

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

Development Application



Development Application Type:

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

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input checked="" type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: _____

Property's Address: _____

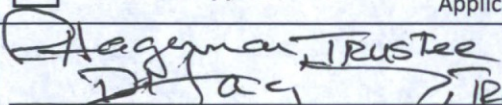

Property's Current Zoning District Designation: _____

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: R. Donald Hagerman and Rosemary Hagerman, Trustees of the R. Donald	Agent/Applicant: Josh G. Funkhouser, Esq.
Company: Hagerman and Rosemary Hagerman Revocable Trust, dated May 23, 1996	Company: Davidson & Kaffer, PLLC
Address: 7107 E. Lowden Dr., Scottsdale, AZ 85266	Address: 8700 E. Pinnacle Peak Rd., Ste. 221
Phone: 480-595-7617 Fax:	Phone: 440-506-3398 Fax: 480-585-8585
E-mail: rosemaryblanchard07@gmail.com	E-mail: josh@davidsonlaw.net
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.
 Owner Signature	 Agent/Applicant Signature

Official Use Only

Submittal Date: _____

Development Application No.: _____

Planning and Development Services

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

City of Scottsdale's Website: www.scottsdaleaz.gov

11-AB-2017
10/9/2017

Development Application

Review Methodologies



Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1 Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review,
- City staff and the applicant to collaboratively work together regarding an application, and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2 Standard Application Review Methodology

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion 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's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note

- 1 Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning and Development Services

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Development Application

Arizona Revised Statutes Notice



§9-834 Prohibited acts by municipalities and employees, enforcement, notice

- A A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G This section does not abrogate the immunity provided by section 12-820 01 or 12-820 02.

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City of Scottsdale's Website www.scottsdaleaz.gov



City of Scottsdale Cash Transmittal

112569

112569
1 01072023
10/9/2017 PLN-1STOP
DHOL HPTC600512
10/9/2017 11:35 AM
\$1,600.00

Received From :

DONALD AND ROSEMARIE HAGERMAN
7107 E LOWDEN DR
SCOTTSDALE, AZ 85266
480-595-7617

Bill To :

DONALD AND ROSEMARIE HAGERMAN
7107 E LOWDEN DR
SCOTTSDALE, AZ 85266
480-595-7617

Reference # 494-PA-2017

Issued Date 10/9/2017

Address 7107 E LOWDEN DR

Paid Date 10/9/2017

Subdivision

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 216-67-162

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

DONALD AND ROSEMARIE HAGERMAN
7107 E LOWDEN DR
SCOTTSDALE, AZ 85266
480-595-7617

Net Lot Area 0

Sewer Type

Number of Units 1

Meter Size

Density

QS 54-44

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

City of Scottsdale

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

Date: 10/9/2017 Cashier: DHOL
Office: PLN-1STOP Mach ID: HPTC6005125
Tran #: 1 Batch #: 62786

Receipt: 01072023 Date: 10/9/2017 11:35 AM
112569
3136 ABANDON R/W FEES \$1,600.00

TENDERED AMOUNTS:

Check Tendered: \$1,600.00
CHK #: 1152 ROSEMARY BLANCHARD

Transaction Total: \$1,600.00

Thank you for your payment.
Have a nice day!


SIGNED BY DONALD ON 10/9/2017

Total Amount

\$1,600.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the permit if additional funds are due. Payment will be due within 30 days notification.

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

11-AB-2017
10/9/2017

Abandonment

Development Application Checklist



At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application Checklist are required

To avoid delays, all documents in your Development Application must be complete and comply with the following

- The General Plan
- The Scottsdale Revised Code, including the Zoning Ordinance
- Stipulations of any Development Application approved before this application is submitted
- Scenic Corridor Design Guidelines
- Transportation Master Plan and related local plans
- The Design Standards & Policies Manual

A Development Application that does not include all the required items, does not meet the standards above, or is inconsistent with previously submitted pre-application information may not be accepted. A Development Application received by the City does not mean that the application meets the minimum submittal requirements. The City may request additional information to facilitate review, even if the Development Application is deemed complete.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

When Items 1 through 16 are ready for submittal, call 480-312-7767 to schedule a submittal meeting with a Planning Specialist, provide your pre-application number 494-PA-2017

SUBMITTAL REQUIREMENTS

Req'd	Rec'd	Documents required for a complete application. Unless otherwise indicated, all documents shall be provided in an 8 1/2" x 11" format
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Abandonment Development Application Checklist (this Checklist)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Application Fee \$ <u>1600.00</u> (subject to change)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 Development Application Form (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4 Application Narrative <ul style="list-style-type: none"> • Reason for request • Consideration for Abandonment • 4 copies

Planning and Development Services

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Abandonment Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	5 Affidavit of Authorization to Act for Property Owner (form provided, required only for non-city-owned property) OR SIGN APPLICATION <ul style="list-style-type: none"> Required when the applicant is not the property owner Required when the applicant is an organization
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6 Consideration for Abandonment Information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 Legal Description and Graphic of Area(s) to be Abandoned <ul style="list-style-type: none"> Include required reservations on both legal description and graphic Comply with all Maricopa County Recorder requirements, including minimum 10 point font, 1/2" clear borders and acid free paper
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8 Title Insurance Commitment (form provided Requirements for Submitting Evidence of Title to the City of Scottsdale Planning Department) <ul style="list-style-type: none"> Include Schedule A and B Commitment shall be dated no later than 30 days before application submittal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9 Utility Consent Letters (See the City website for contact information http://www.scottsdaleaz.gov/codes/utility-contacts)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10 Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11 Agreement and Release by GLO Abandonment Parcel Owner (form provided) <ul style="list-style-type: none"> Originally signed agreement form must be returned Copy and faxes will not be accepted
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12 Photo Exhibit of Existing Conditions Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> 8-1/2" x 11" - 1 copy of the set of prints See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal) At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13 Aerial Photo with Proposed Site Plan Overlay (all photos must be suitable for reproduction) <ul style="list-style-type: none"> 24" x 36" - 2 color copies, folded 11" x 17" - 1 color copy 8 1/2" x 11" - 1 color copy Photo shall be the most recent available, and should not be more than 1 year old Site plan overlay shall show lot lines, tracts, easements, street locations and names, and surrounding zoning <ul style="list-style-type: none"> <input type="checkbox"/> 750 foot radius from site <input type="checkbox"/> 1/4 mile radius from site <input type="checkbox"/> Other _____ radius from site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14 Neighborhood Notification Checklist (forms provided) <ul style="list-style-type: none"> If substantial modifications are made to an application, additional notification may be required
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15 Request for Neighborhood Group/Homeowners Association (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16 Request for Site Visits and/or Inspections (form provided)

Planning and Development Services

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Abandonment Development Application Checklist

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

ADDITIONAL SUBMITTAL REQUIREMENTS

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

		1 Applicable Dedication and Consent Forms (forms provided) <ul style="list-style-type: none"> <input type="checkbox"/> Drainage and Flood Control Easement and Provision for Maintenance <input type="checkbox"/> Natural Area Open Space Easement Including Restored Desert <input type="checkbox"/> Public Right-of-way Dedication <input type="checkbox"/> Public Non-motorized Access Easement <input type="checkbox"/> Public motorized Access <input type="checkbox"/> Public Utility Easement <input type="checkbox"/> Scenic Corridor Easement <input checked="" type="checkbox"/> Sewer Line Easement <input type="checkbox"/> Vehicular Non-Access Easement <input type="checkbox"/> Waterline Easement <input type="checkbox"/> Confirmation of Dedication <input checked="" type="checkbox"/> Other Easement or Dedication <div style="margin-top: 10px;"> <p style="margin: 0;">RIGHT-OF-WAY & CUL-DE-SAC</p> <p style="margin: 0;">DUE. ↗</p> <p style="margin: 0;">W.L.E.</p> </div>
		Other <u>RELEASE OF N.A.O.S.</u> <u>REGENERATION PLAN FOR N.A.O.S.</u> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

Planning and Development Services

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Abandonment Development Application Checklist

Application contact

Name (print) Jesús Murillo Phone Number 480-312- 7049

email jmurillo @scottsdaleaz.gov Date 7/10/17

Signature 

An applicant may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code, or authorized substantive policy statement related to this abandonment application. The request shall be in writing on the City form and submitted to

Planning & Development Services Director
7447 E Indian School Rd, Suite 105
Scottsdale, AZ 85251

For City use only

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

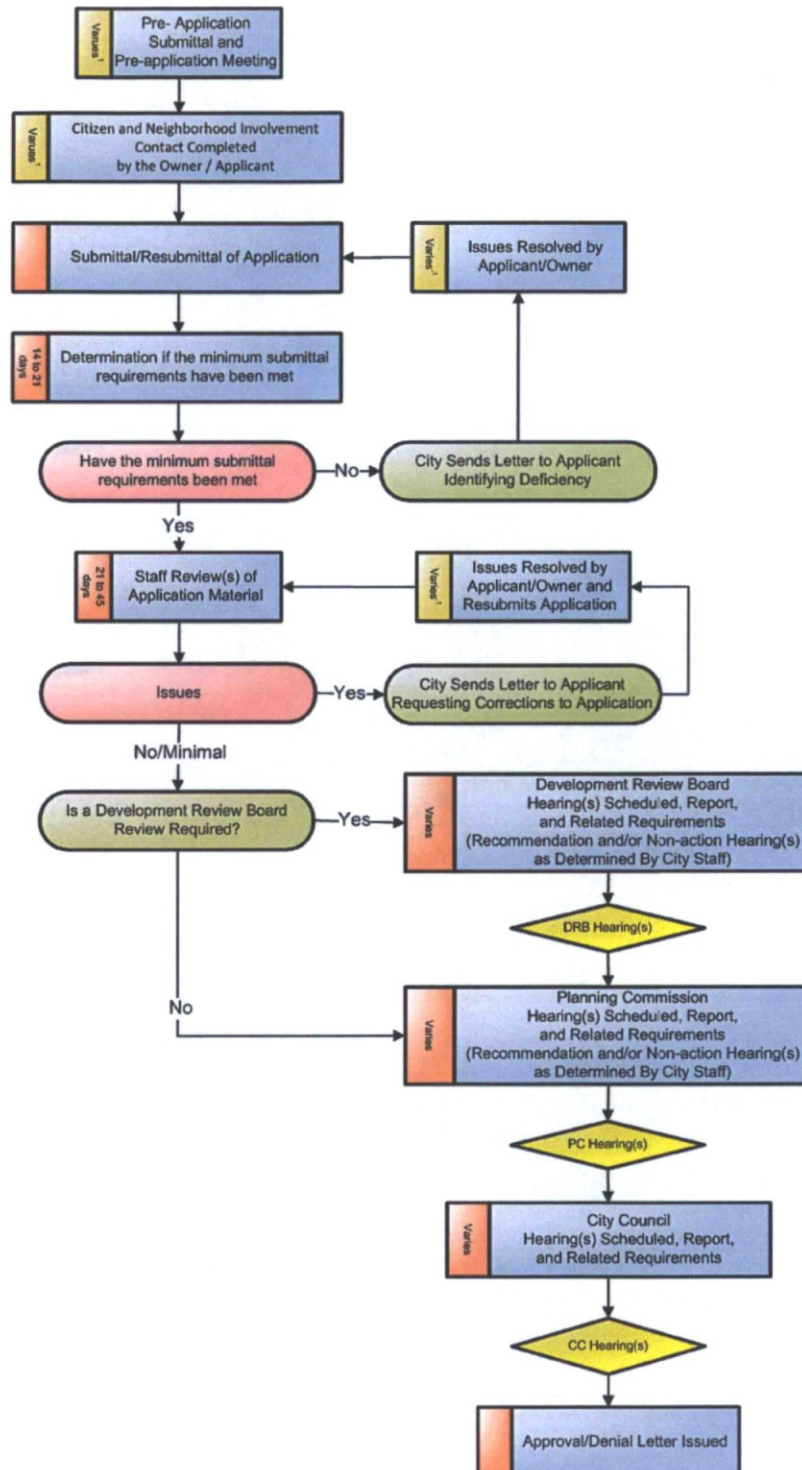
Planning and Development Services

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Development Application Process

Abandonment (AB), Municipal Use Master Site Plan (UP),
Infill Incentive (II) & Zoning District Map Amendment (ZN)



Note:

1. Time period determined by owner/applicant.

Planning and Development Services Division
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