



# CERTIFICATE OF NO EFFECT - HISTORIC RESOURCES

64-HP-2018

Hotel Valley Ho - New Cabana

## APPLICATION INFORMATION

LOCATION:	6850 E Main St	APPLICANT:	Michael Perez
PARCEL:	130-11-174A	COMPANY:	Mendil + Meyer Design Studio
Q.S.:	16-44	ADDRESS:	15035 N 73rd St building b Phoenix, AZ 85260
CODE VIOLATION #:		PHONE:	(801) 205-3817

Request: Request for approval of a Certificate of No Effect for modifications to the pool area of the existing Hotel Valley Ho, with Highway Commercial Downtown Overlay Historic Property (C-3 DO HP) zoning, located at 6850 E. Main Street.

### Certificate of No Effect Criteria:

In accordance with the Section 6.122.D of the Zoning Ordinance, the Historic Preservation Officer:

- Finds that the proposed work is determined the proposed work is minor and clearly within the adopted Historic Preservation Plan;
- Requires that any modifications to the proposed work requested by the Historic Preservation Officer are agreed to by the owner/applicant; and
- Finds that the proposed work will not diminish, eliminate, or adversely affect the historic character of the subject property or the HP District.

## STIPULATIONS

1. Final plans submittal shall be in conformance with the plans submitted with this application, having a City staff approval dated 12/28/2018.

## CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for plan review:

ARCHITECTURAL: ☒ 4 sets of architectural plans

### Expiration of this Certificate of No Effect Determination

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

SIGNATURE:



Jeff Barnes

DATE: 12/28/2018

## Planning and Development Services

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

December 18, 2018

**MENDIL+MEYER**  
DESIGN STUDIO

Hotel Valley Ho – New Poolside Cabana

Project # 915-PA-2018

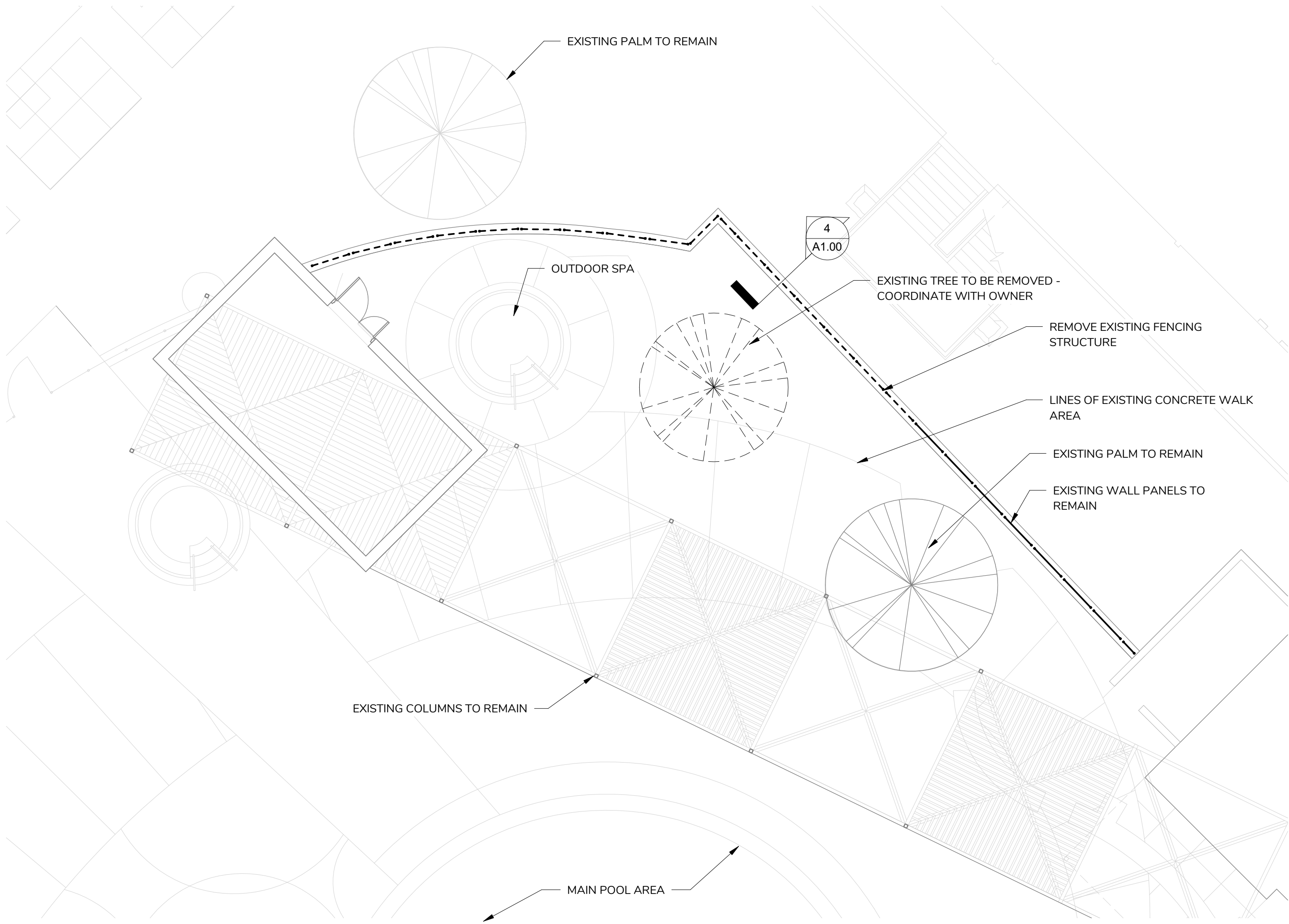
Address: 6850 E Main St  
Scottsdale, AZ 85251

## **Project Narrative**

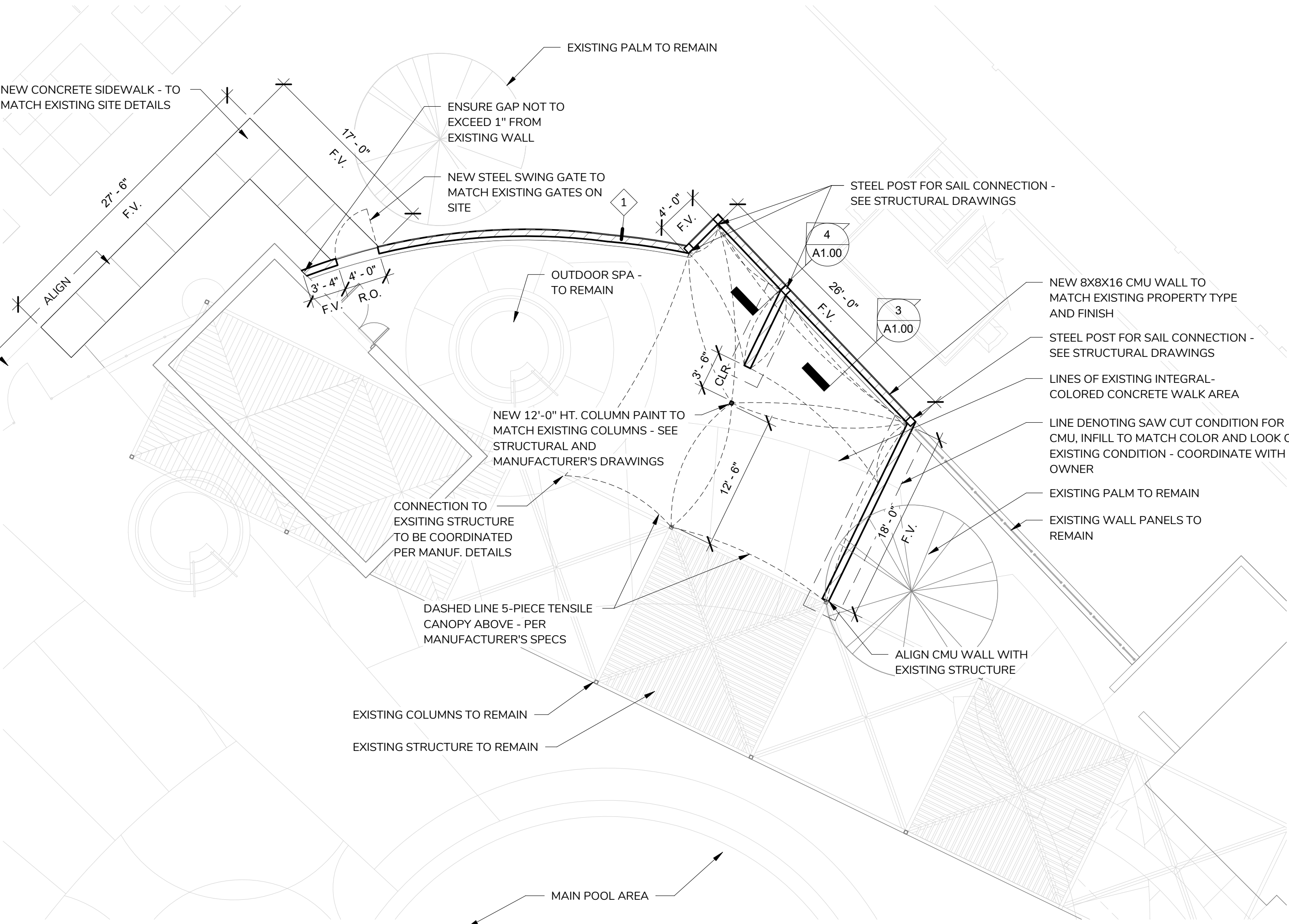
Within the hotel valley ho property, along the pool area, a new tensile canopy is being proposed to be installed at the northeast corner of the pool area. The new canopy will introduce a masonry block wall, partially, along the perimeter of the pool area and tensile canopy shades within the space. All colors, materials, and details will match existing site conditions along the pool area.

To maintain the historic presence of the property, all new improvements will match existing conditions and aesthetics along the pool area. No new materials, unfamiliar to the site will be introduced.

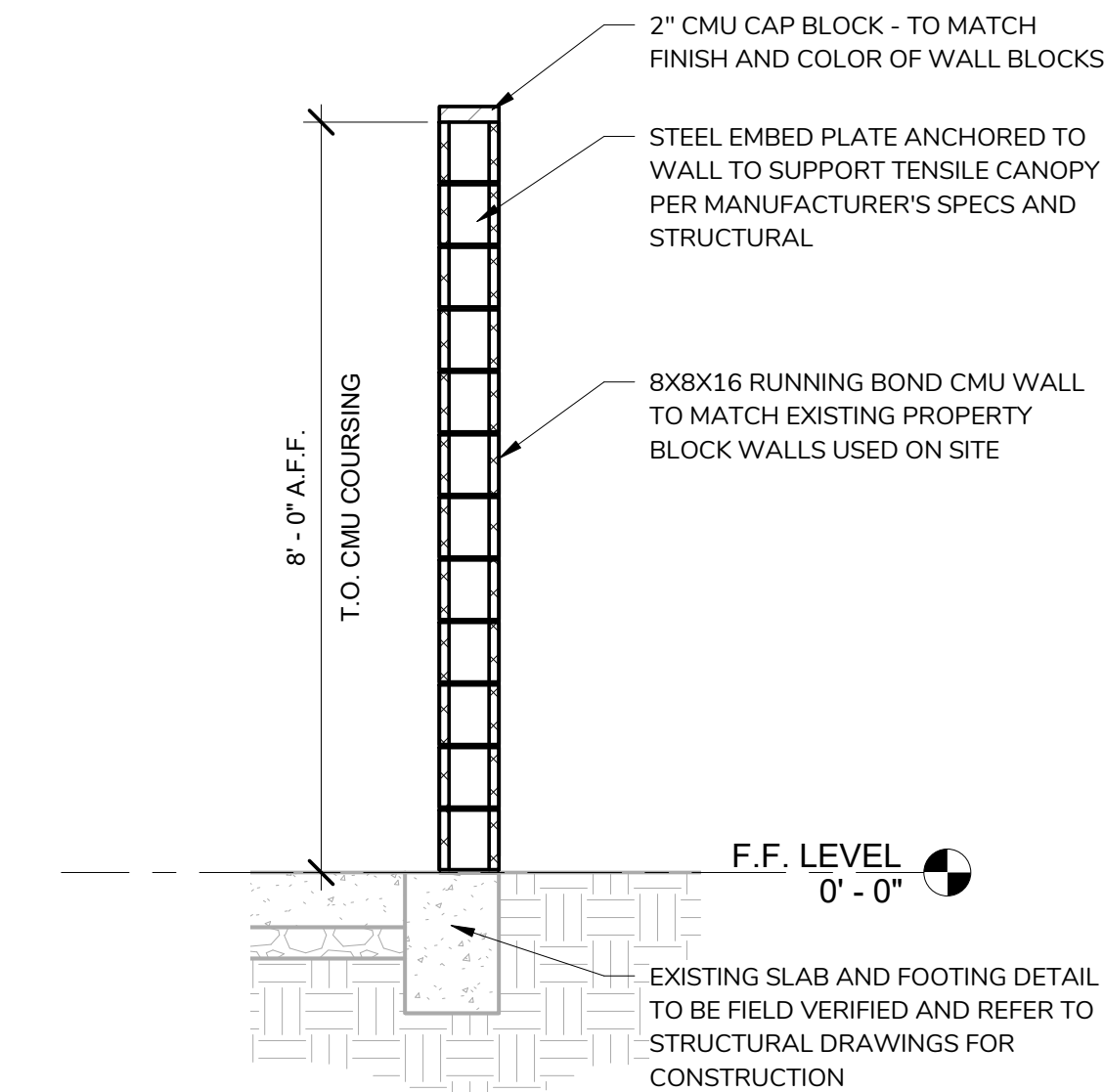




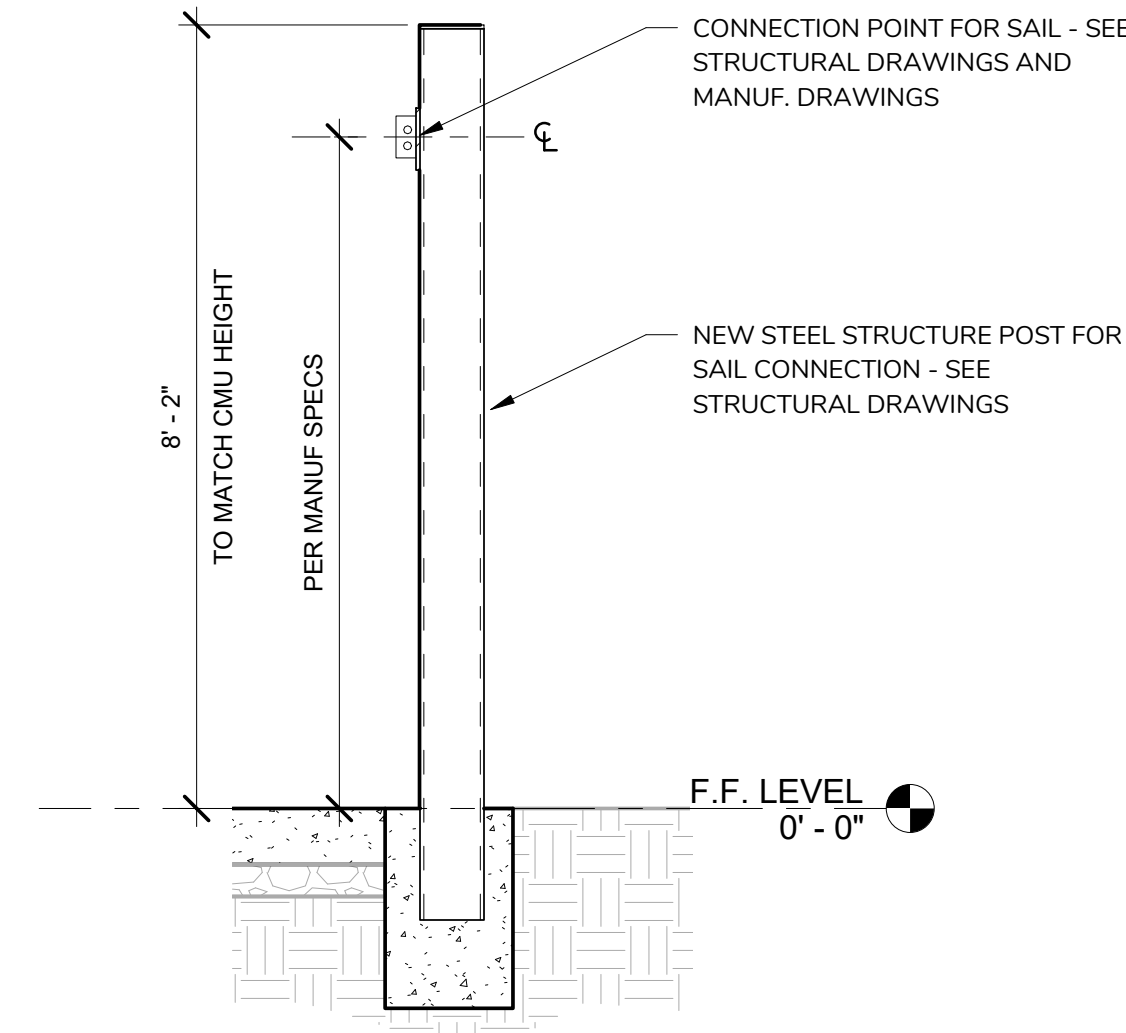
1 DEMOLITION PLAN  
1/8" = 1'-0"



2 PROPOSED PLAN  
1/8" = 1'-0"



3 TYPICAL CMU WALL SECTION  
1/2" = 1'-0"



4 TYP SECTION AT SAIL CONN.  
1/2" = 1'-0"

# HOTEL VALLEY HO POOLSIDE CABANA

6850 E Main St, Scottsdale, AZ 85251

## PROJECT DESCRIPTION

WITHIN THE HOTEL VALLEY HO PROPERTY, ALONG THE POOL AREA, A NEW TENSILE CANOPY IS BEING PROPOSED TO BE INSTALLED AT THE NORTHEAST CORNER OF THE POOL AREA. THE NEW CANOPY WILL INTRODUCE A MASONRY BLOCK WALL, PARTIALLY, ALONG THE PERIMETER OF THE POOL AREA AND TENSILE CANOPY SHADES WITHIN THE SPACE. ALL COLORS, MATERIALS, AND DETAILS WILL MATCH EXISTING SITE CONDITIONS ALONG THE POOL AREA.

## SHEET INDEX

STRUCTURAL	
S1	G.S.N. AND DETAILS
ARCHITECTURAL	
A1.00	PROJECT DATA, PROPOSED LAYOUTS, AND DETAILS
ELECTRICAL	
E-1	SITE ELECTRICAL PLAN
E-2	ELECTRICAL PLAN
E-3	ONE-LINE DIAGRAM

## PROJECT TEAM

### OWNER

COMPANY: HOTEL VALLEY HO  
ADDRESS: 6850 E Main St  
  
Scottsdale, AZ 85251  
CONTACT: RONEN AVIRAM  
PHONE: (480) 421-7810

### ARCHITECT

COMPANY: MENDIL + MEYER DESIGN STUDIO  
ADDRESS: 15035 N 73RD ST  
BUILDING B  
SCOTTSDALE, AZ, 85260  
CONTACT: BEN MEYER  
PHONE: (480) 389-2939

### STRUCTURAL

COMPANY: CARUSO TURLEY SCOTT  
ADDRESS: 1215 W. RIO SALADO PARKWAY  
SUITE 200  
TEMPE, AZ 85281  
CONTACT: BRADY NOTBOHM  
PHONE: (480) 774-1700

### MECHANICAL PLUMBING ELECTRICAL

COMPANY: BOWIE TIGLAS ENGINEERING, INC  
ADDRESS: 809 W. MARYLAND AVE.  
  
PHOENIX, AZ 85013  
CONTACT: JUSTIN BOWIE, HAROLD TIGLAS  
PHONE: (602) 992-3900

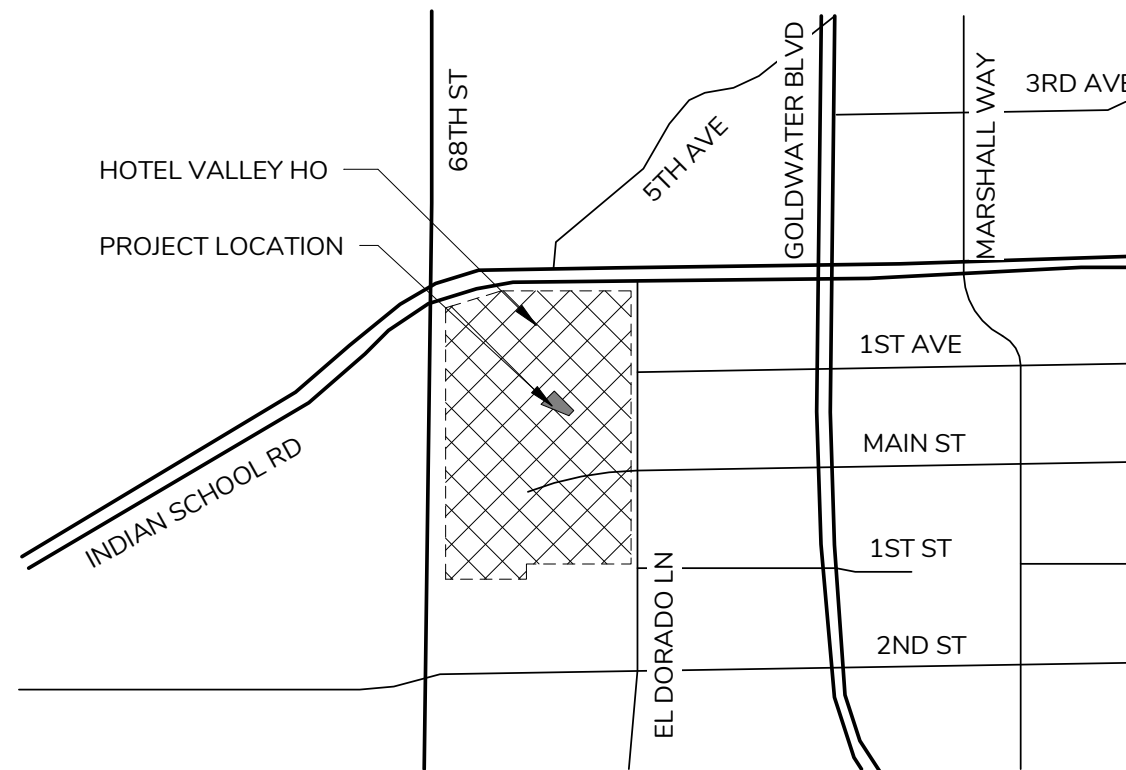
## APPLICABLE CODES

2015	INTERNATIONAL BUILDING CODE
2015	INTERNATIONAL MECHANICAL CODE
2015	INTERNATIONAL PLUMBING CODE
2014	NATIONAL ELECTRICAL CODE
2015	INTERNATIONAL FIRE CODE
2010	ADA STANDARDS FOR ACCESSIBLE DESIGN

## SITE PROJECT DATA

IMPROVEMENT AREA:	1017 S.F.
APN:	130-11-174A
SITE ADDRESS:	6850 E MAIN ST
ZIP CODE:	85251
QS NUMBER:	16-44
SUBDIVISION NAME:	PROPERTY DIVISION
MCR NUMBER:	720-09
LOT NUMBER:	1A
ZONING:	C-3 HP DO

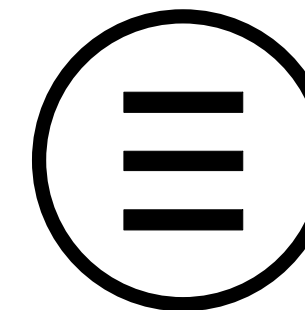
## VICINITY MAP



MENDIL + MEYER  
DESIGN STUDIO

15035 N. 73RD STREET, BUILDING B,  
SCOTTSDALE, AZ 85260

480.389.2939 : info@mandmds.com : mandmds.com



NOT FOR CONSTRUCTION

No.	Description	Date
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64-HP-2018  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
12/28/2018  
DATE APPROVED BY

Project

HOTEL VALLEY HO  
POOLSIDE CABANA

6850 E Main St, Scottsdale, AZ 85251

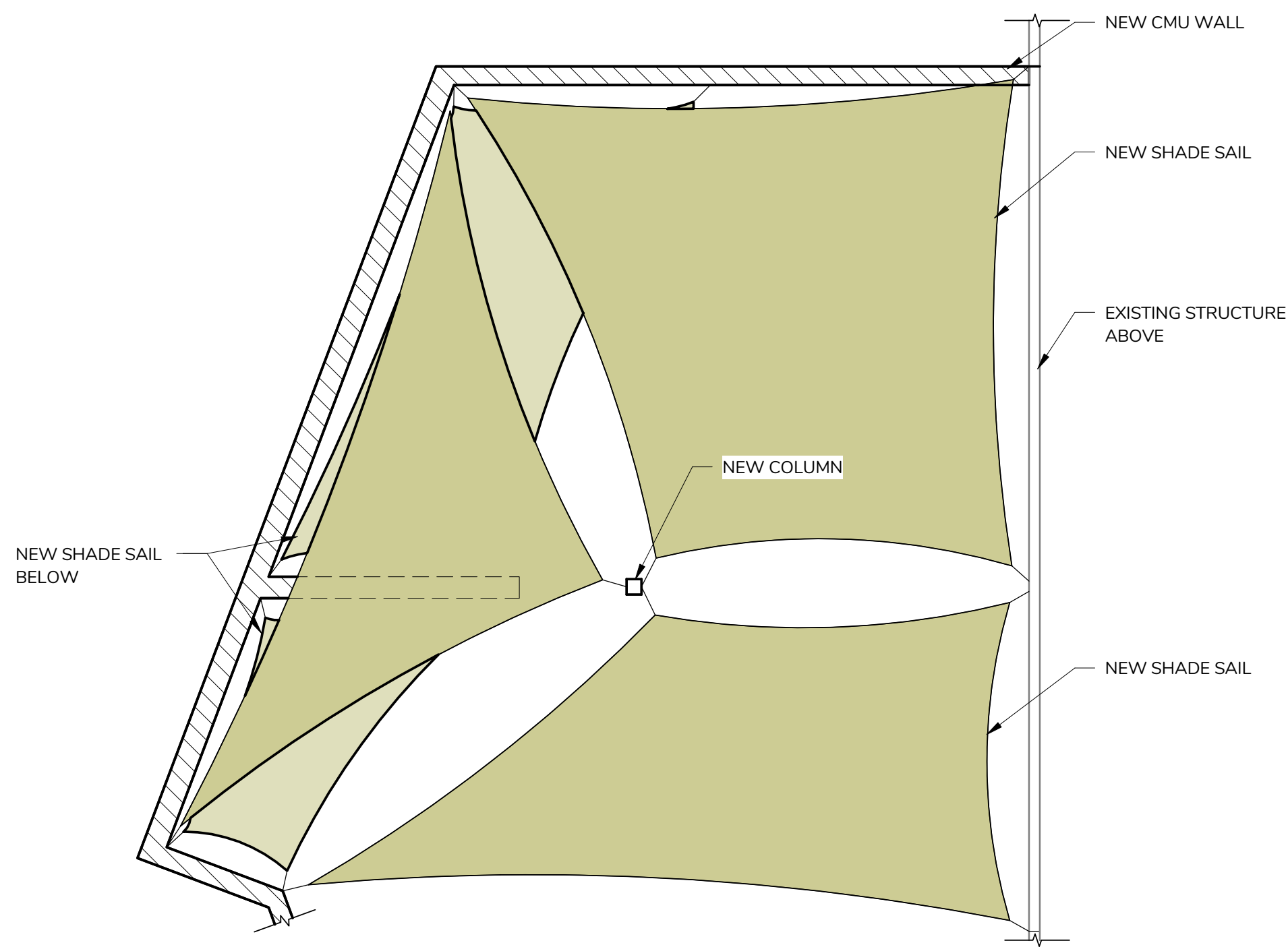
PROJECT DATA,  
PROPOSED LAYOUTS,  
AND DETAILS

Project Number	Project Number
Date	11/19/18
Drawn By	MP
Checked By	BM

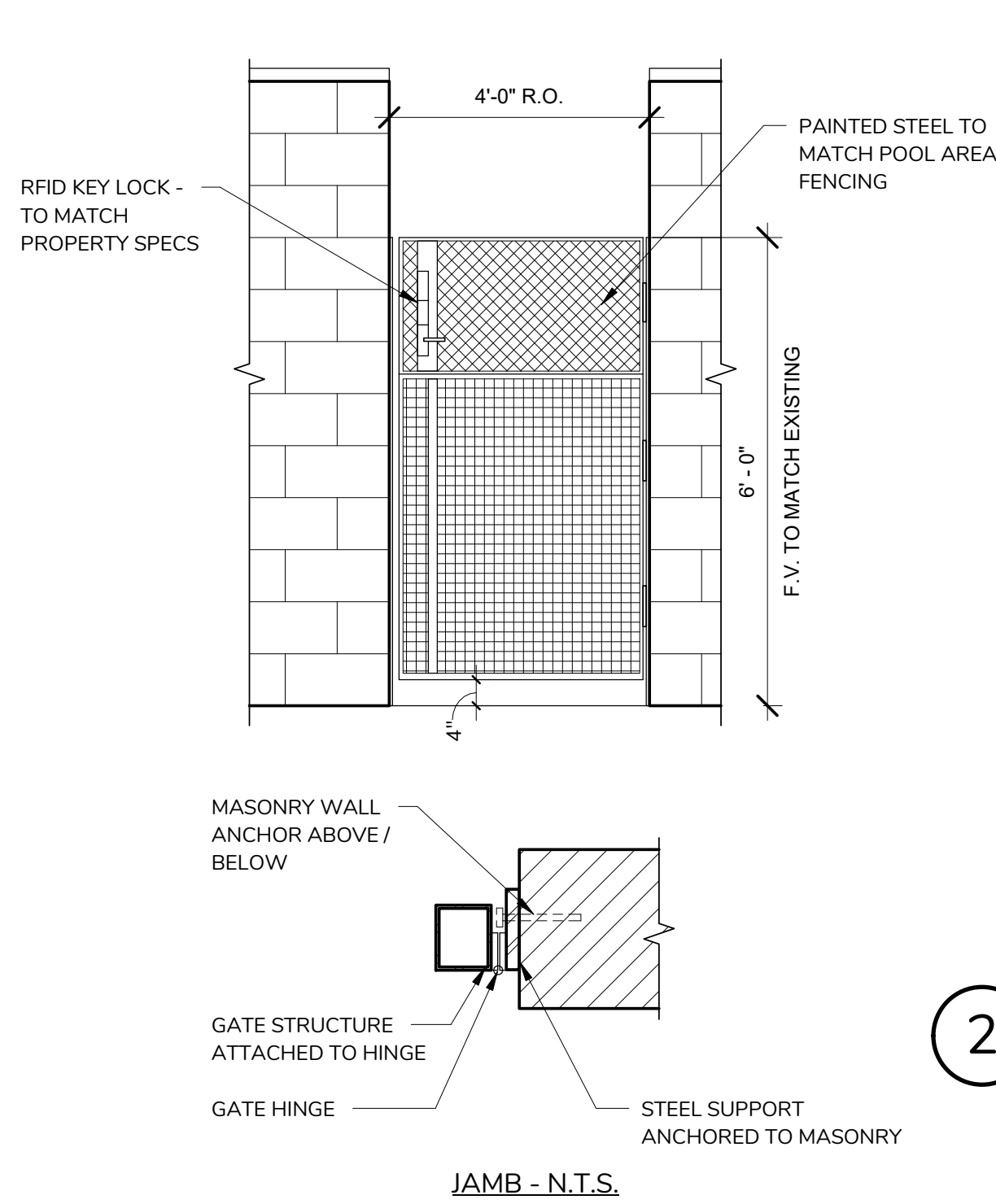
A1.00

Scale As indicated

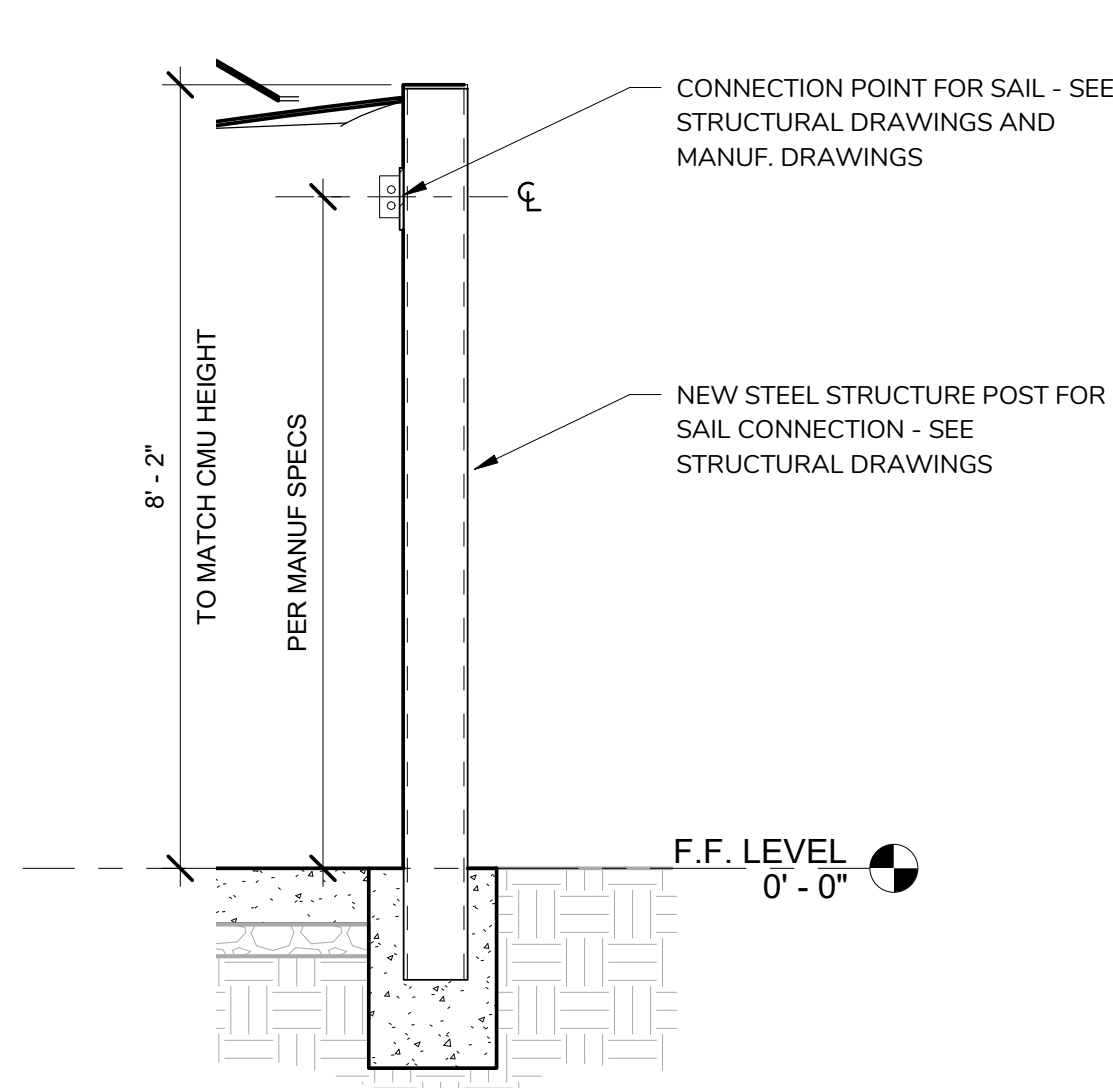




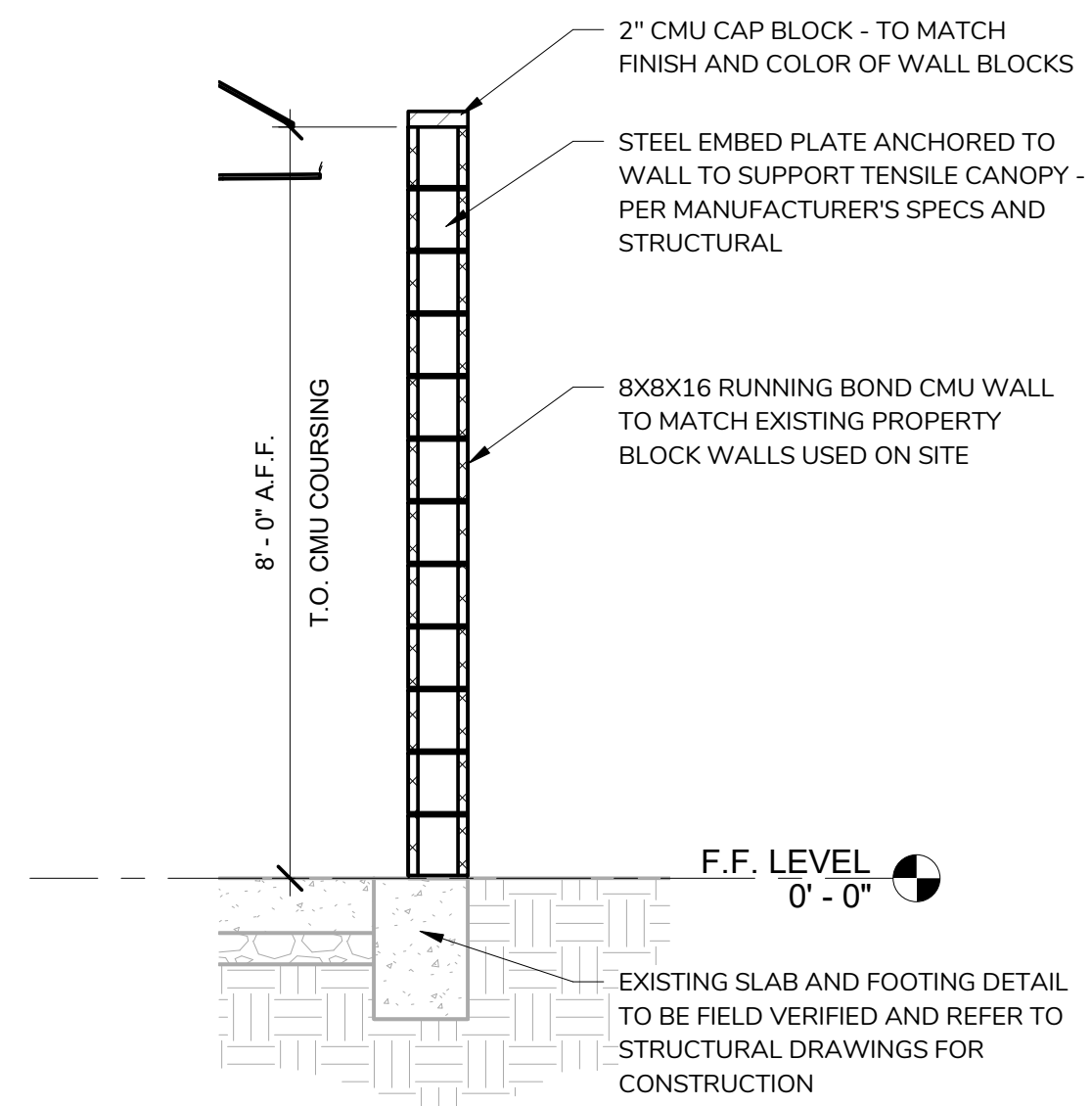
4 SHADE STRUCTURE PLAN  
1/4" = 1'-0"



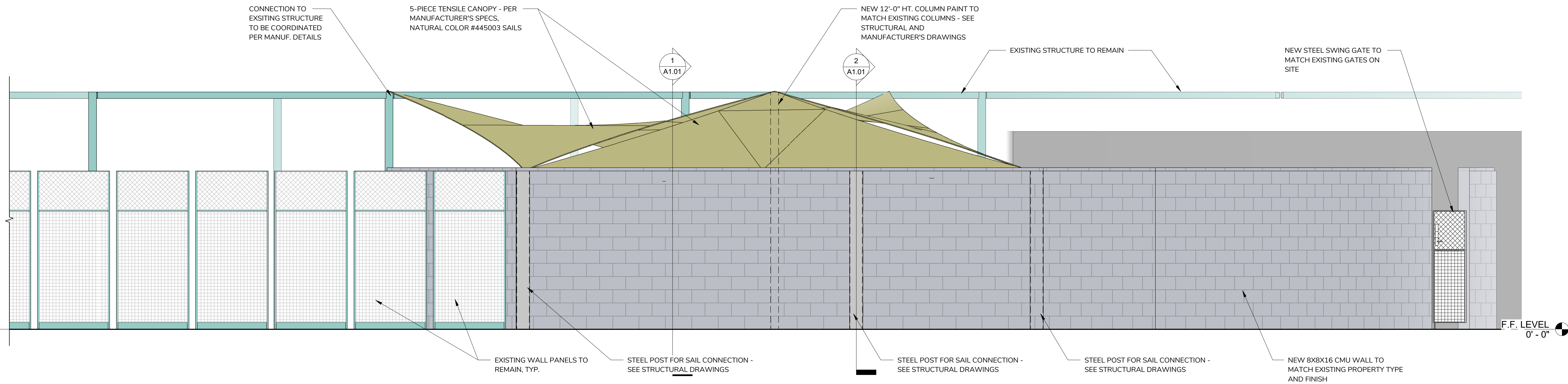
5 GATE ELEVATION  
1/2" = 1'-0"



2 TYP SECTION AT SAIL CONN.  
1/2" = 1'-0"



1 TYPICAL CMU WALL SECTION  
1/2" = 1'-0"

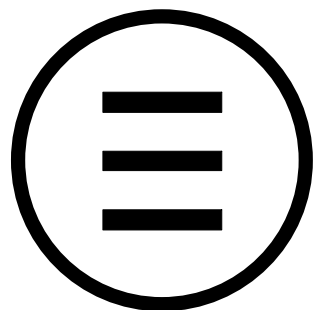


3 ELEVATION  
3/8" = 1'-0"

MENDIL+MEYER  
DESIGN STUDIO

15035 N. 73RD STREET, BUILDING B,  
SCOTTSDALE, AZ 85260

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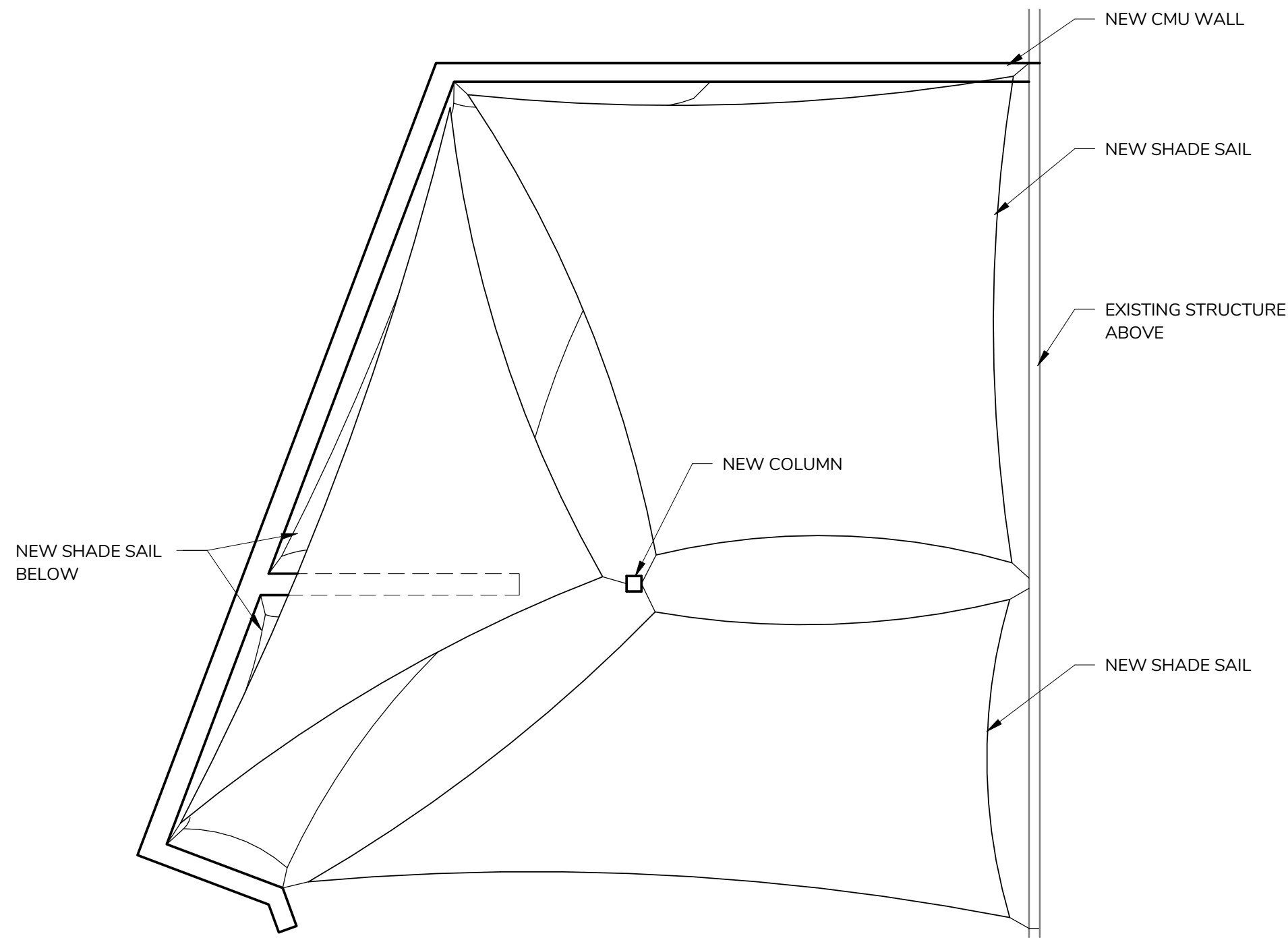
6850 E Main St, Scottsdale, AZ 85251

DETAILS

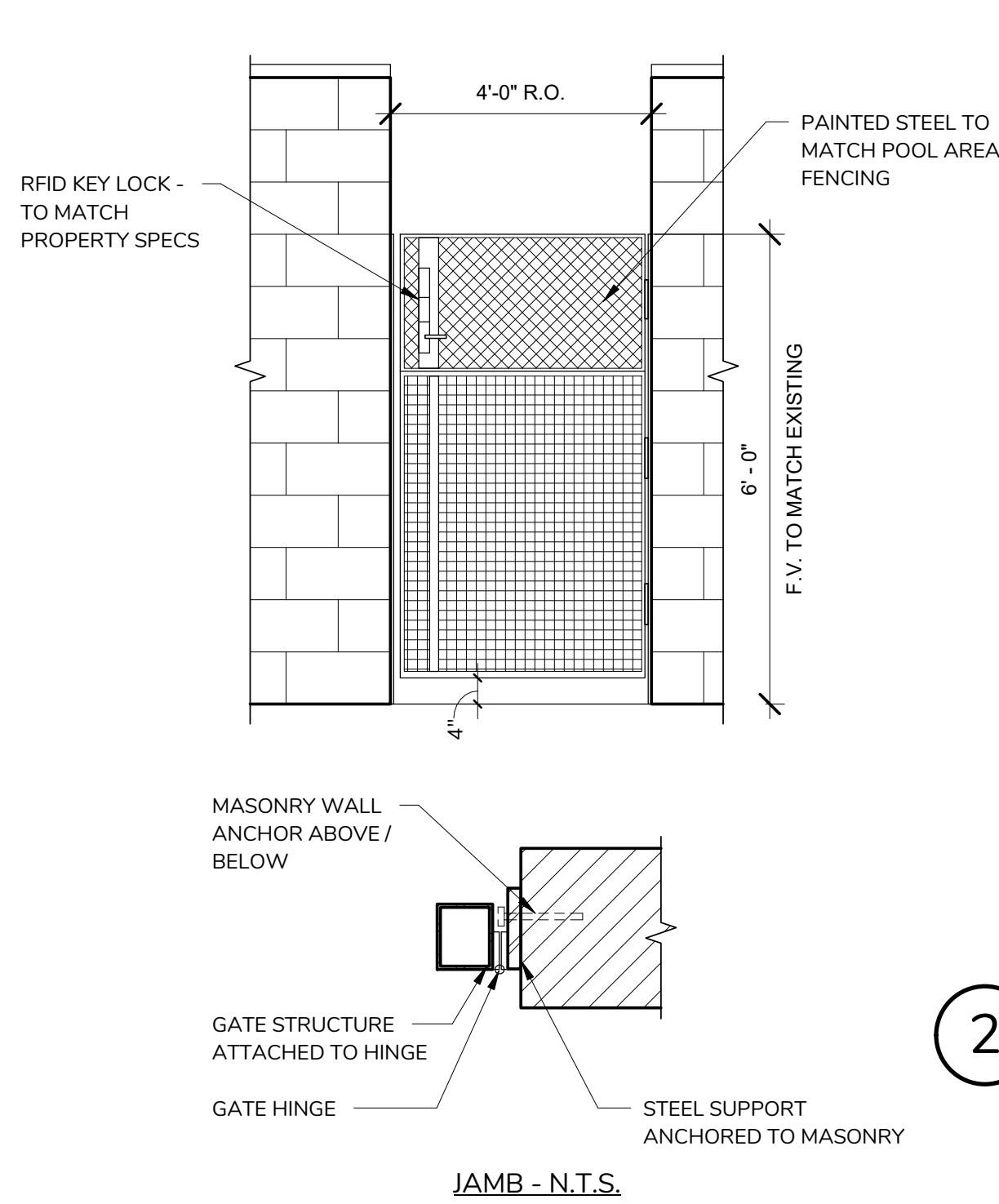
Project Number	Project Number
Date	12/10/18
Drawn By	Author
Checked By	Checker

A1.01

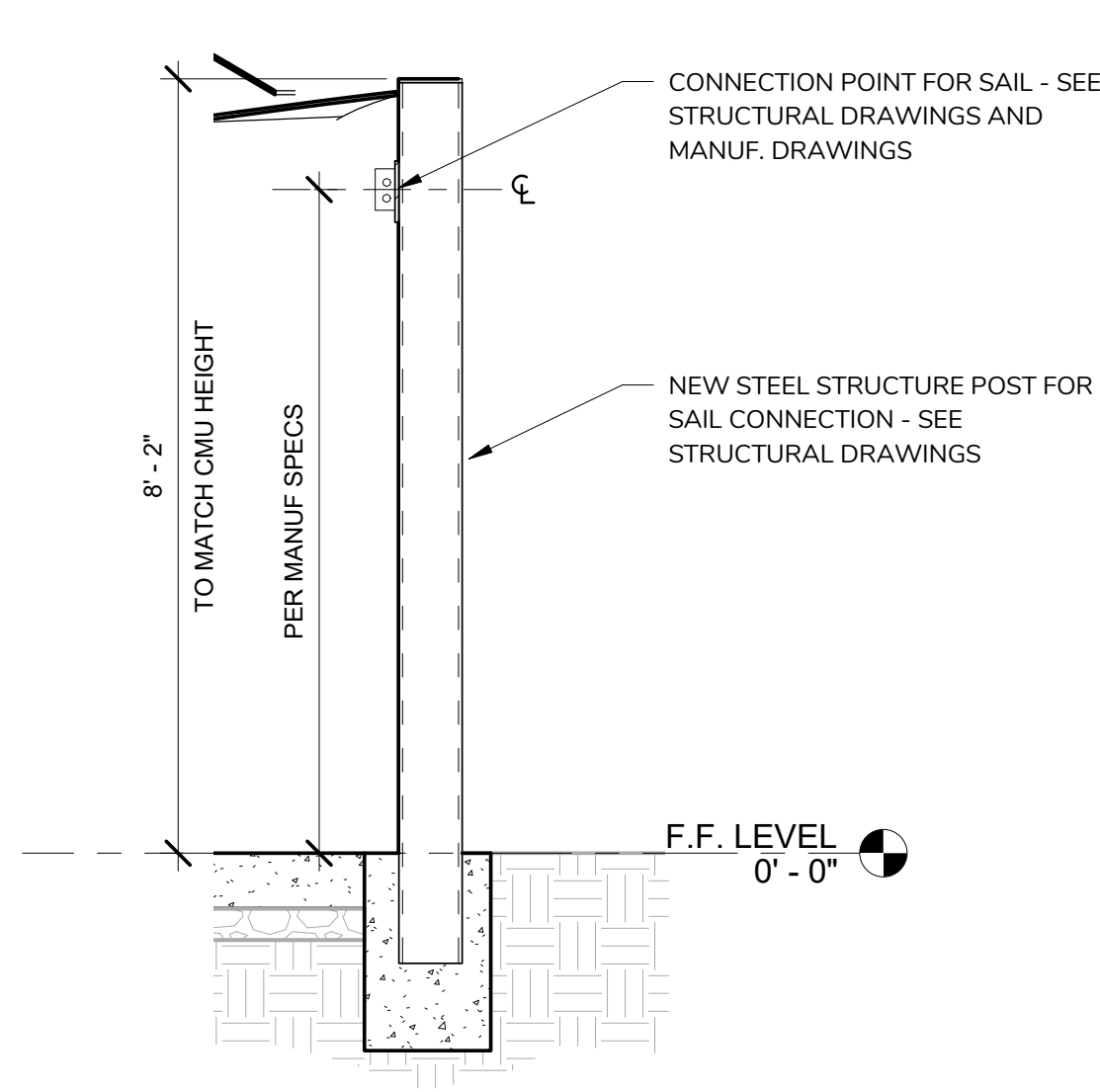
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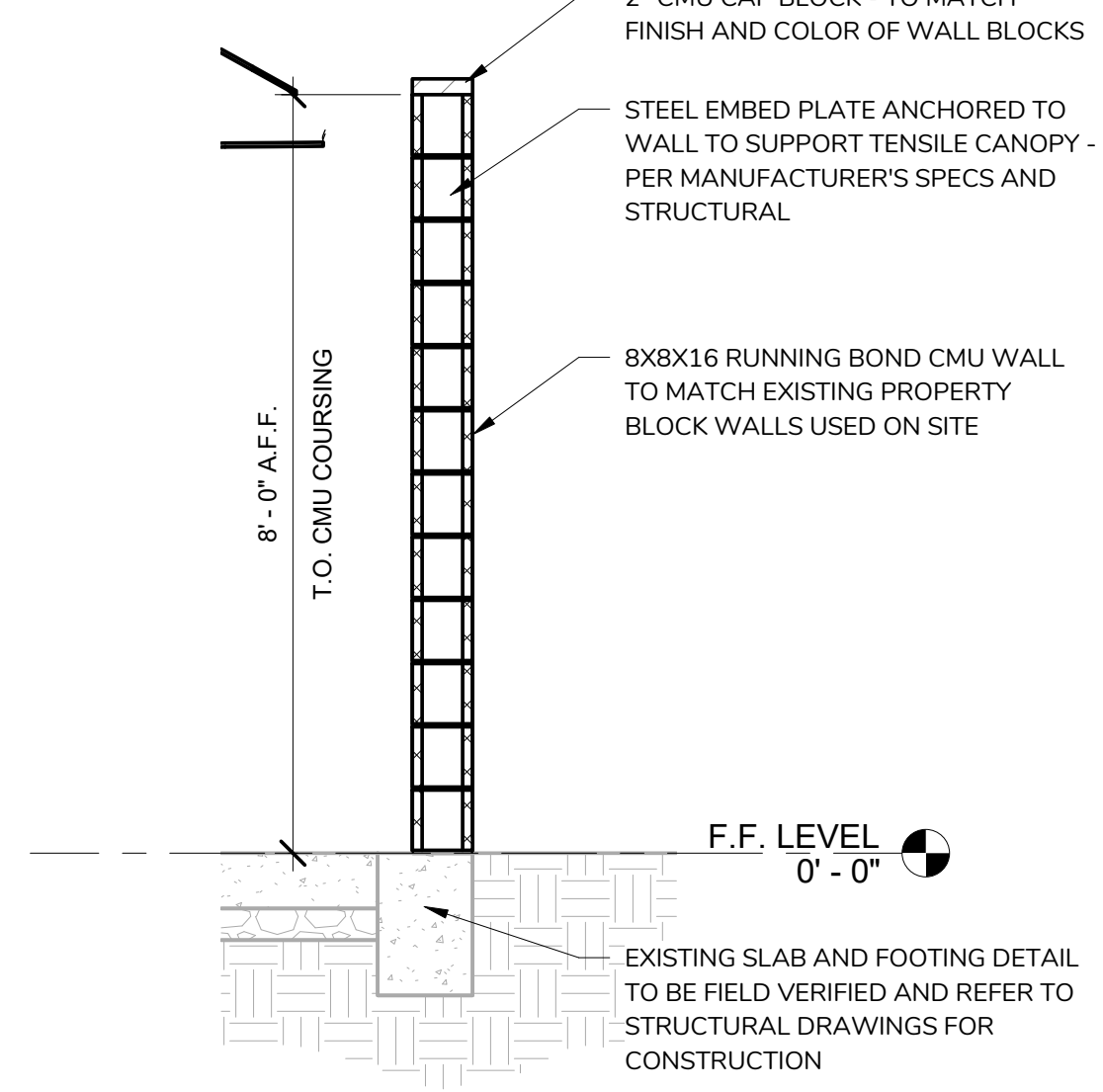
4 SHADE STRUCTURE PLAN  
1/4" = 1'-0"



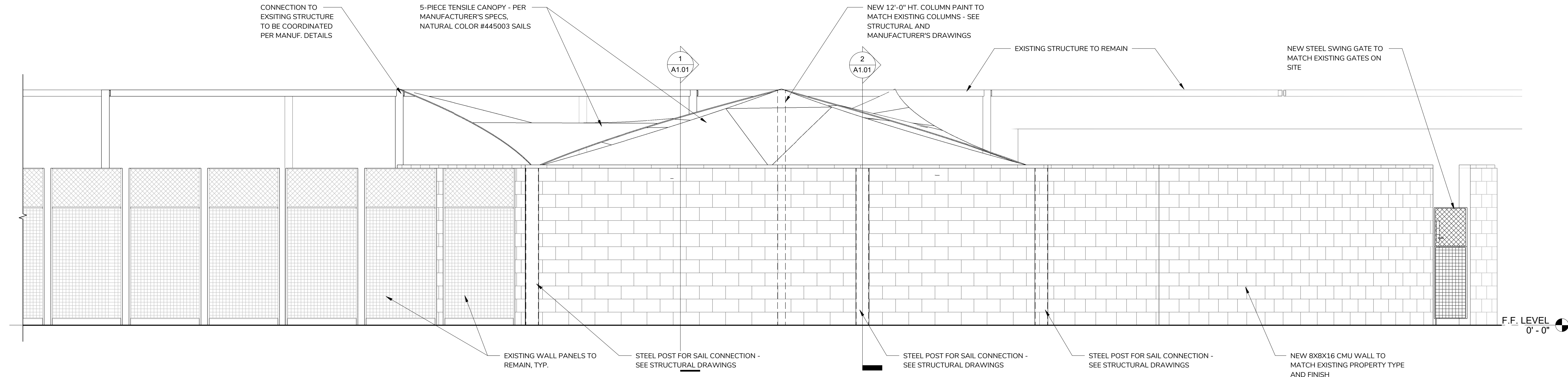
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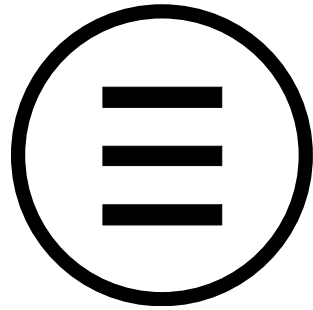


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3/8" = 1'-0"

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6850 E Main St, Scottsdale, AZ 85251

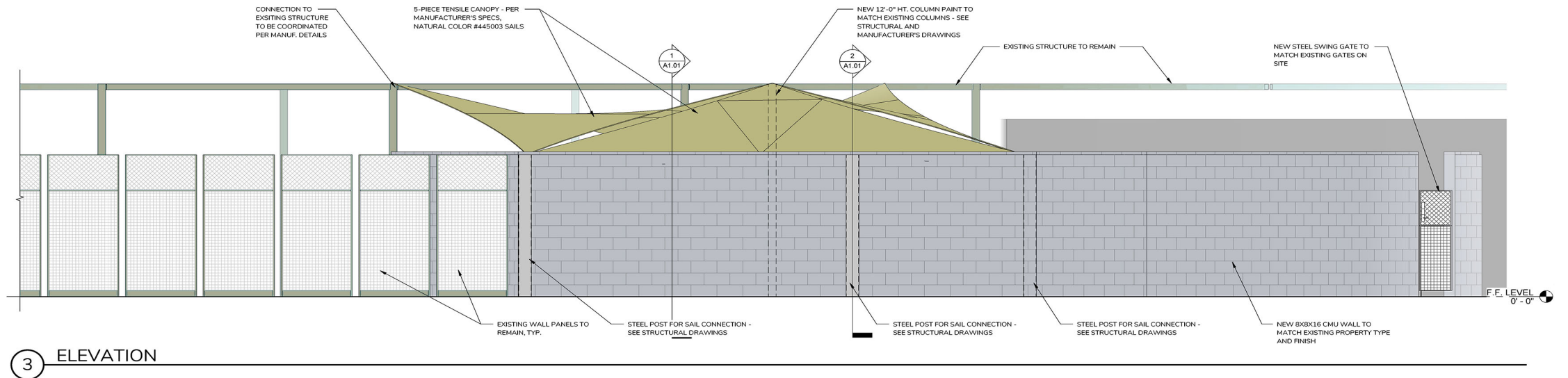
DETAILS

Project Number	Project Number
Date	12/10/18
Drawn By	Author
Checked By	Checker

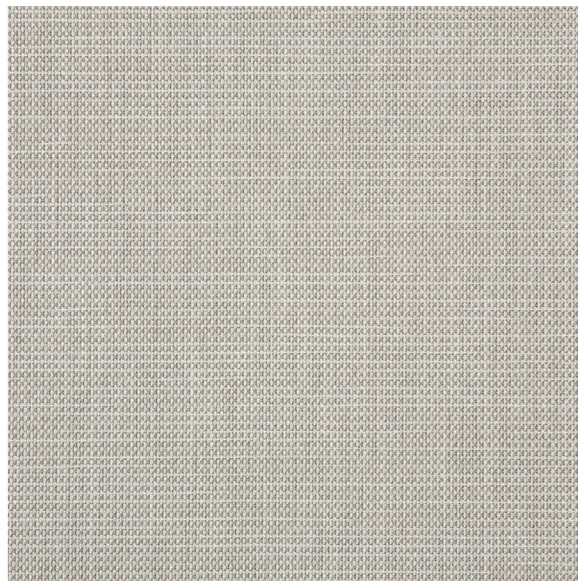
A1.01

Scale As indicated





SHADE FABRIC



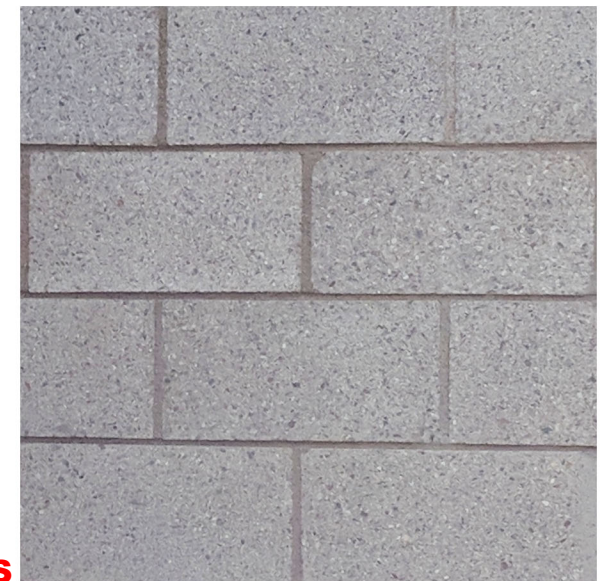
Natural  
#445003  
TENSHON, USA

PAINTED STEEL



MATCHING EXISTING

MASONRY BLOCK WALL



8X8X16  
MATCHING EXISTING

64-HP-2018

**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**

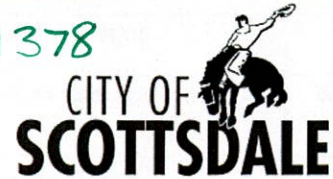
12/28/2018  
DATE

APPROVED BY 



# Historic Property

## Development Application Checklist

Key Code: V1378

### 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 Historic Preservations Plan 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.

### PART I -- GENERAL REQUIREMENTS

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

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## Historic Property Application Checklist

		applicant that will act on behalf of the property owner. (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Appeals of Required Dedications or Exactions (form provided)
		7. Deed of Conservation Easement (delayed submittal) <ul style="list-style-type: none"> <li>Must be the original signed document.</li> </ul>
<input type="checkbox"/>	<input 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"> <li>8-1/2" x 11" – ① copy</li> <li>Include complete Schedule A and Schedule B.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>8-1/2" x 11" – ② copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Request for Site Visits and/or Inspections Form (form provided)
		11. Historic Preservation Guidelines <ul style="list-style-type: none"> <li><input type="checkbox"/> Historic Residential Exterior Rehabilitation Guidelines (forms provided)</li> <li><input type="checkbox"/> Historic Residential Exterior Rehabilitation Windows Policy (forms provided)</li> <li><input type="checkbox"/> Historic Preservation Plan for the property (see that City's website at: <a href="http://www.scottsdaleaz.gov/historiczoning/historicresources">http://www.scottsdaleaz.gov/historiczoning/historicresources</a>)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	12. Historic Residential Exterior Rehabilitation Program Declaration (form provided)
		13. Historic Residential Exterior Rehabilitation Program Agreement (delayed submittal)
<input type="checkbox"/>	<input type="checkbox"/>	14. Public Participation <p><b>Step 1: Complete Neighborhood Notification</b></p> <ul style="list-style-type: none"> <li>Notify surrounding property owners &amp; HOAs of the project request and description</li> <li>Document notification on Community Input Certification form (provided)</li> </ul> <p><b>Step 2: City will post public hearing sign and provide other public notification including:</b></p> <ul style="list-style-type: none"> <li>Mailing out postcards to property owners within 750 feet</li> <li>Posting case information on the City website</li> <li>Posting on social media</li> <li>Sending to email subscribers</li> </ul>
		15. Request for Neighborhood Group Contact information (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	16. Home Owners' Association Approval Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> <li>8-1/2" x 11" - ① copy of the set of prints</li> <li>8-1/2" x 11" - ② copies of the set of prints (<b>Delayed submittal</b>). 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.</li> </ul>

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## Historic Property Application Checklist

PART II -- REQUIRED PLANS & RELATED DATA		
Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>18. Application Narrative</b> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – (4) copies</li> <li>1. 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.</li> <li>2. HRER program. The narrative for a Historic Residential Exterior Rehabilitation (HRER) program request shall address the project justification criteria specified in the HRER Guidelines.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>19. Historic Residential Exterior Rehabilitation Scope of Work and Estimates</b> (form provided) <ul style="list-style-type: none"> <li>• 8 ½" x 11" – (4) copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>20. Site Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – (2) copies, <u>folded</u></li> <li>• 11" x 17" – (1) copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – (1) copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>21. Site Details</b> (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.) <ul style="list-style-type: none"> <li>• 24" x 36" – (2) copies, <u>folded</u></li> <li>• 11" x 17" – (1) copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – (1) copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>22. Landscape Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – (2) copies, <u>folded</u> of <u>black and white line drawings</u>                (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 11" x 17" – (1) copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – (1) copy (quality suitable for reproduction)</li> </ul>

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## Historic Property Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>23. Building Elevations</b> <i>walls, gate, shade structure</i></p> <ul style="list-style-type: none"> <li>• 24" x 36" – (2) copies, <u>folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted.)</li> <li>• 24" x 36" – (2) color copies, <u>folded</u></li> <li>• 11" x 17" – (1) color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 11" x 17" – (1) copy, <u>folded</u> black and white line drawing (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – (1) color copy, (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – (1) copy black and white line drawing copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>24. Perspectives</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – (1) color copy, <u>folded</u></li> <li>• 11" x 17" – (1) color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – (1) color copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>25. Streetscape Elevation(s)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – (1) color copy, <u>folded</u></li> <li>• 11" x 17" – (1) color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – (1) color copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>26. Window Details</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – (2) copies, <u>folded</u></li> <li>• 11" x 17" – (1) copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – (1) copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>27. Floor Plans</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – (1) copy, <u>folded</u></li> <li>• 11" x 17" – (1) copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>28. Sign Details</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – (1) color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 11" x 17" – (1) copy, <u>folded</u> black and white line drawing (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – (1) color copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – (1) copy black and white line drawing (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>29. Exterior Lighting Site Plan (including exterior building mounted fixtures)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – (1) copy, <u>folded</u></li> <li>• 11" x 17" – (1) copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>30. Exterior Lighting Photometric Analysis (policy provided)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – (1) copy, <u>folded</u></li> <li>• 11" x 17" – (1) copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>

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## Historic Property Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<b>31. Manufacturer Cut Sheets of All Proposed Lighting</b> <ul style="list-style-type: none"> <li>24" x 36" – ① copy, <u>folded</u></li> <li>11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>32. Other:</b> <hr/> <div style="margin-left: 40px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded  <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)  <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) </div>

### PART III – SAMPLES & MODELS

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>33. Color Cards or Paint Color Drawdowns</b> <ul style="list-style-type: none"> <li>1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>34. Exterior Building Color &amp; Material Sample Board(s):</b> <span style="color: green; font-family: cursive;">shade material</span> 8-1/2" x 14" material sample board(s) <ul style="list-style-type: none"> <li>The material sample board shall include the following: <ul style="list-style-type: none"> <li>A color elevation of one side of the building</li> <li>3" x 3" Glass samples mounted on the board with reflectivity identify</li> <li>3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.)</li> <li>2" x 2" of proposed paint colors</li> <li>All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation.</li> </ul> </li> <li>11" x 17" – ① copy, <u>folded</u> of a printed digital photo of the material board</li> </ul>

### PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION


Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>35. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call <b>480-312-7767</b>. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>915</u> -PA- <u>2018</u>.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>36. Submit all items indicated on this checklist pursuant to the submittal requirements.</b>

## Planning and Development Services

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## Historic Property Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	38. <b>Delayed Submittal.</b> Additional copies of all or certain required submittal indicated items above will be require 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"/>	39. Other: _____ _____ _____
<input checked="" type="checkbox"/>		40. If you have any question regarding this application checklist, please contact your Project Coordinator.
		Coordinator Name (print): <u>Jeff Barnes</u> Phone Number: 480-312- <u>7376</u> Coordinator email: <u>jbarnes</u> @scottsdaleaz.gov Date: <u>12/5/18</u> Coordinator Signature: 
		<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 need a: <input checked="" type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p><b>Required Notice</b></p> <p>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 Director, 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, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a>.</p> <p>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</p>

### Planning and Development Services

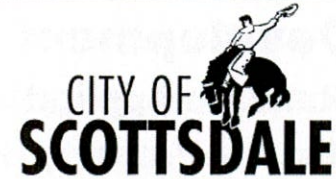
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# Development Applications Process

## Enhanced Application Review

### Historic Property (HP)

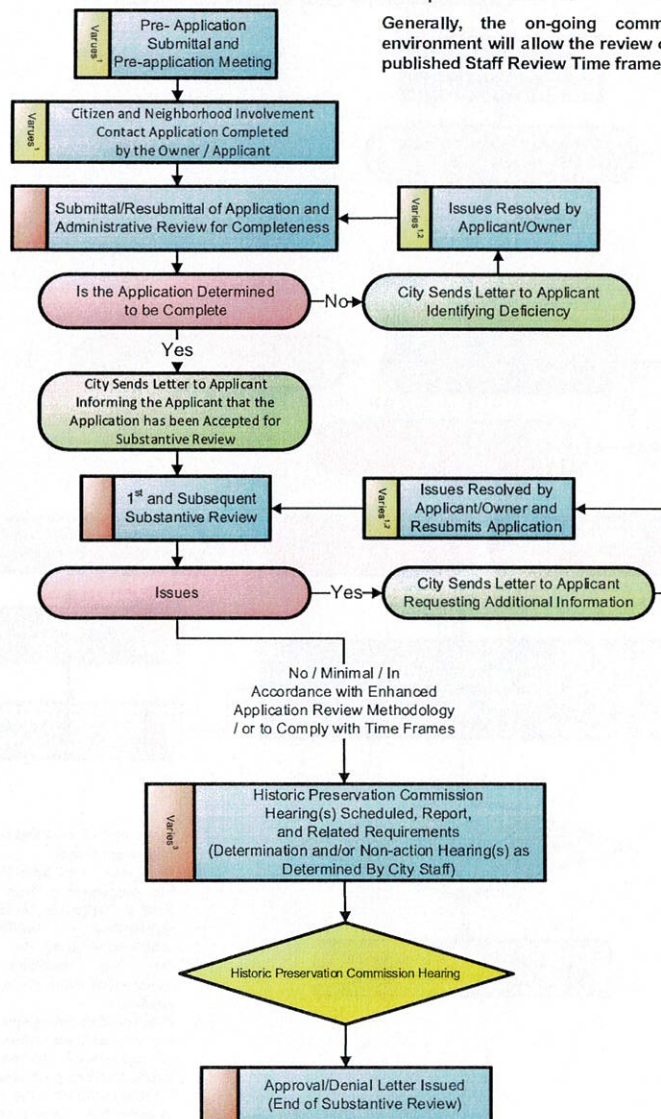


#### Enhanced Application Review Methodology

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

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

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



#### Note:

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

#### Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews in This Time Frame <sup>2,3,4</sup>	Time Frames Vary <sup>2</sup>	

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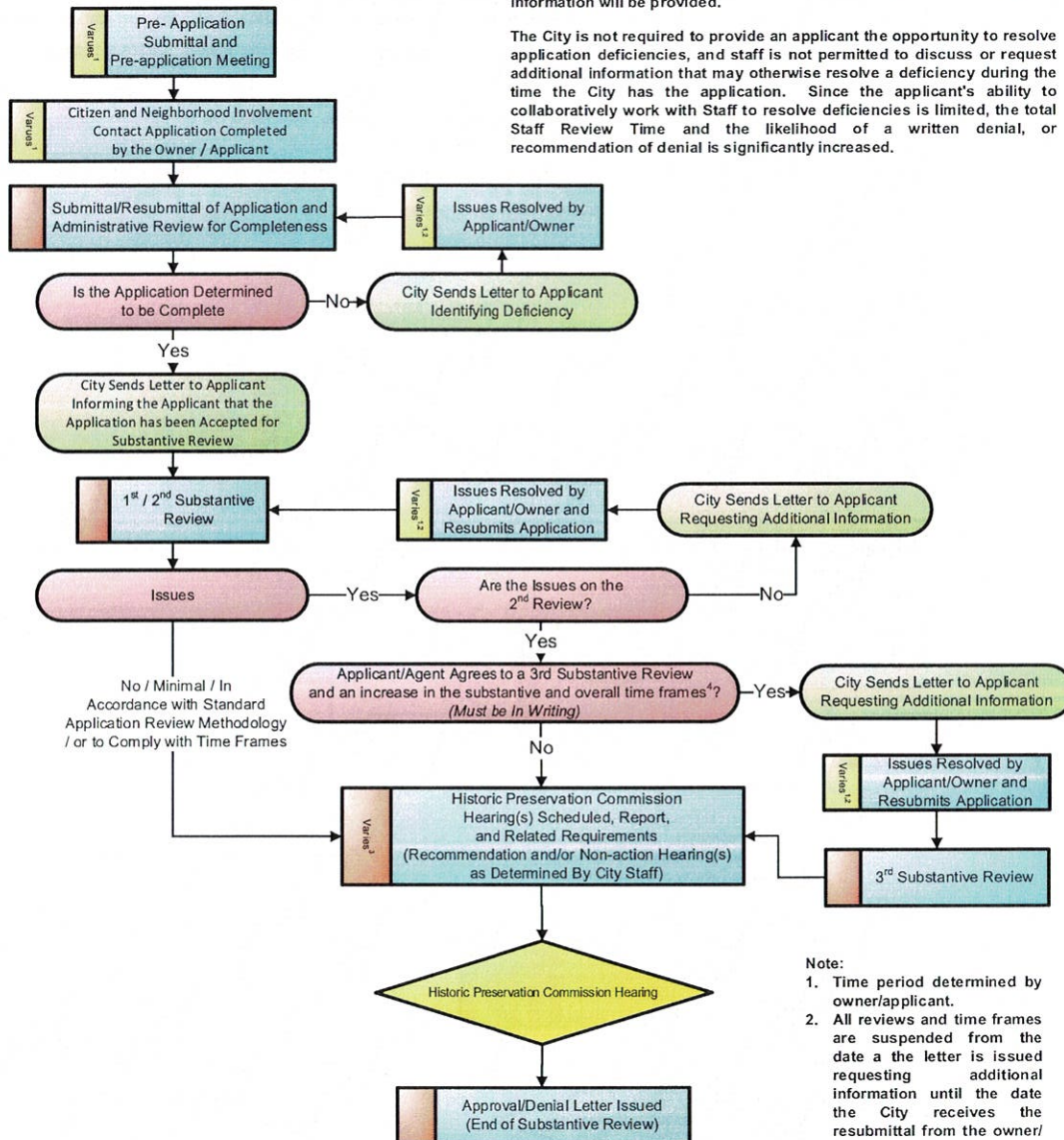
## Historic Property (HP)



**Standard Application Review Methodology:**

Under the Standa Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



## Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
15 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews in This Time Frame <sup>2,3,4</sup>	Time Frames Vary <sup>1</sup>	Letter Issued

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**A** NORTH VIEW



**B** EAST VIEW



**C** SOUTH VIEW



**D** WEST VIEW



# Development Application



## Development Application Type:

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

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Historic Property (HP)	<b>Other</b>
<input type="checkbox"/> Development Agreement (DA)	<b>Wireless Communication Facilities</b>	<input type="checkbox"/> Annexation/De-annexation (AN)
<b>Exceptions to the Zoning Ordinance</b>	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<b>Signs</b>	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	<b>Other Application Type Not Listed</b>
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

**Project Name:** HOTEL VALLEY HO NEW POOLSIDE CABANA

**Property's Address:** 6850 MAIN STREET, SCOTTSDALE, AZ 85251

### 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.

<b>Owner:</b> RONEN AVIRAM	<b>Agent/Applicant:</b> BEN MEYER
<b>Company:</b> HOTEL VALLEY HO	<b>Company:</b> MENDIL + MEYER DESIGN STUDIO
<b>Address:</b> 6850 MAIN STREET, SCOTTSDALE, AZ 85251	<b>Address:</b> 15035 N 73RD ST - BLDG B, SCOTTSDALE, AZ 85260
<b>Phone:</b> 480-421-7810 <b>Fax:</b>	<b>Phone:</b> 480-389-2939 <b>Fax:</b>
<b>E-mail:</b> RAVIRAM@HOTELVALLEYHO.COM	<b>E-mail:</b> BEN@MANDMDS.COM
<b>Designer:</b> BEN MEYER	<b>Engineer:</b> BRADY NOTBOHM
<b>Company:</b> MENDIL + MEYER DESIGN STUDIO	<b>Company:</b> CARUSO TURLEY SCOTT
<b>Address:</b> 15035 N 73RD ST - BLDG B, SCOTTSDALE, AZ 85260	<b>Address:</b> 1215 W RIO SALADO PKWY #200 TEMPE, AZ 85281
<b>Phone:</b> 480-389-2939 <b>Fax:</b>	<b>Phone:</b> 480-774-1700 <b>Fax:</b>
<b>E-mail:</b> BEN@MANDMDS.COM	<b>E-mail:</b> BNOTBOHM@CTSAZ.COM

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 applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

☐ **Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☒ **Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

 Owner Signature	 Agent/Applicant Signature
---------------------	-------------------------------

**Official Use Only**      Submittal Date:      Development Application No.:

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# Development Application

## Review Methodologies



### Review Methodologies

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

#### **1. Enhanced Application Review Methodology**

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

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

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

#### **2. Standard Application Review Methodology:**

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

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

#### **Note:**

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

## Planning and Development Services

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# **Development Application**

## **Arizona Revised Statutes Notice**



### **§9-834. Prohibited acts by municipalities and employees; enforcement; notice**

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

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# Request for Site Visits and/or Inspections

## Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 915 -PA- 2018

Project Name: HOTEL VALLEY HO - NEW POOLSIDE CABANA

Project Address: 6850 E MAIN ST, SCOTTSDALE, AZ 85251

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: RONEN AVIRAM  
Print Name

[Signature]  
Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

### Planning and Development Services

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# Appeals of Dedication, Exactions or Zoning Regulations



## Rights of Property Owner

In addition to the other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) when an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violations of Arizona and federal court decision.

## Appeal Procedure

The appeal must be in writing and specify the City action appealed and the date final action was taken, and must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken

- No fee will be charged for filing
- The city Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply
- Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- The City will submit a takings impact report to the hearing officer.
- In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- The hearing officer must render his decision within five working days after the appeal is heard.
- The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial *nevo* with the Superior Court within 30 days of the hearing officer's decision.

For questions, you may contact:

City's Attorney's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
480-312-2405

Address your appeal to:

Hearing Officer, C/O City Clerk  
3939 Drinkwater Blvd  
Scottsdale, AZ 85251

Please be aware that City Staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

## Planning and Development Services

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**Owner Certification  
Acknowledging Receipt  
Of  
Notice Of Right To Appeal  
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

**6850 E MAIN ST, SCOTTSDALE, AZ 85251**

---

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

12/16/14

# Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 6850 MAIN STREET, SCOTTSDALE, AZ 85251
- b. County Tax Assessor's Parcel Number: 130-11-174A
- c. General Location: INDIAN SCHOOL RD AND 63RD STREET
- d. Parcel Size: 8.6 ACRES
- e. Legal Description: LOT #1A (HOTEL VALLEY HO PROPERTY DIVISION) RECORDING #20020511571 (5/17/02)

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

RONEN AVIRAM  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date

12/16, 2019  
\_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_, 20\_\_\_\_

Signature

[Signature]  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Planning and Development Services

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