

**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 Drive

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: Jim Riggs	Agent/Applicant: Kurt Jones
Company: 101 Mega Raintree LLC	Company: Tiffany & Bosco, P.A.
Address: 8688 E. Raintree Drive	Address: 2525 E. Camelback Rd 7th Floor
Phone: Fax:	Phone: 602-452-2729 Fax:
E-mail: kajones@tblaw.com	E-mail: kajones@tblaw.com
Designer: Vince Dalke	Engineer: SEG
Company: Dalke Design Group LLC	Company: SEG
Address:	Address: 8280 E. Gelding Dr., Suite 101
Phone: 480-589-3793 Fax:	Phone: 480-588-7226 Fax:
E-mail:	E-mail:

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

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

☒ 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	
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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.Scot

4-DR-2019

01/22/2010

**New Commercial Building
Raintree Dr. & 87th Street
Development Review Board
Project Narrative**

1/22/2019

REQUEST OVERVIEW

The request is to approve the Development Review Board ("DRB") submittal for the proposed commercial pad located at 8698 E. Raintree Drive ("Property"). The proposal is to upgrade the commercial site with a viable commercial pad building and underground the open drainage basins on the site. The request is to approve the site plan, elevations, landscaping and site improvements for a commercial building.

BACKGROUND/HISTORY

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 proposal would be to place a new pad building along the commercial centers main internal north/south drive. This north/south drive connects the Sonoran Village commercial center at the southwest corner of the Loop 101 freeway and Frank Lloyd Wright Boulevard to Raintree Drive on the south.

SURROUNDING USES

The Property is directly adjacent to the Kohl's department store on the south side and will connect with the Kohl's large parking field. Smaller retail and restaurant pads, located east of the north/south driveway are situated along the west side of the Loop 101 freeway frontage road. Several access driveways connect the Property to the freeway frontage road. Walmart and the closed Sam's Club retail building are located north of the Property. An existing retail pad will remain immediately to the north of this proposed commercial pad building and share access to each other's parking lots. The large retail buildings to the west will be redeveloped as part of a larger zoning case with a mixture of retail and residential uses.

The area is a mixture of land uses zoned C-2 with many of the retail and restaurant buildings redeveloping and repurposing to update the buildings and uses.

Development Review Board Request

The proposal is to add a stand-alone retail/restaurant building and site plan along the west side of the 87th Street extension into the larger commercial development. The 87th Street extension is truly the main north/south internal roadway between Raintree Drive on the south to just north of the Walmart building where it intersects with an east/west commercial driveway in the Sonora Village commercial center.

The new retail building is situated on the site to allow for a drive-through aisle along the west and south portions of the building. The main building entrances will be located along the east side of the building facing the 87th Street driveway. The existing retail building north of the site will remain in its current configuration. Both buildings will share a main entrance off of the 87th Street driveway. A secondary vehicular driveway is located at the southwest corner of the new retail parcel. This driveway allows for additional north/south access between the Kohl's parking lot and the vacant large retailer to the north. With 360 degree vehicular access, the proposed new retail pad will benefit from strong pass-by and destination customers. An existing sidewalk is located along the east side of the new pad (west side of the 87th St. driveway).

There is a transformation of the internal portions of the commercial center underway. Some of the retail and restaurants along the freeway frontage road to the east are redeveloping into new uses and design. The vacant larger box retailers to the west are seeking redevelopment for potential residential and storage uses. The addition of this retail pad will provide for further revitalization of the commercial and future mixed-use center.

Project Character and Architecture

The building design is based on current contemporary design elements but with some added "Wrightian" detailing. The elevation design has a symmetrical design around a center mass parapet element with deep flanking canopies. The trim and detail for the canopy as well as the middle parapet mass features a random vertical metal panel fascia that is reminiscent of "Wrightian" detailing. The color scheme for the building has taken hues from the buildings on the retail complex as well current color trends for retail buildings of this scale and size. Based on the retail function of the building, high performance clear insulated glazing has been chosen for the glass and with the deep overhangs the heat gain has been minimized. The center mass zone features decorative tile which adds a splash of whimsy, color and detail to this zone of the building.

The building utilizes integral color stucco as well as integral color masonry block for the base of the building grounding the project with a darker color high quality material. The use of the random spaced metal fascia material adds a unique detail with a long lasting material that further enforces the quality of the project.

The east hardscape for the building creates large patio and public zones in an area that can be fully utilized due to the orientation of the building. Landscape for the patio zone and parking areas has been selected to blend with the current landscaping of the site.

III. Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

A. Compatibility with City of Scottsdale General Plan

The Property is designated on the City's General Plan Land Use Map as Mixed-Use Neighborhoods with a Regional Use Overlay. The Property is zoned C-2, commercial and allows for the proposed retail and restaurant uses. Therefore, the proposal is compatible with the General Plan.

B. Consistency with the Character and Design Element of the General Plan

The Property falls within an Airpark Mixed-Use (AMU) designation on the City's Greater Airpark Character Area Plan. An AMU designation allows for a mixture of commercial and industrial uses to support the greater airpark area.

C. Consistency with Zoning

The Property is zoned C-2. The proposed retail and restaurant uses that would utilize the new building comply with this zoning district.

D. Consistency with Scenic Corridor Guidelines

There are no scenic corridors in the vicinity of this project.

E. Consistency with Streetscape Guidelines

There are no adopted streetscape guidelines that impact the Property.

Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.

The Property has been underutilized as a retention basin for surrounding commercial buildings and parking areas. By developing a retail/restaurant pad for potential commercial uses, the proposal will provide for uses that can contribute to the convenience of persons residing or working in the vicinity.

Describe the spatial relationship that will exist between near-by structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

The new commercial building will be situated south an existing stand-alone retail building. The two (2) buildings will share vehicular and pedestrian access. The area is relatively flat and therefore poses no spatial relationship issues with surrounding development.

Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

The shared driveways and surrounding vehicular circulation system within the commercial center remains intact while providing for 360 degree access to the new retail building. The proposed drive-through lane is positioned away from the main circulator, 87th Street. The proposed north/south driveway west of the new building will provide for an alternative for vehicles to move north and south in the immediate area. Existing and future sidewalks along the new building site will connect customers to other commercial uses in the immediate area.

Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

The building has a massing that is very similar to the adjacent retail building to the north, but with a lower profile to match the scale of this building. Overall the scale of this project meets the scale and context of the other smaller retail buildings in area, and incorporates deep shading devices as the other successful building in the area.

Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

The building features a single slope roof system with parapets that will be tall enough to screen typical roof top HVAC equipment and devices.

A. Consistency with Sensitive Design Principles as amended by DRB on March 8, 2001

1. The design character of any area should be enhanced and strengthened by new development.
- Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
- Building design should be sensitive to the evolving context of an area over time.

Response: With the context of this area changing to be more mixed use and the buildings need to address this change. Smaller service retail is needed to fulfill this new context, with design that promotes outdoor functions, and address the street/drive frontage that is more conducive to this new scale and function all of which this project achieves.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
 - Scenic views of the Sonoran desert and mountains
 - Archaeological and historical resources

Response: This site has views to the east and northeast of the McDowell Mountains. The main entrances to the building face east to take advantage of these views. The single story

nature of the proposed commercial building will not create obstructions to other uses in the immediate vicinity.

Development should be sensitive to existing topography and landscaping.

- A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response: This new retail building is located in an existing retention area. With the transformation of the site, this new plan will restore the existing topographic alignment of the site.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

Response: This section is not applicable to this infill commercial site.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

- Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

Response: The proposed building and associated parking will provide continuity of the commercial uses along the 87th St. driveway. The landscaping will provide for consistency with the existing commercial center. Plants, trees, and gravel will match and/or have been selected to blend with the current palette.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

Response: The location of this building will allow for pedestrians to move from the east side of the 87th St. driveway to the west with a new opportunity for compatible uses. The new building will allow for social interaction along the east side of the building providing for inviting storefronts and potential patios.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

Response: The building has deep shade elements that provide shelter for the entire public sides of the building. The scale and depth of these areas create a welcoming zone for the project with a scale that is appropriate for the hardscape and building height.

8. Buildings should be designed with a logical hierarchy of masses:

- To control the visual impact of a building's height and size
- To highlight important building volumes and features, such as the building entry.

Response: The building has a logical massing with the middle zone of the project being the tallest zone, with the flanking parapets and deep overhangs balancing this element.

9. The design of the built environment should respond to the desert environment:

- Interior spaces should be extended into the outdoors both physically and visually when appropriate
- Materials with colors and coarse textures associated with this region should be utilized.
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response: The building has deep shade elements that provide shelter for the entire public sides of the building. The scale and depth of these areas create a welcoming zone for the project with a scale that is appropriate for the hardscape and building height. With these deep overhangs and the clear glazing the indoor and outdoors space is visually connected. The base of the building is darker and utilizes integral color masonry block for durability as well as the richness of the aggregate. The use of the random spaced metal fascia material adds a unique detail with a long lasting material that further enforces the quality of the project.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response: The shell of the building will feature an insulated foam roof. This combined with the interior insulation will achieve an R factor above R38. The deep overhangs and orientation of the building limit solar exposure to the glass, greatly helping to reduce the energy consumption for the building.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
- The landscaping should complement the built environment while relating to the various uses.

Response: The trees and planting have been selected to blend with the existing plant palette, but with a scale and density that is more conducive with the smaller retail scale of this building.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.
- Water, as a landscape element, should be used judiciously
 - Water features should be placed in locations with high pedestrian activity.

Response: The use of desert and desert-adapted plant species will ensure the conservative use of irrigation water throughout the site. There are no water features planned at this time.

13. The extent and quality of lighting should be integrally designed as part of the built environment.
- A balance should occur between the ambient light levels and designated focal lighting needs.
 - Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response: The proposed site lighting will be designed to match the surrounding commercial center. The potential use of enhanced building lighting may be used to highlight individual users. All fixtures are LED to provide efficient energy consumption.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.
- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility

Response: Proposed signage will be consistent with City's sign ordinance and any master sign program for the commercial center.

Consistency with City of Scottsdale Section 1.904 Criteria

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response: The commercial development will enhance the 87th Street frontage within the center. The proposed building, site plan and character components are consistent with the commercial make-up of the immediate area. The zoning, land use and design are consistent with the character plan and General Plan. The project has utilized the city Commercial Design Guidelines for the design of the project. The project respects the scale of the area, and is a project that adapts the site to the evolving charter of this neighborhood. Also, this building has a longer life cycle of function and uses than the large big box retail that this original site plan was predicated upon.

2. The architectural character, landscaping and site design of the proposed development shall:

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Response: The site orientation of this new project links to the street/drive more directly and creates a better pedestrian connection to the other businesses in the area. The architecture of the project has a more pedestrian scale and one that links with the changing feel and scale of this area.

- b. Avoid excessive variety and monotonous repetition;

Response: The building has architectural changes every 40' in both height and materials creating a building with interest that is not monotonous.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: We feel we have incorporated sensitivity to building design, site design, existing landscape and topography, streetscape, community connectivity, lighting, and signage as described in the sections provided above.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable to this site.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: The Request is not within the Historic Property Overlay District.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: The location and design of the building incorporated the above mentioned components so as to promote safety and convenience

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: All mechanical units will be screened by architecturally integrated parapets.

5. Within the Downtown Area, building and site design shall:

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Response: The request is not within the Downtown Area.

- 6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and

Response: The property is not a part of a Cultural Improvement Program or Public Art Program.

- B. The property owner shall address all applicable criteria in this section.

Response: The above criteria have been addressed.

XVII. SUMMARY

The Request is to approve a site plan, elevations and landscape plan for a new commercial building within a large commercial center. The site is not visible from off-site, any public rights-of-ways or from any residential uses. The proposed building will be placed along the larger commercial centers main north/south driveway. Access will be shared with an existing building to the north with 360 degree access around the proposed building pad. As the remainder of the commercial center revitalizes to the west with a potential rezoning, residential uses and removal of a significant portion of the commercial center, this proposed pad will benefit from its location along the main driveway adjacent to other similar commercial and viable uses. We respectfully request approval of this request.

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

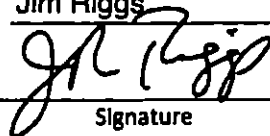
Address: 8688 E. Raintree Drive

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


Signature

Date: 1/22/19

Official Use Only:	Submittal Date: _____
Request: ☐ Approved or ☐ Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

Planning and Development Services

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

4-DR-2019
01/22/2019

Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 8682, 8684 and 8686 E. Raintree Drive
- b. County Tax Assessor's Parcel Number: 215-52-034M, 215-52-034L
- c. General Location: Northwest Corner of Raintree 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

11-28-18, 20____
_____, 20____
_____, 20____
_____, 20____

Signature

[Signature]

Planning and Development Services

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

**4-DR-2019
01/22/2019**

**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

**4-DR-2019
01/22/2019**

Development Review Board (DRB)

Development Application Checklist



Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements for Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

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

PART I – GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
☒	☒	1. Development Review Application Checklist (this list)
☒	☒	2. Application Fee \$ <u>1,600</u> (subject to change every July)
☒	☒	3. 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.
☒	☒	4. Request to Submit Concurrent Development Applications (form provided)
☒	☒	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

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 Raintree LLC

Project Address: 8688 E. Raintree 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: _____

Planning and Development Services

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

DRB Development Application Checklist

J	☒	☒	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner. (form provided)
J	☒	☒	7. Appeals of Required Dedications or Exactions (form provided)
J	☒	☐	8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) 8-1/2" x 11" – ① copy - Include complete Schedule A and Schedule B.
J or A	☒	☐	9. Legal Description: (if not provided in Commitment for Title Insurance) 8-1/2" x 11" – ② copies
A	☒	☒	10. Results of ALTA Survey (24" x 36") FOLDED 24" x 36" – ① copies, <u>folded</u> (The ALTA Survey shall not be more than 30 days old) - Digital – ① copy (CD/DVD, PDF Format)
J	☒	☒	11. Request for Site Visits and/or Inspections Form (form provided)
			12. Addressing Requirements (form provided)
V			13. Design Guidelines ☒ Sensitive Design Program ☒ Design Standards and Policies Manual ☐ Commercial Retail ☐ Gas Station & Convenience Stores ☐ Environmentally Sensitive Land Ordinance ☐ Downtown Urban Design and Architectural Guidelines ☒ MAG Supplements ☐ Scenic Corridors Design ☐ Office Design Guidelines ☐ Restaurants ☒ Lighting Design Guidelines ☒ Shading ☐ Desert Parks Golf Course The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design
K	☒	☒	14. Public Participation Process Requirements (see Attachment A)
			15. Request for Neighborhood Group Contact information (form provided)
J or K	☒	☒	16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (form provided) 8-1/2" x 11" – ① copy of the set of prints <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. 8-1/2" x 11" – ⑪ copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request.

DRB Development Application Checklist

☒	☒	17. Archaeological Resources (information sheets provided) ☐ Certificate of No Effect / Approval Application (form provided) ☐ Archaeology Survey and Report - ③ copies ☐ Archaeology 'Records Check' Report Only - ③ copies ☐ Copies of Previous Archeological Research - ① copy
☒	☒	18. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000-foot radius of the runway; information packet provided) ☐ Airport Data Page ☐ Aviation Fuel Dispensing Installation Approval form ☐ Heliport (requires a Conditional Use Permit)
☒	☒	19. ESLO Wash Modifications Development Application (application provided) The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.

PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		20. Plan & Report Requirements for Development Applications Checklist (form provided)
☒	☒	21. Application Narrative 8 ½" x 11" – ④ copies 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
☒	☒	22. Context Aerial with the proposed site improvements superimposed 24" x 36" – ④ color copies, folded 11" x 17" – ① color copy, <u>folded</u> 8 ½" x 11" – ① color copy (quality suitable for reproduction) Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of: <u>X</u> 750-foot radius from site _____ ¼-mile radius from site _____ Other: _____

Planning and Development Services

City of Scottsdale, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

01/17/2018

DRB Development Application Checklist

✓	✗	23. Site Plan • 24" x 36" – ⑫ 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) • Digital - ① copy (CD/DVD, PDF format)
✓	✗	24. Site Details (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.) • 24" x 36" – ④ 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)
✓	✗	25. Open Space Plan (Site Plan Worksheet) (Example Provided) • 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) • Digital - ① copy (CD/DVD, PDF format)
✓	✗	26. Site Cross Sections • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u>
✗	✗	27. Natural Area Open Space Plan (Est Areas) • 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) • Digital - ① copy (CD/DVD, PDF format)
✗	✗	28. Topography and slope analysis plan (Est Areas) • 24" x 36" – ① copy, <u>folded</u>
✗	✗	29. Phasing Plan • 24" x 36" – ④ 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)
✓	✗	30. Landscape Plan • 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)

DRB Development Application Checklist

		Digital - ① copy (CD/DVD, PDF format)
☐	☐	31. Hardscape Plan 24" x 36" - ② copies, <u>folded</u> of <u>black and white</u> line drawings (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)
☐	☐	32. Transitions Plan 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) - Digital - ① copy (CD/DVD, PDF Format)
☐	☐	33. Parking Plan 24" x 36" - ① copy, <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)
☐	☐	34. Parking Master Plan See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits. 8-1/2" x 11" - ② copies
☐	☐	35. Pedestrian and Vehicular Circulation 24" x 36" - ④ 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) - Digital - ① copy (CD/DVD, PDF Format)
☐	☐	36. Bikeways & Trails Plan 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)

DRB Development Application Checklist

☒	☒	37. Elevations 24" x 36" – ② ^{1 copy} copies, <u>folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted.) 24" x 36" – ② ^{copy} 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) - Digital – ① copy (CD/DVD, PDF Format)
☐	☐	38. Elevations Worksheet(s) Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area. 24" x 36" – ② copies, <u>folded</u> - Digital – ① copy (CD/DVD, PDF Format)
☐	☐	39. Perspectives 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)
☐	☐	40. Streetscape Elevation(s) 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)
☐	☐	41. Wall Elevations and Details and/or Entry Feature Elevations and Details 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)
☒	☒	42. Floor Plans 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) - Digital – ① copy (CD/DVD, PDF Format)

DRB Development Application Checklist

☒	☒	43. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments): • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • Digital – ① copy (CD/DVD, PDF Format)
☒	☒	44. Roof Plan Worksheet(s) • 24" x 36" – ① copy, <u>folded</u> • Digital – ① copy (CD/DVD, PDF Format)
☐	☐	45. Sign Details • 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)
☒	☒	46. Exterior Lighting Site Plan (including exterior building mounted fixtures) • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
☒	☒	47. Exterior Lighting Photometric Analysis (policy provided) • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
☒	☒	48. Manufacturer Cut Sheets of All Proposed Lighting • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
☐	☐	49. Cultural Improvement Program Plan _____ Conceptual design of location • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) • ① copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) _____ Narrative explanation of the methodology to comply with the requirement/contribution.
☐	☐	50. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)

DRB Development Application Checklist

☐	☐	56. Water Sampling Station - Show location of sample stations on the site plan. - Fax 8 1/2" x 11" copy of the site plan with sampling stations to the Water Quality Division. - Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743
☐	☐	57. Water of Approval For Fountains Or Water Features from the Water Conservation Office Please contact office at 480-312-5685 ① copy of the approval from the Water Conservation Office
☐	☐	58. Native Plant Submittal: 24" x 36" - ① copy, <u>folded</u>. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)
☒	☒	59. Transportation Impact & Mitigation Analysis (TIMA) (Information provided) Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. ☒ Category 1 Study ☐ Category 2 Study ☐ Category 3 Study Email (see handout instructions) 8-1/2" x 11" - ③ copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets.
☐	☐	60. Revegetation Site Plan, Including Methodology and Techniques 24" x 36" - ① copy, <u>folded</u> 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction)
☐	☐	61. Cuts and Fills Site Plan 24" x 36" - ① copy, <u>folded</u> 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction)
☐	☐	62. Cuts and Fills Site Cross Sections 24" x 36" - ① copy, <u>folded</u> 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction)

I will draft something I am going to call Back + get out of this requirement.

DRB Development Application Checklist

☐	☐	63. Environmental Features Map 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
☐	☐	64. Geotechnical Report - Email (see handout instructions) 8-1/2" x 11" - ① copy of the Geotechnical Report including full size plans/maps in pockets
☐	☐	65. Unstable Slopes / Boulders Rolling Map 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
☐	☐	66. Bedrock & Soils Map 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
☐	☐	67. Conservation Area, Scenic Corridor, Vista Corridor Plan 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
☐	☐	68. Other: ☐ 24" x 36" – _____ copy(ies), <u>folded</u> ☐ 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction) ☐ 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction) ☒ Digital – ① copy (see handout instructions)

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.
☒	☒	69. Paint Color Drawdowns 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.

DRB Development Application Checklist

☒	☒	70. Exterior Building Color & Material Sample Board(s): 8-1/2" x 14" material sample board(s) - The material sample board shall include the following: - 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 8 1/2" x 11" – ① copy of a printed digital photo of the material board
☒	☐	71. Electronic Massing Model: 11" x 17" – ① color copy, <u>folded</u> 8 1/2" x 11" – ① color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750-foot radius from site _____ Other: _____ (The electronic model shall be a computer-generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)
☐	☐	72. Electronic Detail Model: 11" x 17" – ① color copy, <u>folded</u> 8 1/2" x 11" – ① color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750-foot radius from site _____ Other: _____ (The electronic model shall be a computer-generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)

DRB Development Application Checklist

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.
☒	☐	73. 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>612-PA-2019</u> .
☒	☐	74. Submit all items indicated on this checklist pursuant to the submittal requirements.
☒	☐	75. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
☒	☐	76. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be required at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
☐	☐	77. Other: _____ _____ _____ _____
☒		78. If you have any question regarding this application checklist, please contact your Project Coordinator. Coordinator Name (print): <u>BRAD CANN</u> Phone Number: <u>480-312- 7713</u> Coordinator email: <u>bcann</u> @scottsdaleaz.gov Date: <u>11.29.2018</u> Coordinator Signature: <u></u> If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist. This application need a: ☒ New Project Number, or ☐ A New Phase to an old Project Number: _____

DRB Development Application Checklist

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website:

<http://www.scottsdaleaz.gov/building-resources/forms>

Planning and Development Services Division

One Stop Shop

Planning and Development Services Director

7447 E. Indian School Rd, Suite 105

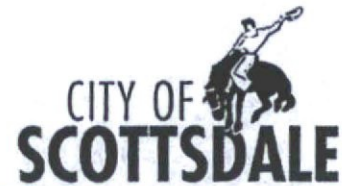
Scottsdale, AZ 85251

Phone: (480) 312-7000

Development Applications Process

Enhanced Application Review

Development Review (DR and PP)

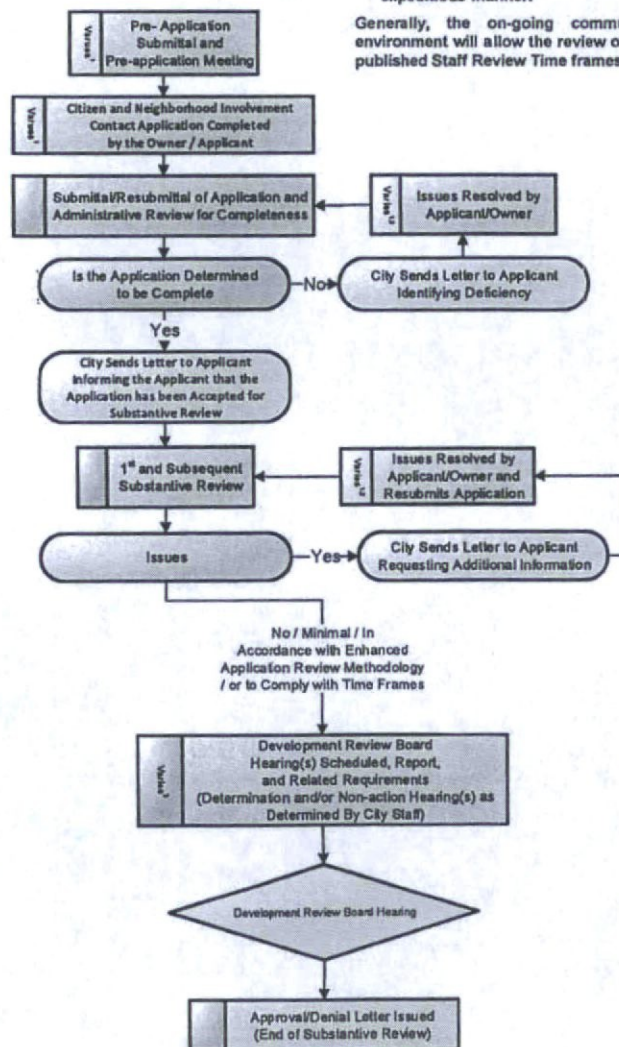


Enhanced Application Review Methodology

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

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

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



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 Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews in This Time Frame ^{2,3,4}	Time Frames Vary ²	



CITY OF SCOTTSDALE

118223

Received From :

101 MEGA RAINTREE LLC

9393 N 90TH ST

SCOTTSDALE, AZ 85258

602-452-2729

Bill To :

118223
3
1/22/2019 PLN-1STOP
KPETERS HP600G2019
1/22/2019 3:21 PM
\$1,600.00

Reference #	612-PA-2018	Issued Date	1/22/2019
Address	8682 E RAINTREE DR	Paid Date	1/22/2019
Subdivision	PROPERTY DIVISION	Payment Type	CHECK
Marketing Name		Cost Center	
MCR	688-12	Jurisdiction	SCOTTSDALE
APN	215-52-034M	Gross Lot Area	0
		Water Zone	
Owner Information		Water Type	
US Bank National Assoc.		Sewer Type	
5221 N. O'Connor Blvd. 600		Meter Size	
Irving, TX 75039			
(602) 452-2729		Density	34-48

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,600.00	100-21300-44221

City of Scottsdale

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

Date: 1/22/2019 Cashier: KPETERS
Office: PLN-1STOP Mach ID: HP600G20199
Tran #: 3 Batch #: 70127

Receipt: 01186200 Date: 1/22/2019 3:21 PM
118223
3165 DEVELOP REVIEW APP \$1,600.00

TENDERED AMOUNTS:

Check Tendered: \$1,600.00
Chk #: 2034 101 MEGA RAINTREE LLC
Transaction Total: \$1,600.00

Thank you for your payment.
Have a nice day!

4-DR-2019
01/22/2019

Total Amount

\$1,600.00

SIGNED BY KURT JONES ON 1/22/2019

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

For cost recovery. The city will contact the owner of the construction