

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

Project Name: 101 Mega Raintree LLC

Property's Address: 8688 E. Raintree

Property's Current Zoning District Designation: C-2 & C-3

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: <u>Jim Riggs</u>	Agent/Applicant: <u>Kurt Jones</u>
Company: <u>101 Mega Raintree LLC</u>	Company: <u>Tiffany & Bosco, P.A.</u>
Address: <u>8688 E. Raintree Drive</u>	Address: <u>2525 E. Camelback Rd. 7th FL</u>
Phone: _____ Fax: _____	Phone: <u>(602) 452-2729</u> Fax: _____
E-mail: <u>kajones@tblaw.com</u>	E-mail: <u>kajones@tblaw.com</u>
Designer: <u>Vince Dalke</u>	Engineer: <u>Eric Gerster</u>
Company: <u>Dalke Design Group, LLC</u>	Company: <u>SEG</u>
Address: _____	Address: <u>8280 E. Gelding Dr, Suite 101</u>
Phone: <u>(480) 589-3793</u> Fax: _____	Phone: <u>(480) 462-2783</u> Fax: _____
E-mail: <u>Vince@dalke.designgroup.com</u>	E-mail: <u>Eric@azseg.com</u>

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

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

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

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

Owner Signature: <u>Jim Riggs</u>	Agent/Applicant Signature: _____
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Official Use Only Submittal Date: _____ Development Application No.: _____

Planning and Development Services

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

Development Application

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Request To Submit Concurrent Development Applications

Acknowledgment and Agreement



The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
☐ Text Amendment (TA)	☐ Development Review (Major) (DR)	☐ Master Sign Program (MS)
☐ Rezoning (ZN)	☐ Development Review (Minor) (SA)	☐ Community Sign District (MS)
☐ In-fill Incentive (II)	☐ Wash Modification (WM)	Other
☐ Conditional Use Permit (UP)	☐ Historic Property (HP)	☐ Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	☐ General Plan Amendment (GP)
☐ Hardship Exemption (HE)	☒ Subdivisions	☐ In-Lieu Parking (IP)
☐ Special Exception (SX)	☐ Condominium Conversion	☐ Abandonment (AB)
☐ Variance (BA)	☐ Perimeter Exceptions	Other Application Type Not Listed
☐ Minor Amendment (MA)	☐ Plat Correction/Revision	☐

Owner: Jim Riggs
Company: 101 Mega Raintree LLC
Address: 8688 E. Raintree Drive
Phone: _____ Fax: _____
E-mail: kajones@tblaw.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): Jim Riggs Title: Manager
Jim Riggs Date: 10-11-18
Signature

Official Use Only:

Submittal Date: _____

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____

Staff Signature: _____

Date: _____

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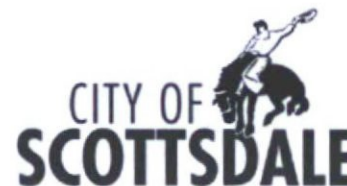
Request to Submit Concurrent Development Applications

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/2015

Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 8688 E. Paintree Drive
- b. County Tax Assessor's Parcel Number: 215-52-034M, 215-52-034L
- c. General Location: Northwest corner of Paintree Drive and Loop 101
- d. Parcel Size: 13.08 Acres
- e. Legal Description: See attached legal description
(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)

Jim Riggs

Date

10-11, 2018
_____, 20____
_____, 20____
_____, 20____

Signature

Jim Riggs

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:

8688 E. Raintree Drive, Scottsdale, AZ 85260

(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

Jim Riggs

Date

10-11-18

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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: 612 -PA- 2018

Project Name: 101 Mega Paintree LLC

Project Address: 8688 E. Paintree Drive, Scottsdale, AZ 85260

STATEMENT OF AUTHORITY:

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

Jim Riggs
Signature

City Use Only:

Submittal Date: _____ Case number: _____

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October 17, 2018

Project Narrative

Mega 101 Raintree LLC

Minor Land Division

Background

The large commercial center at the northwest corner of Raintree Drive and the Loop 101 consists of several individual pads and large retailers. The majority of the commercial center is developed on individual parcels. The shopping center is anchored on the north end by Walmart and a closed Sam's Club store. The south end of the center is anchored by the Kohl's department store. In the past few years, while the economy continues to improve, traditional retail centers have witnessed an increase in store closings and vacancies. Both the large retail stores and smaller pads have morphed over time to adapt to this ever changing market. Some of the smaller pads are renovating buildings or replacing buildings to newer uses. The larger retail spaces are struggling to find tenant to fill such large spaces such as the old Sam's Club, Mega Furniture and Sport's Chalet. The proposed minor land division intends to create several lots for some of the inline larger stores (Sports Chalet) and create new lots for redevelopment and new pad buildings.

Proposal

The minor land division proposal is to create additional lots within the center portion of the larger commercial center. The proposal includes creating:

- A separate parcel for the old Sports Chalet Store and associated parking (Lot 1)
- A separate parcel for the old Boot Barn building/pad directly east of the Sports Chalet building (Lot 2)
- A separate parcel for a new pad/building south of the Boot Barn building/pad (Lot 4)
- A separate parcel for the remainder of the inline retail center south of the Sports Chalet building (Lot 3), and
- A separate parcel for a small tract the leads from the proposed Lot 4 to the pylon sign on the loop 101 frontage road

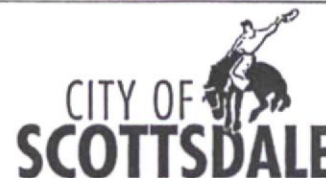
The minor land division allows for the parcels to redevelop and adapt to the ever changing commercial real estate market.

The minor land division checklist requires the project narrative address the following Development Review Board (DRB) criteria:

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10/17/2018

Submittal Date: 10-17-2018 Project No.: 612 -PA- 2018

Minor Subdivision (MD) 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 Preliminary Plat 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; 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 10 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. No application shall be accepted without all items marked below.
☒	☒	1. Preliminary Plat Application Checklist (this list)
☒	☒	2. Application Fee \$ <u>1,350</u> (subject to change every July)
		3. Checklist for Minimal Information to be Accepted for Review – Development Applications (form provided)
☒	☒	4. Completed Development Application Form (form provided) • 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 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.
☒	☒	5. Request to Submit Concurrent Development Applications (form provided)

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12-MD-2018
10/17/2018



City of Scottsdale Cash Transmittal

117125

*** DUPLICATE ***

117125
22 01163341
10/17/2018 PLN-1STOP
CHALDONADHP600G1028
10/17/2018 4:16 PM
\$1,350.00

Received From :

101 MEGA RAIN TREE LLC
9393 N 90TH ST
SCOTTSDALE, AZ 85258
602-452-2729

Bill To :

*** DUPLICATE ***

Kurt Jones
252 E. Camelback Road Seventh
Phoenix, AZ 85016
(602) 452-2729

Reference # 612-PA-2018

Issued Date 10/17/2018

Address 8682 E RAIN TREE DR

Paid Date 10/17/2018

Subdivision PROPERTY DIVISION

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR 688-12

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 215-52-034M

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

US Bank National Assoc.

Net Lot Area 0

Sewer Type

5221 N. OConnor Blvd. 600

Number of Units 1

Meter Size

Irving, TX 75039

Density

QS 34-48

(602) 452-2729

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$1,350.00	100-21300-44221

12-MD-2018

SIGNED BY TONI ANNE MOYES ON 10/17/2018

Total Amount

\$1,350.00

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

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction 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 TRANSMITTAL # 117125