

**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 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: Mehrzaad Khorsandi

Property's Address: 7655 E. Rancho Vista Dr. 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.

Owner: Mehrzaad Khorsandi

Agent/Applicant: same as owner

Company: -

Company:

Address: 7655 E. Rancho Vista Dr. Scottsdale

Address: same

Phone: 602-576-5049 85250

Phone: same Fax:

E-mail: mehr1900@line.com

E-mail: same

Designer: owner

Engineer:

Company: -

Company:

Address: same as above

Address:

Phone: same Fax:

Phone: Fax:

E-mail: same

E-mail:

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

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



Enhanced Application Review:

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



Standard Application Review:

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

Mehrzaad Khorsandi

Owner Signature

same as owner

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

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9-HP-2019

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.

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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.

APPLICATION NARRATIVE

7655 EAST RANCHO VISTA DR. SCOTTSDALE, AZ 85251

This is Mehrzad Khorsandi, requesting a permission for the remodeling of my residence at 7655 East Rancho Vista Drive. The current house is about 1150 sq. ft. this proposal for change is to take place in three phases, which are in the order of priority listed below:

Phase 1, is consisting of addition to the back of the house,

Phase 2, is about the changes to the front of the house, &

Phase 3, is the front yard landscaping.

Explanation of the phases:

Phase 1, Addition to the Back of the House: I am proposing to increase the square footage of my house to about 1630 square feet [see Site Plan, sheet 1 of 5]. This addition, all is at the back of the building. It can be seen in the site plan provided. I have taken this proposal to neighbors and HOA and have provided a copy of their approval and signature.

I am requesting permission to be able to carry on with phase 1, since all is at the back of the building, with the Building Division of the City of Scottsdale, while Phase 2, front changes of the building, will go through the permission process with the Historic Commission Office.

Phase 2, Changes to the Front of the House:

My house is located in historic Villa Monterey IIIA. The style of the house is similar to the Eclectic Southwest, as indicated in the Guidelines. it's "elements are a combination of details and materials not specifically identified with a revival style period and may include a combination of flat and low-pitched gable roof forms, red clay tile roofing, wood shingle roofing, stucco or plastered walls, arched or curved openings and limited applied ornamentation." (taken from the Vila Monterey Historic Preservation Guidelines)

The following changes I am proposing I believe will not only preserve the historic character but also improve the current condition of the house. I believe all my proposals are not far from the styles of other houses in the immediate Villa Monterey IIIA area, as you can see in the provided similar pictures.

I have taken this change request to the HOA and have gotten their approval and signature, which is included. I am requesting permission for the following changes to the front of the house.

1. Front entrance door of 6'-8" to be changed to a taller door (7'-11"). [See sheet 2 of 5]
2. Addition of a canopy to the front of the carport and front entrance as a protection from sun and rain. This canopy could be made of wood and be covered by wood shingles like the roof of my house entrance (foyer). [See sheet 3 of 5]

3. Create a front courtyard of max. 10' deep, which runs across the front of the house. This courtyard will be enclosed by a short CMU wall (max. 3' tall), and will have a metal gate or simply an opening as entrance towards drive way. [See sheet 4 of 5]
4. Re-stucco and paint the front of the building. The current stucco has been peeling. HOA has already approved the two colors I have chosen for the front of the house. The colors were from the color pallet of HOA choice (The Dunn Edwards Paint), color # DET618-Industrial Age, H (gray is the color for the main building) and DET649 Carrara H (white is the color for the trimming of the windows), which are also recorded in their approved letter attached. that have for the front of the house. [See sheet 5 of 5]

Phase 3, The Front Yard Landscaping:

I am planning to place desert planting in the front yard of my house, the plan of which will be provided in timely manner to the city for approval.

Historic Property

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 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. No application shall be accepted without all items marked below. |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Development Review Application Checklist (this list) |
| | | 2. Application Fee - None |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology. <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 checked="" type="checkbox"/> | 4. Letter of Authorization (from property owner(s) if property owner did not sign the application form) |
| <input checked="" type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | 6. Appeals of Required Dedications or Exactions (form provided) |
| | | 7. Deed of Conservation Easement (delayed submittal) <ul style="list-style-type: none"> Must be the original signed document. |
| <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"> 8-1/2" x 11" – ① copy Include complete Schedule A and Schedule B. |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> 8-1/2" x 11" – ② copies |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Request for Site Visits and/or Inspections Form (form provided) |
| | | 11. Historic Preservation Guidelines <ul style="list-style-type: none"> <input type="checkbox"/> Historic Residential Exterior Rehabilitation Guidelines (forms provided) <input type="checkbox"/> Historic Residential Exterior Rehabilitation Windows Policy (forms provided) <input type="checkbox"/> Historic Preservation Plan for the property (see that City's website at: http://www.scottsdaleaz.gov/historiczoning/historicresources) |
| <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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Public Participation <p>Step 1: Complete Neighborhood Notification</p> <ul style="list-style-type: none"> Notify surrounding property owners & HOAs of the project request and description Document notification on Community Input Certification form (provided) <p>Step 2: City will post public hearing sign and provide other public notification including:</p> <ul style="list-style-type: none"> Mailing out postcards to property owners within 750 feet Posting case information on the City website Posting on social media Sending to email subscribers |
| | | 15. Request for Neighborhood Group Contact information (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Home Owners' Association Approval Letter |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 17. 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 8-1/2" x 11" - ② 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. |

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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. No application shall be accepted without all items marked below. |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Application Narrative <ul style="list-style-type: none"> 8 ½" x 11" – ④ copies 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. 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | 19. Historic Residential Exterior Rehabilitation Scope of Work and Estimates (form provided) <ul style="list-style-type: none"> 8 ½" x 11" – ④ copies |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Site Plan <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> NO 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) ONLY 8 ½" x 11" – ① copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Site Details (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.) <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. Landscape Plan <ul style="list-style-type: none"> 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.) 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) |

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Historic Property Application Checklist

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

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Historic Property Application Checklist

| | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 31. Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | 32. Other: <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. No application shall be accepted without all items marked below. |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Color Cards or Paint Color Drawdowns <ul style="list-style-type: none"> 1 set of 5" x 7" (<u>minimum size</u>) of each paint color and material identification names and numbers. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 34. 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" – ① copy, <u>folded</u> of a printed digital photo of the material board |

PART IV – 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"/> | 35. 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>638</u> -PA- <u>2018</u>. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 36. Submit all items indicated on this checklist pursuant to the submittal requirements. |

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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. Delayed Submittal. 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>Doris McClary</u> Phone Number: <u>480-312-4244</u> Coordinator email: <u>Dmccly</u> @scottsdaleaz.gov Date: <u>8/20/18</u> Coordinator Signature: <u>[Signature]</u> |
| | | <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 type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</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: http://www.scottsdaleaz.gov/bldgresources/forms.</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> |

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Development Applications Process

Enhanced Application Review

Historic Property (HP)

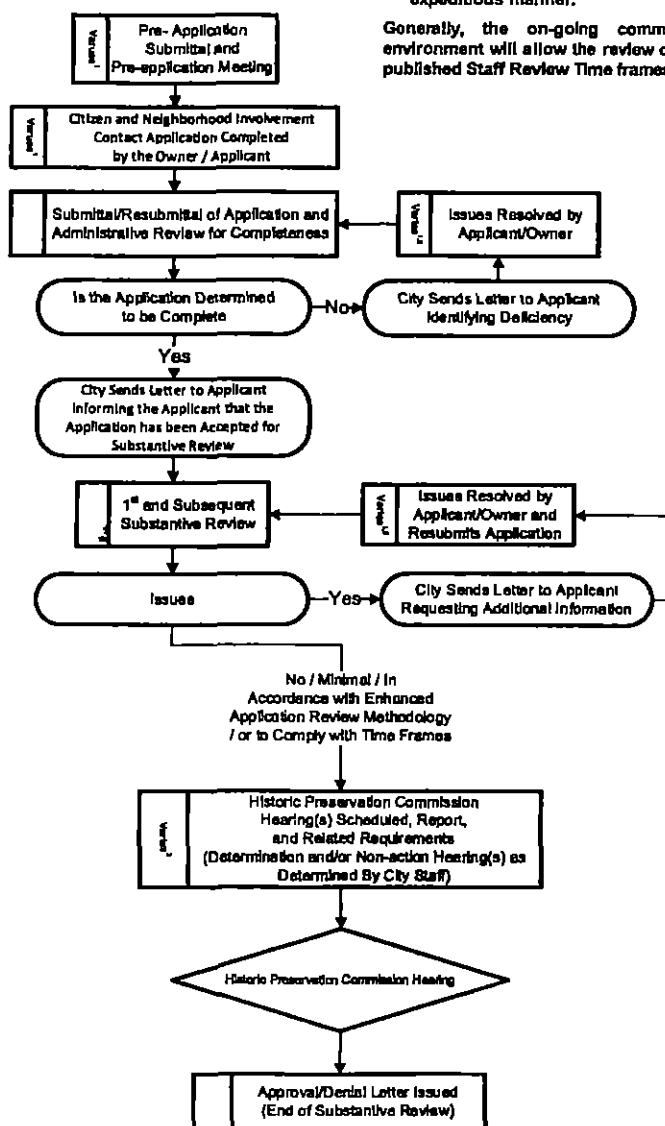


Enhanced Application Review Methodology

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 resubmission 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 |
|-----------------------|---|-------------------------------|-------------------|
| 10-15 Business Days | 65 Total Staff Working Days, Multiple Reviews in This Time Frame ^{2,3,4} | Time Frames Vary ³ | 4-6 Business Days |

Development Applications Process

Standard Application Review

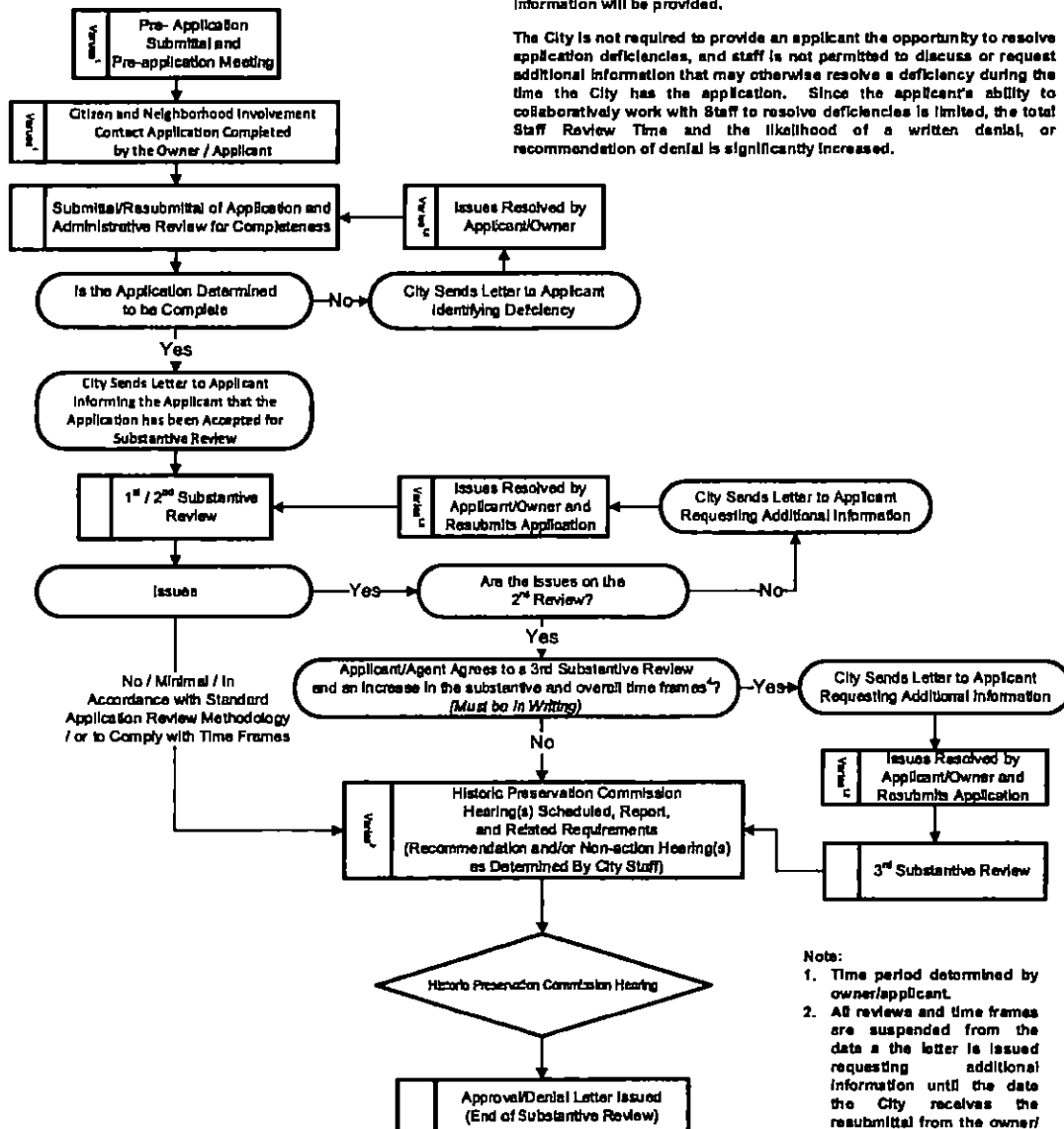
Historic Property (HP)



Standard Application Review Methodology:

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

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



Note:

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

Time Line

| Administrative Review | Substantive Review | Public Hearing Process | Approval/Denial |
|-----------------------------|---|------------------------|-----------------|
| 15 Business Days For Review | 65 Total Staff Working Days, Two Reviews in This Time Frame | Time Frames Vary | Letter Issued |

Planning and Development Services

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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: 638-PA-2018

Project Name: Khorsandi's Rancho Vista Residence

Project Address: 7655 E. Rancho Vista Dr. 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:

Mehrzaad Khorsandi

Print Name

Mehrzaad Khorsandi

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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



Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, _____
at the following number _____.

Signature: _____ Date: _____

Printed Name: Mehrzaad Khorsandi

☐ Check box if signature refused

Copy of Bill of Rights left at: _____

A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
1. Present photo identification on entry of the premises.
 2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
 3. Disclose any applicable inspection fees.
 4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
 5. Provide notice of the right to have:
 - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
 - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
 - (c) Copies of any analysis performed on samples taken during the inspection.
 6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
 7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
1. The rights described in subsection A of this section.
 2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
 3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
1. At the time of the inspection.
 2. Notwithstanding any other state law, within thirty working days after the inspection.
 3. As otherwise required by federal law.

- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
 - 1. Committed intentionally.
 - 2. Not correctable within a reasonable period of time as determined by the municipality.
 - 3. Evidence of a pattern of noncompliance.
 - 4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
 - 1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
 - 2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
 - 3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
 - 1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
 - 2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
 - 1. Shall not be used to exclude evidence in a criminal proceeding.
 - 2. Does not apply to a municipal inspection that is requested by the regulated person.



Casita Colony Recreation Association Home Modification Application

Application Form

Application Nbr. 1
(assigned by HMC)

Brief Description of Project:

Extension to the back of the house on 7655 E. Rancho Vista Dr.

It includes extending the two party walls (fire walls) by 15' on either sides.

Upgrading inside of the house.

Painting the outside of the house with new colors from HOA pallet.

Landscaping and hardscaping, possibly at the very last steps

..... Section below to be completed by a Board Officer
..... A copy of this page will be returned to applicant after review

The above application is: ☒ Approved _____ Denied

Date: 11 Sept. 18

CCRA: _____

By: Steve Samuels

Phil Lee J. Winograd
7702 East Highland Avenue • Scottsdale, AZ 85251



Casita Colony Recreation Association Home Modification Application

Created & Approved by Casita Colony Recreation Association Board of Directors

Created: 11-2007

Modified: 2-2014

For the benefit of Casita Colony Recreation Association homeowners, this is an explanation of the rules and procedures of the Home Modification Committee (HMC) and the authority of the Committee concerning control over the modification of dwelling unit exteriors. Casita Colony Recreation Association (a.k.a. Villa Monterey, Unit III) has the following powers as provided by the covenants.

Refer to the Declaration of Restrictions Section 6 (i):

No building, fence, wall or other structure shall be commenced, erected or maintained, until the plans and specification, showing the nature, kind, shape, height, materials, floor plans, locations and approximate cost of such structure shall have been submitted to and approved by the Board of Directors of Casita Colony recreation Association, and a copy thereof, as finally approved, lodged permanently with said Board. The Board shall have the right to refuse to approve any such plans or specifications or grading plans, which are not suitable or desirable, in its opinion, for aesthetic, or any other reasons, and in so passing upon such plans, specification and grading plans, it shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built to the site upon it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the buildings or other structures as planned on the outlook from the adjacent or neighboring property. All subsequent additions, changes or alterations to the exterior of any building or in any fence, wall or other structure shall be subject to the prior approval of the Board.

Procedures

1. Applicant downloads/ prints application from VM III website (casitacolony.org).
2. Applicant fills out form and submits form to HMC.
3. HMC notifies applicant and neighbors of assigned Board meeting date.
4. HMC presents the application to the Board for review.
5. Board notifies applicant of decision.



Casita Colony Recreation Association Home Modification Application

Application Form

Application Nbr. 1
(assigned by HMC)

Application is hereby made to the Home Modification Committee of the VM III Board of Directors for their approval of the enclosed plans and specifications.

Date of Application: 08/30/2018 Lot Number: 125

Address: 7655 E. Rancho Vista Dr. Scottsdale, AZ 85251

Applicant's Acknowledgement

In consideration of this application and attached forms being made a part thereof, I/we will conform to the Restrictions in the Declaration recorded, relating to the property in this application. I/we also agree that all work performed will be in accordance with the plans and plot diagram which accompany this application, except for changes as may be authorized or required by the Casita Colony Recreation Association Home Modification Committee.

Homeowner's Name (Please print): Mehrzaad Khorsandi

Homeowner's Signature: Mehrzaad Khorsandi

Homeowner's Name (Please print): _____

Homeowner's Signature: _____

Telephone: 480-699-5579

Telephone: 602-576-5049

Email: mehr1900@live.com



Casita Colony Recreation Association Home Modification Application

Application Form

Application Nbr. /
(assigned by HMC)

Description of Proposed Project

Describe the proposed project in detail. Include blueprints, drawings, brochures (if available) which help clarify the intended project. Add attachments as needed.

Project: Upgrade & Extension to the back of my residence at 7655 E. Rancho Vista Dr.

This project will happen in 3 phases:

First thing I had to do get city of Scottsdale permission to remove a cactus from the back yard which was not healthy enough to be relocated. I have their permission now to do this soon.

Phase one: I am planning to extend the back of residence by 15 feet, which will leave me 15 feet of back yard (currently 20 feet in some parts and 30 feet in others). See plans and building section. The two party walls (fire walls) have to be extended by 15' on both sides of my property.

I am also planning to improve the condition of the interior of the house by upgrading electrical, plumbing, appliances, air conditioning, painting, etc.

Phase two: No design change to the front of the house, except color change. I will be changing the color of the outside of the building. I have already looked at the color pallet proposed by the HOA, Dunn Edwards, "Then, Now & Forever" and have chosen the two colors of DET649-Carrara, and DET618-Industrial Age for the exterior colors of my choice.

Phase three: Front and back landscaping and hardscaping. I will have to get plans ready for and submit latter.



Casita Colony Recreation Association Home Modification Application

Application Form

Application Nbr. 1
(assigned by HMC)

Neighbor Notification

Will any portion of the proposed project be visible to your neighbors? Party wall & Roof
Will access to your neighbor's property be needed? No
Will party wall (PW) be modified? No, but will get extended
If yes to any, please identify the affected neighbors below.

Right Side Neighbor #1 – Name (Please print): _____

Street Address: lot 126 (R), 7657 E. Rancho Vista Dr.

Phone: _____

If (PW) or access if required.... Signature: _____
(PW/ access to property approved)

Left Side Neighbor #2 – Name (Please print): SANDRA L Entelt

Street Address: lot 124 (L) 7651 E Rancho VISTA Dr

Phone: 480-423-7006

If (PW) or access if required.... Signature: Sandra L Entelt
(PW/ access to property approved)

Front/Back Neighbor #1 – Name (Please print): Michael A. Fitzgerald

Street Address: lot 144 (B) 7656 E. Thornwood

Phone: 480-946-6277

If (PW) or access if required.... Signature: Michael A. Fitzgerald
(PW/ access to property approved)

Front/Back Neighbor #2 – Name (Please print): Charlene Cooper

Street Address: lot 111 (F) 7658 Rancho Vista Dr.

Phone: 480-504-3344

If (PW) or access if required.... Signature: Charlene Cooper
(PW/ access to property approved)

Front/Back Neighbor #3 – Name (Please print): _____

Street Address: lot 112 (F) 7655 Rancho Vista Dr.

Phone: _____

If (PW) or access if required.... Signature: _____
(PW/ access to property approved)



Casita Colony Recreation Association Home Modification Application

Created & Approved by Casita Colony Recreation Association Board of Directors

Created: 11-2007

Modified: 2-2014

For the benefit of Casita Colony Recreation Association homeowners, this is an explanation of the rules and procedures of the Home Modification Committee (HMC) and the authority of the Committee concerning control over the modification of dwelling unit exteriors. Casita Colony Recreation Association (a.k.a. Villa Monterey, Unit III) has the following powers as provided by the covenants.

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Procedures

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2. Applicant fills out form and submits form to HMC.
3. HMC notifies applicant and neighbors of assigned Board meeting date.
4. HMC presents the application to the Board for review.
5. Board notifies applicant of decision.

**9-HP-2019
02/25/2019**



Casita Colony Recreation Association Home Modification Application

Application Form

Application Nbr. 1
(assigned by HMC)

Application is hereby made to the Home Modification Committee of the VM III Board of Directors for their approval of the enclosed plans and specifications.

Date of Application: 2/5/2019 Lot Number: 125

Address: 7655 E. Rancho Vista Dr.

Applicant's Acknowledgement

In consideration of this application and attached forms being made a part thereof, I/we will conform to the Restrictions in the Declaration recorded, relating to the property in this application. I/we also agree that all work performed will be in accordance with the plans and plot diagram which accompany this application, except for changes as may be authorized or required by the Casita Colony Recreation Association Home Modification Committee.

Homeowner's Name (Please print): Mehrzaad Khorsandi

Homeowner's Signature: Mehrzaad Khorsandi

Homeowner's Name (Please print): _____

Homeowner's Signature: _____

Telephone: 602-576-5049

Telephone: _____

Email: mehr1922@live.com



Casita Colony Recreation Association Home Modification Application

Application Form

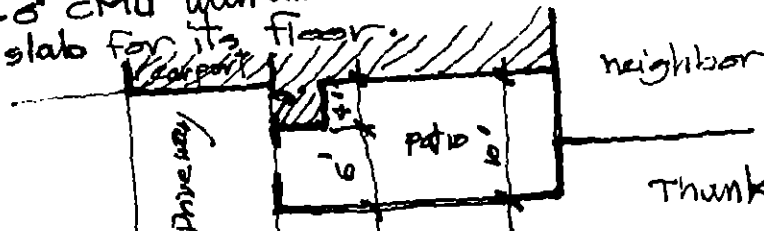
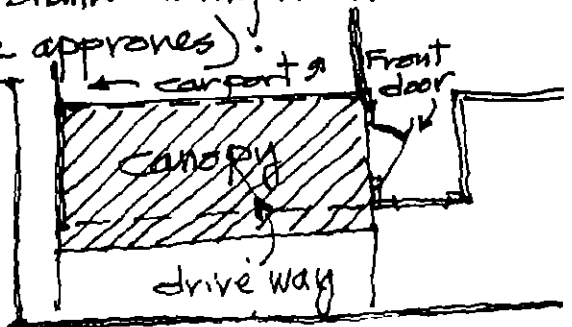
Application Nbr. 1
(assigned by HMC)

Description of Proposed Project

Describe the proposed project in detail. Include blueprints, drawings, brochures (if available) which help clarify the intended project. Add attachments as needed.

I am seeking HOA's permission to do the following changes to my house on 7655 E. Rancho Vista Dr.

1. Front door change to a taller door (7'-11"). I have enough space in my foyer to place a taller door.
2. A canopy over the front of my carport and front entrance that will protect visitors & myself from rain & sun while at the front of the door. It will run the width of the carport (11'-6") wide & depth of the front entrance (4'-0" +). It could be made of canvas metal or wood (similar to wood shank on my front entrance (which even HOA & city of Scottsdale approves).
3. I would like to add a front patio to my house. It would be 10'-0" deep & it runs across the front of my house. It will be protected by a max. 3'-0" CMU wall and have concrete slab for its floor.



Thank you,
Mehrzaad



Casita Colony Recreation Association Home Modification Application

Application Form

Application Nbr. 1
(assigned by HMC)

Brief Description of Project:

changes are:

1. front door change to a taller door
2. Adding a canopy to protect front entrance
3. Adding a front patio
4. Re-stacco the facade of my house.

Roland Ebert

***** Section below to be completed by a Board Officer *****
***** A copy of this page will be returned to applicant after review *****

The above application is: ✓ Approved _____ Denied

Date: 7 Feb. 19

CCRA: Steve Sumrell

By: Paula Delgado