Total Amount

\$1,515.00

(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

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 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 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: Stamper Hanger

Property's Address: 16061 North 82st street, Scottsdale Arizona - APN: 215-48-054

Property's Current Zoning District Designation: I-1 (Scottsdale Municipal Airport)

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: Blake Stamper | Agent/Applicant: James Larson |
| Company: Ariztar, LLC | Company: Larson Associates Architects |
| Address: 16061 North 81st street | Address: 3807 North 24th Street #100, Phx, AZ 85016 |
| Phone: applicant Fax: | Phone: 602-955-9929 Fax: 602-954-4790 |
| E-mail: applicant | E-mail: jlarson@larson-architects.com |
| Designer: Brandon Miller | Engineer: |
| Company: Larson Associates Architects | Company: |
| Address: 3807 North 24th Street #100, Phx, AZ 85016 | Address: |
| Phone: 602-955-9929 Fax: 602-954-4790 | Phone: Fax: |
| E-mail: bmiller@larson-architects.com | 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.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submission 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

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

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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.

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