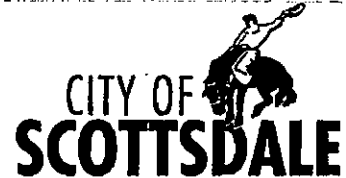


Case Research

Conditional Use Permit / MUMSP

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, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

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 8 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 type="checkbox"/>	1. Conditional Use Permit Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ _____ (subject to change every July)
<input checked="" type="checkbox"/>	<input 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. Prior to application submittal, please research original zoning case history to find the original adopted

Planning and Development Services

Conditional Use Permit Application Checklist

		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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	5. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing (sample agreement information provided) <i>e-mail from CPM (Gary, Dan)</i>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. 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)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Appeal of Required Dedications or Exactions (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <ul style="list-style-type: none"> • 8-1/2" x 11" – <u>1 copy</u> • Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – <u>2 copies</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Request for Site Visits and/or Inspections Form (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	12. Addressing Requirements (forms provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Neighborhood Notification Process Requirements: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Neighborhood Notification Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum.
<input type="checkbox"/>	<input type="checkbox"/>	14. Request for Neighborhood Group Contact information (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> • Affidavit of Posting for Project Under Consideration • Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing) • Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper – (form provided) <ul style="list-style-type: none"> • Provide 1 color original set and 1 - 8-1/2" x 11"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Archaeology Survey and Report - <u>3 copies</u> <input type="checkbox"/> Archaeology 'Records Check' Report Only - <u>3 copies</u> <input type="checkbox"/> Copies of Previous Archeological Research - <u>1 copy</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)

C O

Conditional Use Permit Application Checklist

		<input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form
PART II -- REQUIRED NARRATIVE PLANS & RELATED DATA		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		19. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" - <u>1 copy, folded</u> (The ALTA Survey shall not be more than 30 days old)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" - <u>4 copies</u> a. The application narrative shall include: <ul style="list-style-type: none"> • A one paragraph explanation of the request. This shall be no greater than a half page. • Each of the Conditional Use Permit criteria specify in Section 1.401 of the Zoning ordinance. After each criterion, provide narrative response. • Each of the Additional Conditional Use Permit criteria specify in Section 1.403 of the Zoning ordinance. After each additional criterion, provide narrative response. <ul style="list-style-type: none"> <input type="checkbox"/> Bar <input type="checkbox"/> Live Entertainment <input type="checkbox"/> Other b. 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"/>	22. Security, Maintenance & Operations Plan (For Bars and Live Entertainment) (form provided) <ul style="list-style-type: none"> • Required for any of the following uses: <ul style="list-style-type: none"> ▪ Live entertainment (other than DJ) ▪ Medical marijuana Use / Caregiver Cultivation • The Security, Maintenance & Operations Plan shall be accepted and signed by the Scottsdale Police Department prior to the submittal of the Conditional Use Permit application. See the provided form for instructions.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	23. Public Safety Plan (form provided) <ul style="list-style-type: none"> • Required for any of the following uses: <ul style="list-style-type: none"> ▪ Establishments that require age verification for admittance, such as a Bar ▪ Teen dance centers ▪ Adult uses ▪ Establishments that have a Disc Jockey (DJ) • The Public Safety Plan accepted and signed by the Scottsdale Police Department prior to the submittal of the Conditional Use Permit application. See the provided form for instructions.

Conditional Use Permit Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>24. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – <u>2 color copies, folded</u> • 11" x 17" – <u>1 color copy, folded</u> • 8 ½" x 11" – <u>1 color copy</u> (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><input type="checkbox"/> 1/4 mile radius from site</p> <p><input type="checkbox"/> Other: _____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>25. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – <u>11 copies, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copies</u> (quality suitable for reproduction) • Digital - <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>26. Open Space Plan (Site Plan Worksheet) (sample provided)</p> <ul style="list-style-type: none"> • 24" x 36" – <u>2 copies, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction) • Digital – <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)
<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" – <u>2 copies, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<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" – <u>1 copy, folded</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>29. Landscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – <u>2 copies, folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accepted.) • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction) • Digital – <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>30. Hardscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – <u>2 copies, folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accepted.) • 11" x 17" – <u>1 copy, folded</u> (Text and drawing shall be black and white, and in the DWF format)

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Conditional Use Permit Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>31. Parking 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) • 8 ½" x 11" – <u>1 color copy</u> (quality suitable for reproduction) • Digital – <u>1 copy</u>, (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>32. 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" - <u>2 copies</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>33. Pedestrian and Vehicular Circulation</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) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction) • Digital – <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>34. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – <u>2 copies, folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – <u>2 color copies, folded</u> • 11" x 17" – <u>1 color copy, folded</u> (quality suitable for reproduction) • 11" x 17" – <u>1 copy, folded</u> black and white line drawing (quality suitable for reproduction) • 8 ½" x 11" – <u>1 color copy</u>, (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> black and white line drawing (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>35. Floor Plans</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>36. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</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) • Digital – <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)

Conditional Use Permit Application Checklist


<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>37. Exterior Lighting Site Plan (policy provided)</p> <ul style="list-style-type: none"> • 24" x 36" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>38. Exterior Lighting Photometric Analysis</p> <ul style="list-style-type: none"> • 24" x 36" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>39. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>40. 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" - <u>2 copies</u> of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>41. 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" - <u>2 copies</u> of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>42. 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 (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"> • 8-1/2" x 11" - <u>2 copies</u> of the Basis of Design Report for Water including full size plans/maps in pockets

Conditional Use Permit Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	43. Basis of Design Report for Wastewater 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 (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <ul style="list-style-type: none">• 8-1/2" x 11" - <u>2 copies</u> of the Basis of Design Report for Wastewater including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	44. Transportation Impact & Mitigation Analysis (TIMA) (information provided) 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. <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" - <u>3 copies</u> of the Transportation Impact & Mitigation Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	45. Native Plant Submittal <ul style="list-style-type: none">• 24" x 36" - <u>1 copy, folded.</u> (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development) <ul style="list-style-type: none">• See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	46. Other Plans and Report Requirements <ul style="list-style-type: none">• Please submit all plans, reports, and graphics stipulated in an associated Development application (such as a rezoning, Conditional Use Permit, abandonment, preliminary plat, etc)• 24" x 36" - <u>1 copy, folded.</u> (Plans and graphics)• 8-1/2" x 11" - <u>3 copies</u> of any report
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	47. Other: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

Conditional Use Permit Application Checklist

PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

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 type="checkbox"/>	48. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>484 -PA- 17</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	49. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	50. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be required at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input type="checkbox"/>	<input type="checkbox"/>	51. Other: _____ _____ _____
<input checked="" type="checkbox"/>		<p>52. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Greg Bloembergen</u> Phone Number: <u>480-312- 4306</u></p> <p>Coordinator email: <u>gbloembergen @scottsdaleaz.gov</u> Date: <u>7-20-17</u></p> <p>Coordinator Signature: </p> <p>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.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p>

Conditional Use Permit Application Checklist

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

One Stop Shop

Planning and Development Services Director

7447 E. Indian School Rd, Suite 105

Scottsdale, AZ 85251

Phone: (480) 312-7000

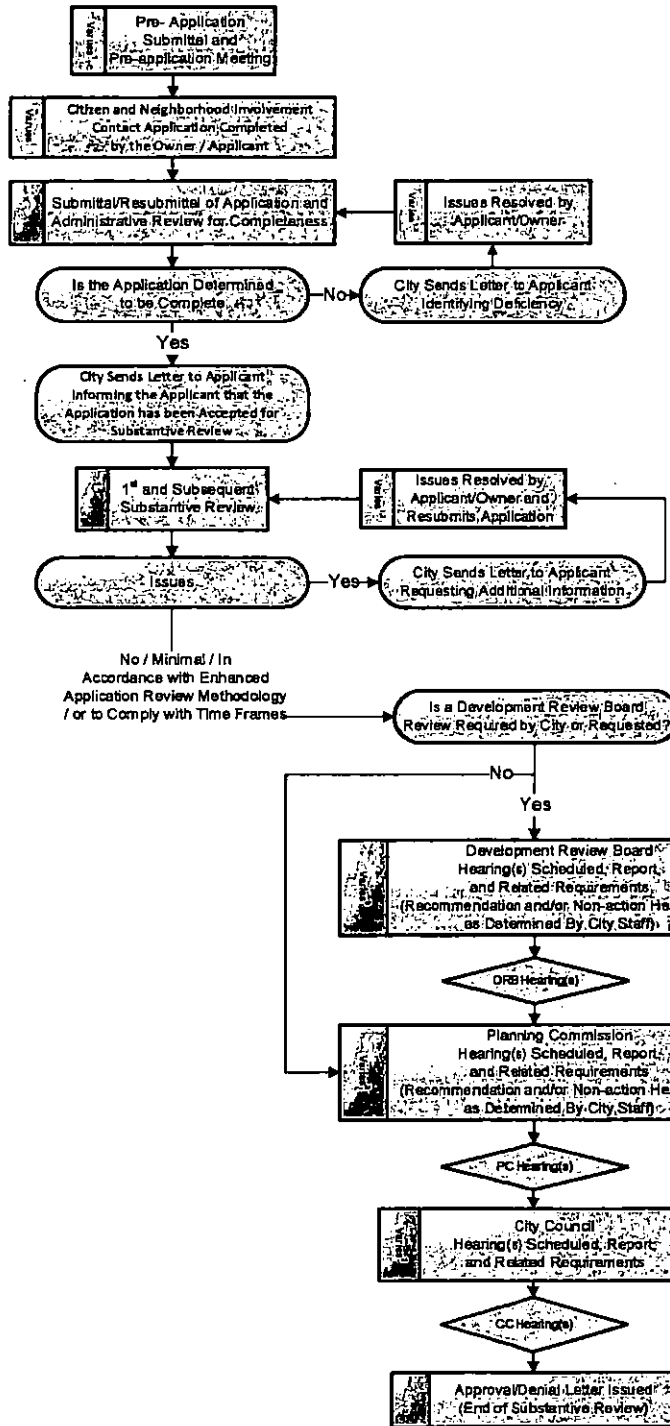
Planning and Development Services

7447 E. Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-57088

Development Applications Process

Enhanced Application Review

Conditional Use Permit (UP)



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 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 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 25 percent

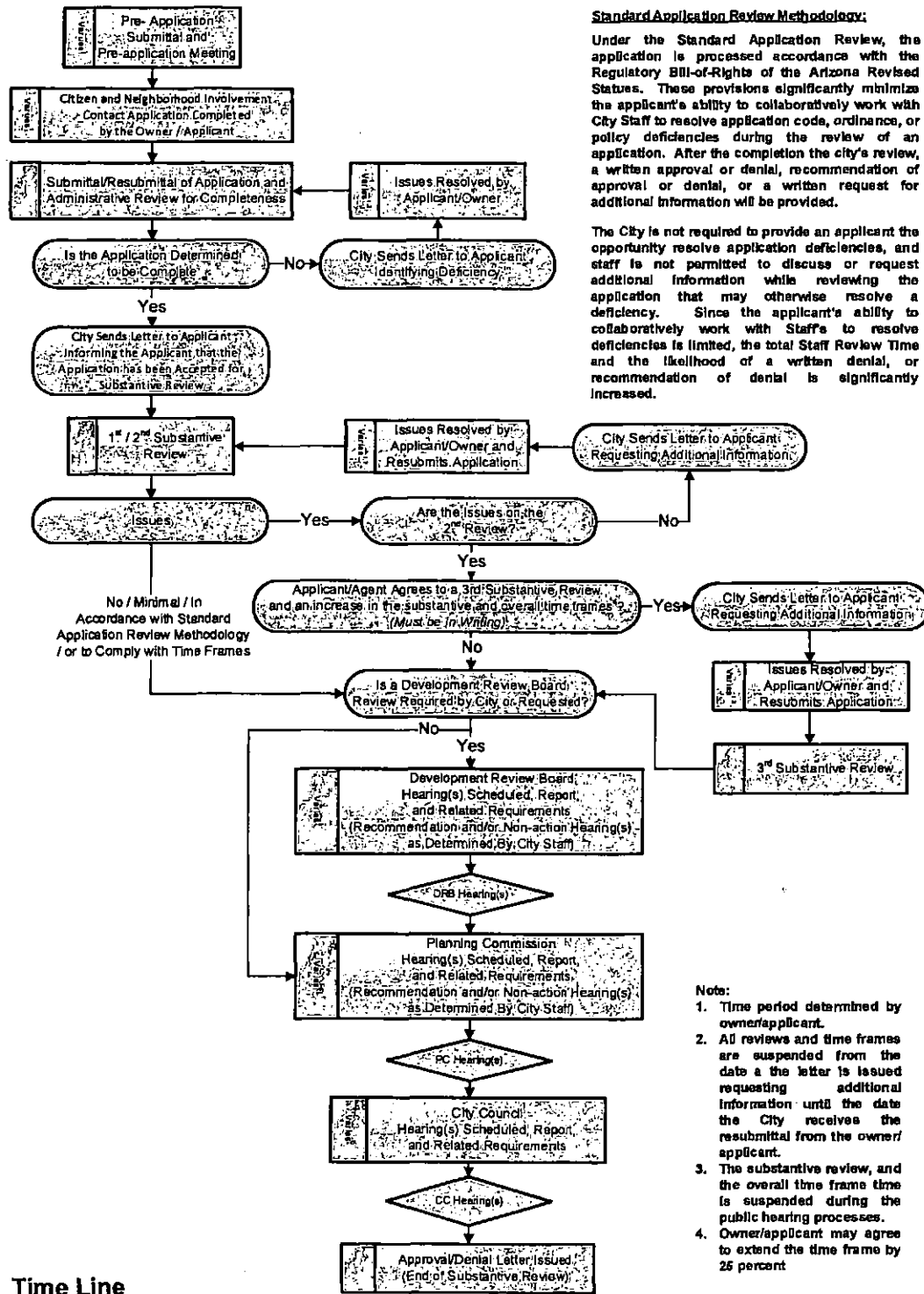
Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
15 Staff Working Days (1st Review)	As Total Staff Working Days, Multiple Reviews In This Time Frame	Time Frames Vary	Letter Issued

Development Applications Process

Standard Application Review

Conditional Use Permit (UP)



Standard Application Review Methodology:
 Under the Standard Application Review, the application is processed 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 of 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 resolve application deficiencies, and staff is not permitted to discuss or request additional information while reviewing the application that may otherwise resolve a deficiency. 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.

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
15 Staff Working Days Per Review	99 Total Staff Working Days, Two Reviews in this Time Frame	Time/Frames Vary	Letter Issued

- Note:**
1. Time period determined by owner/applicant.
 2. All reviews and time frames are suspended from the date a 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 25 percent



Photograph 03 (from north edge of site, view to south)



Photograph 04 (from north edge of site, view to southwest)



Photograph 05 (from east edge of site, view to northwest)



Photograph 06 (from east edge of site, view to east)



Photograph 07 (from east edge of site, view to southwest)



Photograph 08 (from east edge of site, view to west)



Photograph 09 (from south edge of site, view to north)



Photograph 10 (from south edge of site, view to northeast)



Photograph 11 (from south edge of site, view to south)



Photograph 12 (from south edge of site, view to northwest)



Photograph 13 (from west edge of site, view to northeast)



Photograph 14 (from west edge of site, view to east)



Photograph 15 (from west edge of site, view to southeast)



Photograph 16 (from west edge of site, view to west)



N VIA DE AMOR
N VIA DE VIDA
N VIA DE AMIGOS
N VIA DE ALEGRIA
E VIA DE LA GENTE

E INDIAN BEND RD

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& 02/1072459

1' VNE
02/1072465

23' PATACC E
02/1072455

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2/20/18

5/2/18

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Pre-Application 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 and 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: City of Scottsdale, Fire Station 603	
Property's Address: Indian Bend Road and 82nd Street	APN: 174-11-002X / 174-11-003Z
Property's Zoning District Designation: Planned Community Center (PCC)	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" 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: Gary Meyer	Applicant: Steven Fucello
Company: City of Scottsdale	Company: Fucello Architects
Address: 7447 E. Indian School Rd., Suite 205, Scottsdale, AZ 85251	Address: 7525 E. Camelback Rd., Suite 204, Scottsdale, AZ 85251
Phone: 480-312-7250 Fax: 480-312-7971	Phone: 480-947-2960 Fax: 480-947-2964
E-mail: gmeyer@scottsdaleaz.gov	E-mail: sfucello@fucelloarchitects.com
 Owner Signature	Steven Fucello Applicant Signature
<small>Digitally signed by Steven Fucello Date: 2017.07.06 17:27:58 -0700</small>	
Official Use Only Submittal Date: _____	Application No.: _____ PA _____
Project Coordinator: _____	



Pre-Application 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 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"/> 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"/> Adult Care (AC)
<input type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input checked="" type="checkbox"/> Other: MUMSP

Submittal Requirements: (fees subject to change every July)

Pre-Application Fee: \$ _____
(No fees are charged for Historic Preservation (HP) properties.)

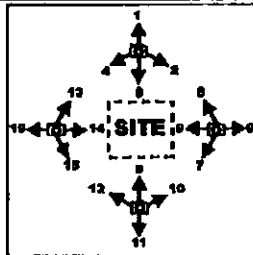
Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

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.

Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

Site / Context Photographs

- 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.



Other

- 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.

Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Areal of property that includes property lines and highlighted area abandonment request.
- 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).

City of Scottsdale Fire Station 603

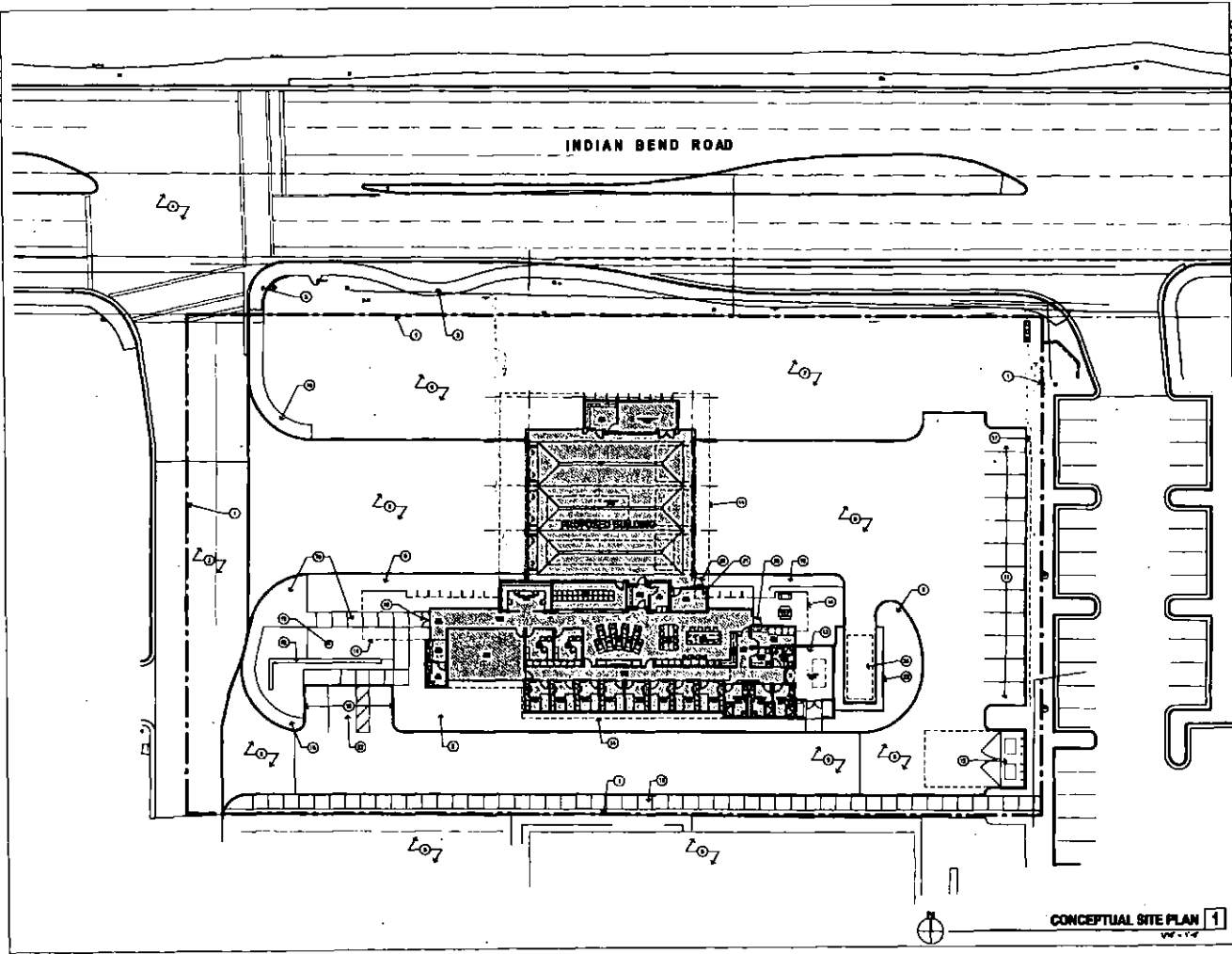
July 7, 2017

Pre-Application Narrative

The purpose of this request is to gain Municipal Use Master Site Plan and Development Review approval for the design of approximately 10,500 square foot permanent fire station to replace an existing facility on McDonald Drive, east of Scottsdale Road. This project site is located on Indian Bend Road east of Hayden Road on a current vacant lot on the northern edge of the South Scottsdale Character Area. The new station will include crew quarters and facilities, office space, OSHA-certified decontamination area, safety gear storage, wellness-fitness area, and an apparatus bay. This new Fire Station 603 located on 1.923 acres at Indian Bend Road and 82nd Street is currently zoned Planned Community Center (PCC) and will improve the coverage and response times serving the community. The site is currently consisting of two independent parcels, but is planned to be combined as one property.

The conceptual site plan approach optimizes response time and safe egress onto Indian Bend Road. The existing deceleration lane at the north edge of the property and the existing traffic median prohibit safe egress onto Indian Bend. The project takes advantage of its reciprocal access easement to the west and the existing traffic-lighted intersection (northwest corner) that will permit safe egress to either east or westbound destinations as well as for return trips. Extensive site circulation analysis for large trucks, such as fire truck apparatus, refuse, and other large vehicles informed the overall parking lot design, vehicular access into and out of the site, and building placement. Visitor parking will be located to the west immediately upon site entry, while staff parking will be clearly accommodated at the east portion of the site. There are no public facilities or meeting rooms planned for this site. Refuse storage and collection will occur at the east edge of the site furthest from street visibility and public access while respecting refuse truck maneuvering in and out of the site. A sidewalk at the southern edge of the property is being considered for pedestrian linkage connecting the planned adjacent development from the east to commercial development to the west of the property. Site retention and desert landscaping is planned along the north edge of the site between the building development and the public right-of-way.

The building is positioned within the site to respond well to the surrounding context and to provide adequate buffers and open space. It is organized among two primary building components: the living quarters and apparatus bay. The primary business and living functions are located on the southern portion of the site and takes advantage of its linear, east-west proportion that will minimize solar heat gain from low sun angles. The north and south faces of the building will have provisions for glazing that will be properly shaded and designed to bring in much-desired natural daylight that will reduce energy consumption and glare, as well as reinforce the facilities connection to the community. The internal organization of spaces from public to private provides a logical spatial sequence for visitors and staff. The apparatus bay will also be designed to respond to climate with deep overhangs and shading devices to minimize east and west sun exposure. Building rooftop mechanical units will be screened integrally behind parapet walls of the building's architecture. The overall massing of the fire station will be less than the maximum allowable height and will be divided among three masses responding to the natural hierarchy of functions. This will reduce the overall impact of the building while drawing one's eye to various points of visual interest. Building materials will be durable, timeless, and will complement the surrounding context with hues representative of the natural desert.



- KEYNOTES**
- 1. EXISTING LOT
 - 2. EXISTING BUILDING
 - 3. EXISTING DRIVE
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LEUBELLO ARCHITECTS
 1000 N. CENTRAL AVENUE, SUITE 1000
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 948-1100
 FAX: (480) 948-1101
 WWW: WWW.LEUBELLOARCHITECTS.COM

SCOTTSDALE FIRE STATION #603
 Scottsdale, Arizona 85250

DATE: 08/04/07
 DRAWING NO: 07-001
 PROJECT NO: 07-001

PA1.0
 NAME: PA1.0
 DATE: 08/04/07
 PROJECT: SCOTTSDALE FIRE STATION #603

CONCEPTUAL SITE PLAN 1
 07-001



Photograph 01 (from north edge of site, view to north)



Photograph 02 (from north edge of site, view to southeast)

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 type="checkbox"/>	1. Development Review Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ _____ (subject to change every July)
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input 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

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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)		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appeals of Required Dedications or Exactions (form provided)		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <ul style="list-style-type: none"> • 8-1/2" x 11" – <u>1</u> copy • Include complete Schedule A and Schedule B. 		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – <u>2</u> copies 		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" – <u>1</u> copy, <u>folded</u> (The ALTA Survey shall not be more than 30 days old) 		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Request for Site Visits and/or Inspections Form (form provided)		
<input type="checkbox"/>	<input type="checkbox"/>	12. Addressing Requirements (form provided)		
<input type="checkbox"/>	<input type="checkbox"/>	13. Design Guidelines <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
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Public Participation Process Requirements (see page 13)		
<input type="checkbox"/>	<input type="checkbox"/>	15. Request for Neighborhood Group Contact information (form provided)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (form provided) <ul style="list-style-type: none"> • 8-1/2" x 11" – <u>1</u> 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" – <u>11</u> 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"/>	17. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input type="checkbox"/> Archaeology Survey and Report - <u>3</u> copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - <u>3</u> copies <input type="checkbox"/> Copies of Previous Archeological Research - <u>1</u> copy 		

DRB Development Application Checklist

<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 checked="" type="checkbox"/>	<input checked="" 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.
		20. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>21. Application Narrative</p> <ul style="list-style-type: none"> • 8 ½" x 11" – <u>4 copies</u> <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 type="checkbox"/>	<p>22. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – <u>2 color copies, folded</u> • 11" x 17" – <u>1 color copy, folded</u> • 8 ½" x 11" – <u>1 color copy</u> (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><input type="checkbox"/> 1/4 mile radius from site</p> <p><input type="checkbox"/> Other: _____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>23. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – <u>12 copies, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input 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" – <u>2 copies, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>25. Open Space Plan (Site Plan Worksheet) (Example Provided)</p> <ul style="list-style-type: none"> • 24" x 36" – <u>2 copies, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (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" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, 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" – <u>2 copies, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (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" – <u>1 copy, folded</u>
<input type="checkbox"/>	<input type="checkbox"/>	<p>29. Phasing Plan</p> <ul style="list-style-type: none"> • 24" x 36" – <u>2 copies, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>30. Landscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – <u>2 copies, folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</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 type="checkbox"/>	<p>31. Hardscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – <u>2 copies, folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)

DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>32. Transitions Plan</p> <ul style="list-style-type: none"> • 24" x 36" – <u>2 copies, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction) • Digital – <u>1 copy</u> (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" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (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" - <u>2 copies</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>35. Pedestrian and Vehicular Circulation</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) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction) • Digital – <u>1 copy</u> (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" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>37. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – <u>2 copies, folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – <u>2 color copies, folded</u> • 11" x 17" – <u>1 color copy, folded</u> (quality suitable for reproduction) • 11" x 17" – <u>1 copy, folded</u> black and white line drawing (quality suitable for reproduction) • 8 ½" x 11" – <u>1 color copy</u>, (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> black and white line drawing copy (quality suitable for reproduction) • Digital – <u>1 copy</u> (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" – <u>2 copies, folded</u> • Digital – <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)

DRB Development Application Checklist

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

DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>47. Exterior Lighting Photometric Analysis (policy provided)</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 type="checkbox"/>	<p>48. Manufacturer Cut Sheets of All Proposed Lighting</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 type="checkbox"/>	<p>49. Cultural Improvement Program Plan</p> <p>_____ Conceptual design of location</p> <ul style="list-style-type: none"> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 color copies</u> (quality suitable for reproduction) • <u>1 copy</u> 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 checked="" 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" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>51. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input 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" - <u>2 copies</u> 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" - <u>2 copies</u> of the Drainage Report including full size plans/maps in pockets

DRB Development Application Checklist

<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>68. Other:</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <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)

DRB Development Application Checklist

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 type="checkbox"/>	69. Paint Color Drawdowns <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 type="checkbox"/>	70. Exterior Building Color & Material Sample Board(s): 8-1/2" x 14" material sample board(s) <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" – <u>1 copy, folded</u> of a printed digital photo of the material board • 8 1/2" x 11" – <u>1 copy</u> of a printed digital photo of the material board
<input checked="" type="checkbox"/>	<input type="checkbox"/>	71. Electronic Massing Model: <ul style="list-style-type: none"> • 11" x 17" – <u>1 color copy, folded</u> • 8 1/2" x 11" – <u>1 color copy</u> (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	72. Electronic Detail Model: <ul style="list-style-type: none"> • 11" x 17" – <u>1 color copy, folded</u> • 8 1/2" x 11" – <u>1 color copy</u> (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)


DRB Development Application Checklist



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

Coordinator Name (print): Greg Bloemberg Phone Number: 480-312-4306

Coordinator email: gbloemberg @scottsdaleaz.gov Date: 7-20-17

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

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)

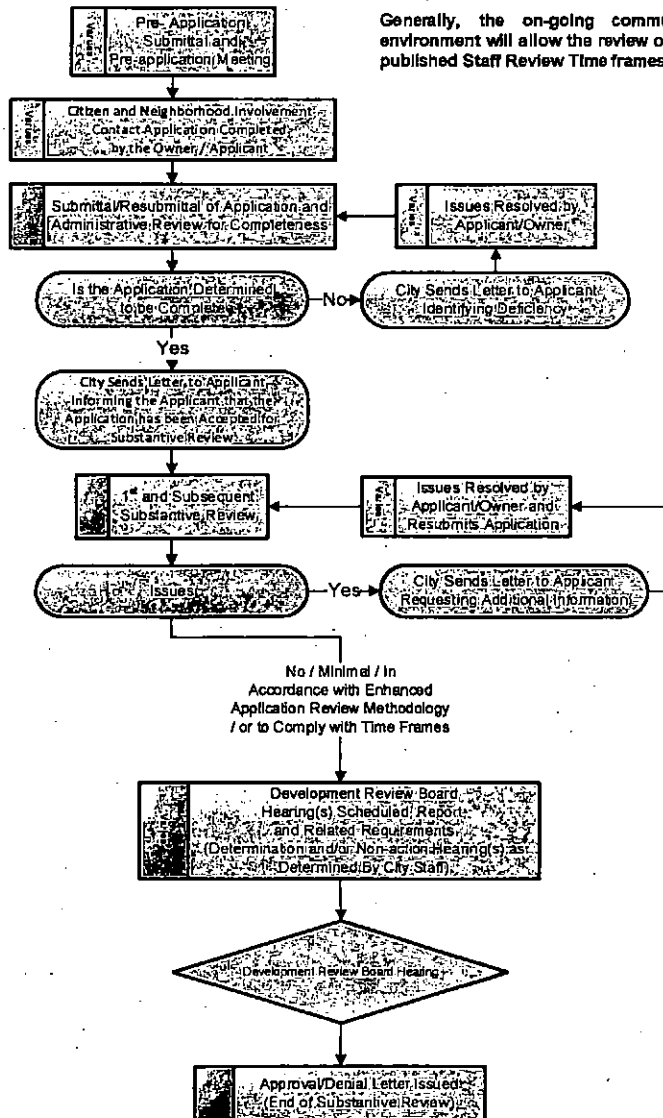


Enhanced Application Review Methodology

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.



Notes:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a 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
25 Business Days (excluding holidays)	35 Approval Staff Working Days, Multiple Reviews in a Substantive Review Process	Varies, Time Frames Vary	Letter Issued

Development Applications Process

Standard Application Review

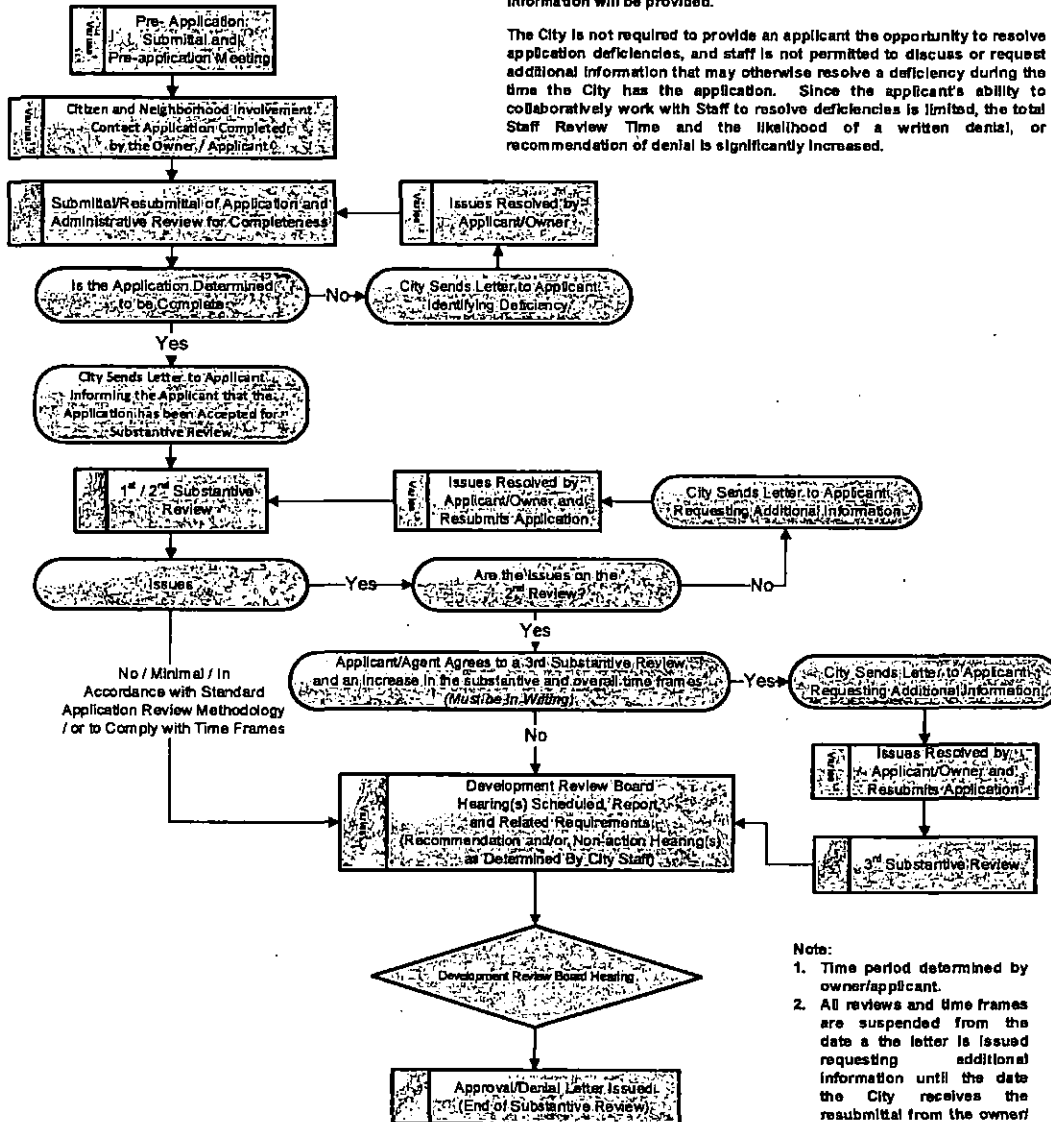
Development Review (DR and PP)



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 of 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.



- Notes:**
1. Time period determined by owner/applicant.
 2. All reviews and time frames are suspended from the date a 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
45 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews In This Time Frame	Time Frames Vary	Letter Issued

Sec. 5.2500. - Planned Community Center (PCC).

PCC

(Ord. No. 4123, § 1(Res. No. 9596, Exh. A, § 4), 1-14-14)

Editor's note— Ord. No. 4123, § 1(Res. No. 9596, Exh. A, § 3), adopted Jan. 14, 2014, repealed §§ 5.2500—5.2508. Section 4 of said exhibit enacted provisions designated new §§ 5.2500—5.2510. Prior to inclusion of said ordinance, said provisions pertained to similar subject matter. See also the Code Comparative Table.

Sec. 5.2501. - Purpose.

This district is intended to provide a large variety of retail goods and personal and professional services for multiple neighborhoods. Residential uses are encouraged to promote day and night time activity.

(Ord. No. 4123, § 1(Res. No. 9596, Exh. A, § 4), 1-14-14)

Sec. 5.2502. - Development plan size requirement.

A.

Minimum: Fifteen (15) acres of gross lot area.

B.

Maximum: Thirty (30) acres of gross lot area.

(Ord. No. 4123, § 1(Res. No. 9596, Exh. A, § 4), 1-14-14)

Sec. 5.2503. - Development Plan at time of rezoning.

A.

The zoning district map amendment application shall be accompanied by a Development Plan as required in Article VII.

(Ord. No. 4123, § 1(Res. No. 9596, Exh. A, § 4), 1-14-14; Ord. No. 4164, § 1(Res. No. 9856, § 1, Exh. A, § 33), 8-25-14)

Sec. 5.2504. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 34), adopted Aug. 25, 2014, repealed § 5.2504 which pertained to approvals required and derived from Ord. No. 4123, § 1(Res. No. 9596, Exh. A, § 4), adopted Jan. 14, 2014.

Sec. 5.2505. - Use regulations.

A.

The uses allowed in the PCC District are shown in Table 5.2505.A. with additional limitations on uses as listed.

B.

Drive-through and drive-in services are not permitted in the Downtown Area.

Table 5.2505.A. Use Table

Land Uses	Permitted (P) or Conditional Use (CU)
1. Bar	CU
2. Big box	P (1), CU (1)
3. Carwash	CU
4. Civic and social organization	P (2)
5. Community buildings and recreational facilities not publicly owned	CU
6. Courier and messenger	P
7. Cultural institution	P (2)
8. Day care center with drop off or outdoor play area farther than 100 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.	P (2)
9. Day care center with drop off or outdoor play area within 100 feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.	CU (2)
10. Dwelling units physically integrated with business establishments	P (2)
11. Educational service, elementary and secondary school	P (2) (3)
12. Educational service, other than elementary and secondary school	P
13. Financial institution, including drive-through and drive-in service	P
14. Furniture and home furnishing sales	P
15. Gas station	CU
16. Health and fitness studio	P
17. Internalized community storage	P
18. Live entertainment	CU
19. Medical and diagnostics laboratory	P
20. Multimedia production without communication tower	P
21. Municipal use	P
22. Office	P
23. Personal care service	P
24. Place of worship	P (2)

25. Public utility buildings, structures or appurtenances thereto for public service uses	CU
26. Residential health care facility	P (2) (4)
27. Restaurant including drive-through restaurant but excluding drive-in restaurant	P
28. Retail	P
29. Seasonal art festival	CU
30. Theater	P (2)
31. Travel accommodation	P (2)
32. Vehicle leasing, rental, or sales	CU
33. Vehicle repair	CU
34. Veterinary and pet care service	P (5)
35. Wireless communications facility, Type 1, 2, and 3	P
36. Wireless communications facility, Type 4	CU

Use Limitations:

(1)

Big box retail sales are not allowed in the Environmentally Sensitive Lands Overlay District and are subject to a conditional use permit if:

a.

Primary access is from a local residential street, or

b.

Residential property is located within 1,300 feet of the big box property line, except where the residential property is developed with nonresidential uses or separated from the big box by the Loop 101 Pima Freeway.

(2)

Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.

(3)

Educational services, elementary and secondary school, are subject to the following standards:

a.

The facility shall be located not less than five hundred (500) feet from any adult use.

b.

The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.

c.

The facility shall not have outdoor speaker systems or bells.

d.

A maximum of one-third (1/3) of the required parking may be shared parking with other uses located within six hundred (600) feet of the building front entrance.

e.

Outdoor playgrounds and recreation areas shall be:

i.

Located not less than fifty (50) feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A;

ii.

Located within the rear or side yard; and

iii.

Enclosed and screened by a six-foot wall or fence.

f.

A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.

g.

Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.

h.

The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

i.

Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC).

(4)

Residential health care facilities.

a.

Specialized residential health care facilities.

i.

The site size shall not exceed thirty-five (35) percent of the Development Plan.

ii.

The number of beds shall not exceed eighty (80) beds per acre of gross lot area of the Development Plan.

b.

Minimal residential health care facilities.

i.

The site size shall not exceed thirty-five (35) percent of the Development Plan.

ii.

The number of units shall not exceed forty (40) dwelling units per acre of gross lot area of the Development Plan.

(5)

Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:

a.

An employee or pet owner shall accompany an animal at all times when the animal is outside the building.

b.

The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.

c.

The outdoor areas are set back at least one hundred (100) feet from any lot line abutting a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.

d.

There is no outdoor kennel boarding.

(Ord. No. 4123, § 1(Res. No. 9596, Exh. A, § 4), 1-14-14; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 101, 102), 5-6-14)

Sec. 5.2506. - Property development standards.

The following property development standards shall apply to all land and buildings in the PCC District:

A.

Density.

1.

Dwelling units (excluding residential health care facility) physically integrated with business establishments.

a.

Maximum: 4.0 dwelling units per acre of gross lot area of the Development Plan.

B.

Floor area ratio.

1.

Maximum: 0.30 of the Development Plan.

2.

Residential use floor area is not included in computing floor area ratio.

C.

Building height (excluding rooftop appurtenances). Maximum: Thirty-six (36) feet.

D.

Required open space.

1.

Common open space.

a.

Minimum: 0.16 multiplied by the net lot area of the Development Plan.

b.

For building heights over twelve (12) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area of the Development Plan for each foot of building height over twelve (12) feet.

2.

Frontage open space minimum: 0.35 multiplied by the required common open space, except as follows:

a.

At least thirty (30) square feet per one (1) linear foot of public street frontage.

b.

Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.

3.

Private outdoor living space.

a.

Ground floor dwelling units and residential health care facility units: none required.

b.

Above ground floor dwelling units, minimum: 0.05 multiplied by the gross floor area of the unit.

c.

The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.

4.

Parking areas and parking lot landscaping are not included in the required open space.

5.

NAOS may be included in the required open space.

E.

Yards.

1.

Side and Rear Yards.

a.

Minimum: Eighty (80) feet from the district line of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development with an underlying zoning district comparable to the residential district shown on Table 4.100.A.

F.

Screening.

1.

All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review Board approval.

(Ord. No. 4123, § 1(Res. No. 9596, Exh. A, § 4), 1-14-14)

Sec. 5.2507. - General provisions.

Unless otherwise provided, the provisions of Article VII shall apply.

(Ord. No. 4123, § 1(Res. No. 9596, Exh. A, § 4), 1-14-14)

Sec. 5.2508. - Signs.

The provisions of Article VIII shall apply.

(Ord. No. 4123, § 1(Res. No. 9596, Exh. A, § 4), 1-14-14)

Sec. 5.2509. - Off-street parking.

The provisions of Article IX shall apply.

(Ord. No. 4123, § 1(Res. No. 9596, Exh. A, § 4), 1-14-14)

Sec. 5.2510. - Landscaping.

Unless otherwise provided, the provisions of Article X shall apply.

(Ord. No. 4123, § 1(Res. No. 9596, Exh. A, § 4), 1-14-14)

August 2017

6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jul 30 - Aug 5	Jul 30	31	Aug 1	2	3	4	5
						1:30pm 2:00pm Rogert/Fucello / Quarterly Margan S 1:30pm 2:00pm Updated: Fucello/ R	
Aug 6 - 12	6	7	8	9	10	11	12
					2:00pm 3:00pm Fire Station 603 Design (Plan Review #1 at One Civic Center - first floor) - Meyer,		
Aug 13 - 19	13	14	15	16	17	18	19
Aug 20 - 26	20	21	22	23	24	25	26
					2:00pm 3:00pm Fire Station 603 Design (Plan Review #1 at One Civic Center - first floor) - Meyer,		
Aug 27 - Sep 2	27	28	29	30	31	Sep 1	2

Melissa Rogers

7/20/2017 1:07 PM

September 2017

September 2017							October 2017						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
3	4	5	6	7	8	9	1	2	3	4	5	6	7
10	11	12	13	14	15	16	8	9	10	11	12	13	14
17	18	19	20	21	22	23	15	16	17	18	19	20	21
24	25	26	27	28	29	30	22	23	24	25	26	27	28
							29	30	31				

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Aug 27 - Sep 2	Aug 27	28	29	30	31	Sep 1	2
Sep 3 - 9	3	4	5	6	7	8	9
					2:00pm 3:00pm Fire Station 603 Design (Plan Review #1 at One Civic Center - first floor) - Meyer,		
Sep 10 - 16	10	11	12	13	14	15	16
Sep 17 - 23	17	18	19	20	21	22	23
					2:00pm 3:00pm Fire Station 603 Design (Plan Review #1 at One Civic Center - first floor) - Meyer,		
Sep 24 - 30	24	25	26	27	28	29	30
			4:15 ggrin				

October 2017

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28
29	30	31					29	30	31				

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Oct 1 - 7	Oct 1	2	3	4	5 2:00pm 3:00pm Fire Station 603 Design (Plan Review #1 at One Civic Center - first floor) - Meyer.	6	7
Oct 8 - 14	8	9	10	11	12	13	14
Oct 15 - 21	15	16	17	18	19 2:00pm 3:00pm Fire Station 603 Design (Plan Review #1 at One Civic Center - first floor) - Meyer.	20	21
Oct 22 - 28	22	23	24	25	26	27	28
Oct 29 - Nov 4	29	30	31	Nov 1	2	3	4

Melissa Rogers

7/20/2017 1:07 PM

November 2017

November 2017							December 2017						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
5	6	7	8	9	10	11	12	13	14	15	16	17	18
19	20	21	22	23	24	25	26	27	28	29	30	31	

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Oct 29 - Nov 4	Oct 29	30	31	Nov 1	2 2:00pm 3:00pm Fire Station 603 Design (Plan Review #1 at One Civic Center - first floor) - Meyer.	3 1:30pm 2:00pm Rogers/Fucello / Quarterly Morgan S 1:30pm 2:00pm Updated: Fucello/ R	4
Nov 5 - 11	5	6	7	8	9	10	11
Nov 12 - 18	12	13	14	15	16 2:00pm 3:00pm Fire Station 603 Design (Plan Review #1 at One Civic Center - first floor) - Meyer.	17	18
Nov 19 - 25	19	20	21	22	23	24	25
26 - Dec 2	26	27	28	29	30 2:00pm 3:00pm Fire Station 603 Design (Plan Review #1 at One Civic Center - first floor) - Meyer.	Dec 1	2

December 2017

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28
29	30	31					29	30	31				

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Nov 26	27	28	29	30	Dec 1	2
11/26 - 12/1							
12/3 - 8	3	4	5	6	7	8	9
12/10 - 15	10	11	12	13	14 2:00pm 3:00pm Fire Station 603 Design (Plan Review #1 at One Civic Center - 6)	15	16
12/17 - 22	17	18	19	20	21	22	23
12/24 - 29	24	25	26	27	28 2:00pm 3:00pm Fire Station 603 Design (Plan Review #1 at One Civic Center - 6)	29	30
12/31 - 1/5	31	Jan 1, 18	2	3	4	5	6

Melissa Rogers

7/20/2017 1:07 PM

January 2018

January 2018							February 2018						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28
29	30	31					29	30	31				

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Dec 31	Jan 1, 18	2	3	4	5	6
Dec 31 - Jan 6							
Jan 7 - 13	7	8	9	10	11	12	13
Jan 14 - 20	14	15	16	17	18	19	20
Jan 21 - 27	21	22	23	24	25	26	27
18 - Feb 3	28	29	30	31	Feb 1	2	3

February 2018

4	5	6	7	8	9	10	4	5	6	7	8	9	10
11	12	13	14	15	16	17	11	12	13	14	15	16	17
18	19	20	21	22	23	24	18	19	20	21	22	23	24
25	26	27	28				25	26	27	28	29	30	31

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jan 28	29	30	31	Feb 1	2	3	
Jan 28 - Feb 3						1:30pm 2:00pm Rogers/Fucello / Quarterly Morgan S 1:30pm 2:00pm Updated: Fucello/ R	
4	5	6	7	8	9	10	
Feb 4 - 10							
11	12	13	14	15	16	17	
Feb 11 - 17							
18	19	20	21	22	23	24	
Feb 18 - 24							
25	26	27	28	Mar 1	2	3	
Feb 25 - Mar 3							

Melissa Rogers

7/20/2017 1:07 PM

March 2018

March 2018							April 2018						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	8	9	10	1	2	3	4	5	6	7
11	12	13	14	15	16	17	8	9	10	11	12	13	14
18	19	20	21	22	23	24	15	16	17	18	19	20	21
25	26	27	28	29	30	31	22	23	24	25	26	27	28
							29	30					

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Feb 25	26	27	28	Mar 1	2	3	
Feb 25 - Mar 3							
4	5	6	7	8	9	10	
Mar 4 - 10							
11	12	13	14	15	16	17	
Mar 11 - 17							
18	19	20	21	22	23	24	
Mar 18 - 24							
25	26	27	28	29	30	31	
Mar 25 - 31							

April 2018

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Apr 1 - 7	Apr 1	2	3	4	5	6	7
	8	9	10	11	12	13	14
Apr 8 - 14	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
Apr 15 - 21	29	30	May 1	2	3	4	5

May 2018

May 2018							June 2018						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Apr 29 - May 5	Apr 29	30	May 1	2	3	4	5
	6	7	8	9	10	11	12
May 6 - 12	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
May 13 - 19	27	28	29	30	31	Jun 1	2

1:30pm 2:00pm
Rogers/Fucello /
Quarterly Morgan S
1:30pm 2:00pm
Updated: Fucello/R

June 2018

1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28
29	30	31											

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	May 27	28	29	30	31	Jun 1	2
May 27 - Jun 2							
	3	4	5	6	7	8	9
Jun 3 - 9							
	10	11	12	13	14	15	16
Jun 10 - 16							
	17	18	19	20	21	22	23
Jun 17 - 23							
	24	25	26	27	28	29	30
Jun 24 - 30							



DOCUMENT

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MARI

HELEN PURCELL
2002-1072458 10/16/02 13:47
4 OF 17

DELROSS0A

STEWART TITLE & TRUST OF PHOENIX

WHEN RECORDED, RETURN TO:
ONE STOP SHOP RECORDS
City of Scottsdale.
7447 East Indian School Road, Suite 100
Scottsdale, AZ 85251

0111-1883
4 of 17

CITY OF SCOTTSDALE
TRAFFIC SIGNAL EASEMENT
Indian Bend Corporate Centre
Parcel 1

PROJECT _____
QS _____

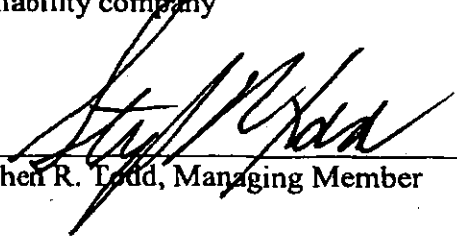
INDIAN BEND CORPORATE CENTRE, L.L.C., an Arizona limited liability company, Grantor, for valuable consideration, does hereby grant to the CITY OF SCOTTSDALE, Arizona, a municipal corporation, Grantee, its successors and assigns, a perpetual easement for the purposes of installing, operating, and maintaining a traffic signal and any related equipment (i.e. wiring, sensors, etc.) across the real property situated in the City of Scottsdale, State of Arizona, and described as follows:

A TRAFFIC SIGNAL EASEMENT AS DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A HERETO AND AS DEPICTED ON THE SKETCH ATTACHED AS EXHIBIT A-1 HERETO AND MADE PART HEREOF.

The Grantor hereby covenants that it is lawfully seized and possessed of this aforementioned tract or parcel of land; that it has a good and lawful right to sell and convey it; and that it will warrant the title and quiet possession thereto against the lawful claim of all persons.

DATED this 14th day of October, 2002.

Indian Bend Corporate Centre, L.L.C., an Arizona limited liability company

By 
Stephen R. Todd, Managing Member

State of Arizona)
) ss
County of Maricopa)

021072458

This document was acknowledged before me this 14th day of October, 2002, by Stephen R. Todd, managing member of Indian Bend Corporate Centre, L.L.C., an Arizona limited liability company, on behalf of the company.

In witness whereof I hereunto set my hand and official seal.

Ellen Sman
NOTARY PUBLIC SIGNATURE

My commission expires 5/4/2004

Exhibit A

Legal Description

**Traffic Signal Easement
Parcel 1**

See Attached

**LEGAL DESCRIPTION
TRAFFIC SIGNAL EASEMENT
PARCEL B**

AN EASEMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH A FOUND BRASS CAP FLUSH AT THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 2614.05 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1,289.30 FEET;

THENCE SOUTH, LEAVING SAID NORTH SECTION LINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF INDIAN BEND ROAD, ALSO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;

THENCE CONTINUING SOUTH, LEAVING SAID SOUTHERN RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET;

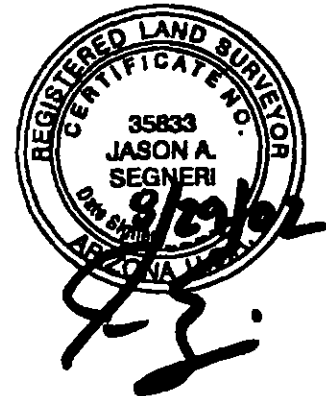
THENCE NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST, A DISTANCE OF 5.85 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST, A DISTANCE OF 40.20 FEET;

THENCE NORTH, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERN LINE OF SAID RIGHT OF WAY;

THENCE SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, ALONG SAID SOUTHERN RIGHT OF WAY, A DISTANCE OF 46.04 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED.



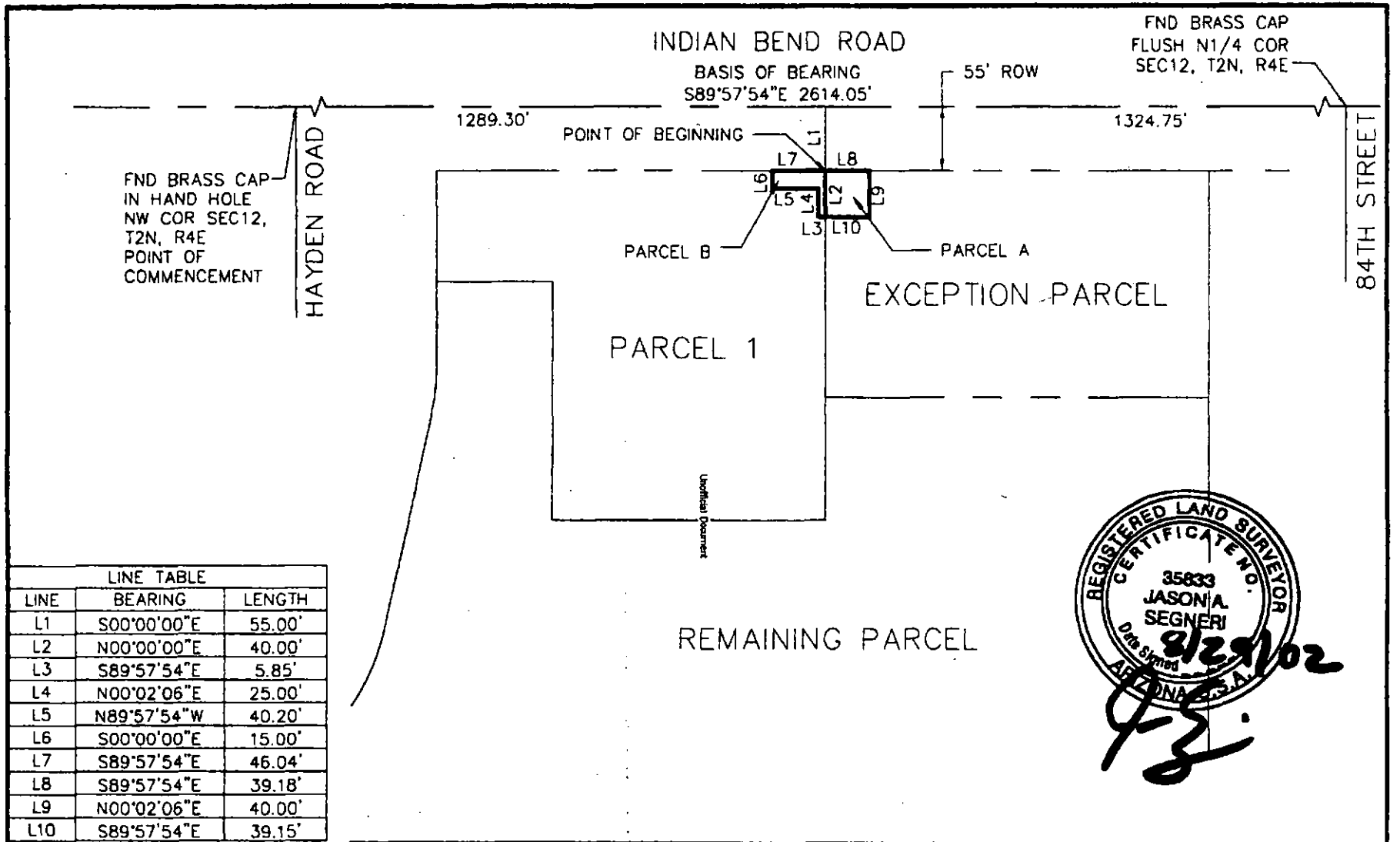
12/07/2008

Exhibit A-1

**Sketch of Traffic Signal Easement
Parcel 1**

See Attached

Unofficial Document



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	55.00'
L2	N00°00'00"E	40.00'
L3	S89°57'54"E	5.85'
L4	N00°02'06"E	25.00'
L5	N89°57'54"W	40.20'
L6	S00°00'00"E	15.00'
L7	S89°57'54"E	46.04'
L8	S89°57'54"E	39.18'
L9	N00°02'06"E	40.00'
L10	S89°57'54"E	39.15'

5822 E. LARKSPUR DR.
SCOTTSDALE, AZ 85254
(480) 922-0780
(480) 922-0781

SURVEY INNOVATION GROUP, INC.

LAND SURVEYING SERVICES

**INDIAN BEND
CORPORATE CENTER
TRAFFIC SIGNAL EASEMENT
SCOTTSDALE, ARIZONA**

JOB NO. 02060	DWG NO. 2060TSE01.DWG	DATE 8-29-02
SCALE NTS	DRAWN FLS	CHECK JAS
		SHEET 1 OF 1



MAF

2002-1072459 10/16/02 13:47
5 OF 17

DELROSSA

STEWART TITLE & TRUST OF PHOENIX

WHEN RECORDED, RETURN TO:

ONE STOP SHOP RECORDS

City of Scottsdale

7447 East Indian School Road, Suite 100

Scottsdale, AZ 85251

0111-1883

5 of 17

**CITY OF SCOTTSDALE
TRAFFIC SIGNAL EASEMENT
Indian Bend Corporate Centre
Exception Parcel**

PROJECT _____
QS _____

ROBERT ONG HING AND ALICE HING, Grantors, for valuable consideration, do hereby grant to the **CITY OF SCOTTSDALE, Arizona**, a municipal corporation, **Grantee**, its successors and assigns, a perpetual easement for the purposes of installing, operating, and maintaining a traffic signal and any related equipment (i.e. wiring, sensors, etc.) across the real property situated in the City of Scottsdale, State of Arizona, and described as follows:

A TRAFFIC SIGNAL EASEMENT AS DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A HERETO AND AS DEPICTED ON THE SKETCH ATTACHED AS EXHIBIT A-1 HERETO AND MADE PART HEREOF.

The **Grantors** hereby covenant that they are lawfully seized and possessed of this aforementioned tract or parcel of land; that they have a good and lawful right to sell and convey it; and that they will warrant the title and quiet possession thereto against the lawful claim of all persons.

DATED this 14th day of Oct., 2002.

Robert Ong Hing
Robert Ong Hing

Alice Y. Hing
Alice Y. Hing

State of Arizona)
) ss
County of Maricopa)

This document was acknowledged before me this 14th day of October, 2002, by ROBERT ONG HING and ALICE Y. HING.

In witness whereof I hereunto set my hand and official seal.

Pinda L. Mullins
NOTARY PUBLIC SIGNATURE

My commission expires 3/1/03

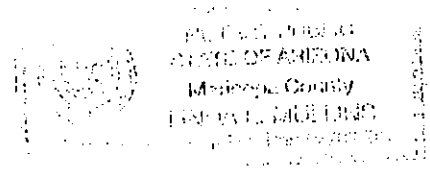


Exhibit A
Legal Description
Traffic Signal Easement
Exception Parcel
See Attached

Unofficial Document

**LEGAL DESCRIPTION
TRAFFIC SIGNAL EASEMENT
PARCEL A**

AN EASEMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH A FOUND BRASS CAP FLUSH AT THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 2614.05 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1,289.30 FEET;

THENCE SOUTH, LEAVING SAID NORTH SECTION LINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF INDIAN BEND ROAD, ALSO THE **POINT OF BEGINNING** OF THE EASEMENT HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, ALONG SAID SOUTHERN RIGHT OF WAY LINE, A DISTANCE OF 39.18 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 06 SECONDS WEST, LEAVING SAID SOUTHERN RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES ^{Unofficial Document} 54 SECONDS WEST, A DISTANCE OF 39.15 FEET;

THENCE NORTH, A DISTANCE OF 40.00 FEET, TO THE **POINT OF BEGINNING** OF THE EASEMENT HEREIN DESCRIBED.

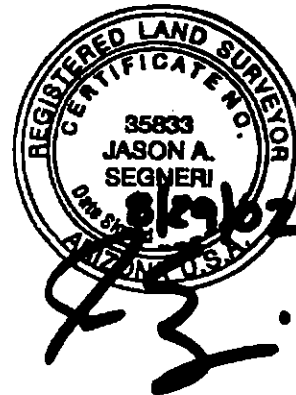
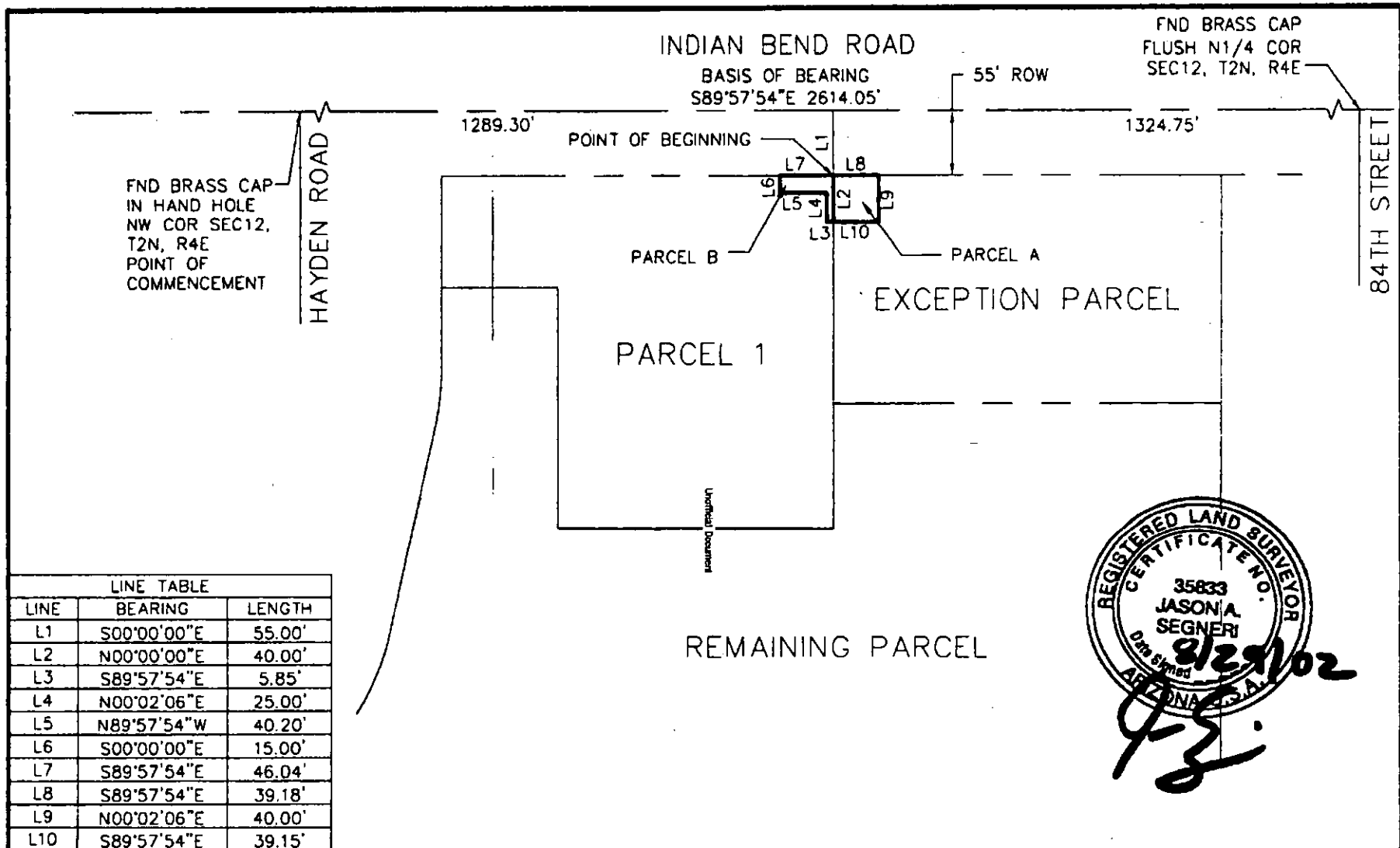


Exhibit A-1
Sketch of Traffic Signal Easement

Exception Parcel

See Attached

Unofficial Document

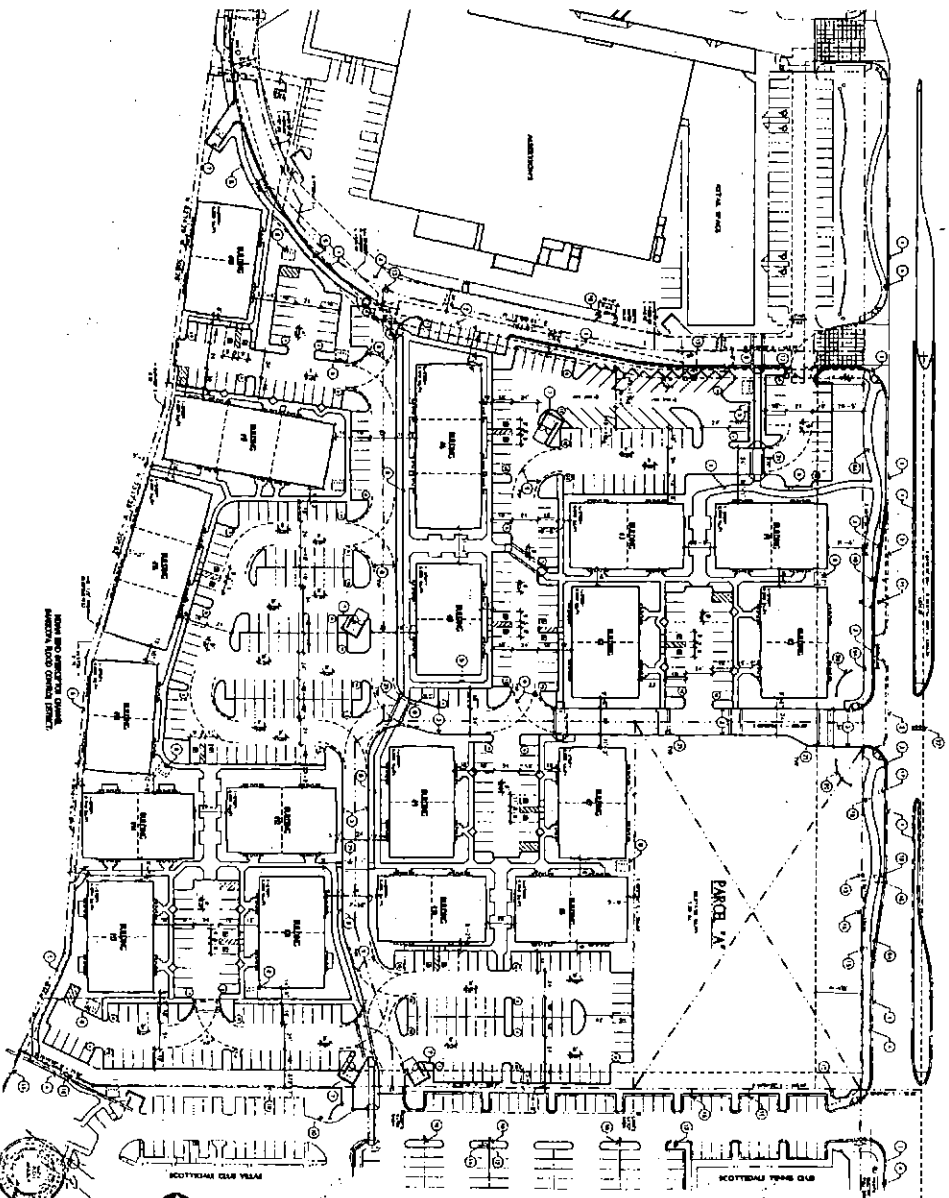


LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	55.00'
L2	N00°00'00"E	40.00'
L3	S89°57'54"E	5.85'
L4	N00°02'06"E	25.00'
L5	N89°57'54"W	40.20'
L6	S00°00'00"E	15.00'
L7	S89°57'54"E	46.04'
L8	S89°57'54"E	39.18'
L9	N00°02'06"E	40.00'
L10	S89°57'54"E	39.15'

**5822 E. LARKSPUR DR.
SCOTTSDALE, AZ 85254
(480) 922-0780
(480) 922-0781**

**INDIAN BEND
CORPORATE CENTER
TRAFFIC SIGNAL EASEMENT
SCOTTSDALE, ARIZONA**

JOB NO. 02060	DWG NO. 2060TSE01.DWG	DATE 8-29-02
SCALE NTS	DRAWN ELS	CHECK JAS
		SHEET 1 OF 1



INDIAN BEND CORPORATE CENTRE
 PRELIMINARY SITE PLAN

PRELIMINARY SITE PLAN

INDIAN BEND CORPORATE CENTRE
 INDIAN BEND RD & HAYDEN RD
 ZONING: COMMERCIAL

DEVELOPER: EXETER DEVELOPMENT, INC.
 701 L. CAMERON RD., STE 200
 ZONING: COMMERCIAL

DATE: 11/11/2011
 DRAWN BY: [Name]

A11



- 1. TOTAL AREA: 100,000 SQ FT
- 2. TOTAL BUILDING AREA: 100,000 SQ FT
- 3. TOTAL PARKING SPACES: 100
- 4. TOTAL DRIVEWAY LENGTH: 1000 FT
- 5. TOTAL WALKWAY LENGTH: 1000 FT
- 6. TOTAL LANDSCAPING AREA: 1000 SQ FT
- 7. TOTAL UTILITY LENGTH: 1000 FT
- 8. TOTAL FENCE LENGTH: 1000 FT
- 9. TOTAL SIGNAGE AREA: 1000 SQ FT
- 10. TOTAL LIGHT FIXTURES: 1000
- 11. TOTAL TRUCK TRAILERS: 1000
- 12. TOTAL TRUCK TRAILERS: 1000
- 13. TOTAL TRUCK TRAILERS: 1000
- 14. TOTAL TRUCK TRAILERS: 1000
- 15. TOTAL TRUCK TRAILERS: 1000
- 16. TOTAL TRUCK TRAILERS: 1000
- 17. TOTAL TRUCK TRAILERS: 1000
- 18. TOTAL TRUCK TRAILERS: 1000
- 19. TOTAL TRUCK TRAILERS: 1000
- 20. TOTAL TRUCK TRAILERS: 1000

SITE DATA	
PROJECT NAME:	INDIAN BEND CORPORATE CENTRE
CLIENT:	EXETER DEVELOPMENT, INC.
DATE:	11/11/2011
DRAWN BY:	[Name]
CHECKED BY:	[Name]
SCALE:	AS SHOWN
PROJECT LOCATION:	INDIAN BEND RD & HAYDEN RD
ZONING:	COMMERCIAL
ADJACENT PARCELS:	[Details]
UTILITIES:	[Details]
ENVIRONMENTAL:	[Details]
REGULATORY:	[Details]
OTHER:	[Details]

INDIAN BEND CORPORATE CENTRE PRELIMINARY SITE PLAN

Q Has it been initiated?

1.9 acres

MUMSP- UP case- DR, PC, CC

THEN

DR case for design

Lots need to be assembled. MD case.

Q Traffic Signal Easement. Does a signal need to be put in? NO

Staff needs a side walk along the southern boundary of the property that leads the health care facility to the commercial center.

CASE HISTORY:

69-ZN-1990#4 – approved (R-5 to PCC)

Q Does the ZN need to be amended AGAIN? NO

15-ZN-2016 – withdrawn (PCC to PUD for senior care facility)