

Application  
Narrative  
Cash Transmittals  
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 Permitt (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input checked="" type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Perlstein Abandonment

Property's Address: 8845 E. Sierra Pinta Drive

Property's Current Zoning District Designation: RI-35 ESL

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: Edward Perlstein Agent/Applicant: Ashley Porter

Company: \_\_\_\_\_ Company: Berry Riddell LLC

Address: 8845 E. Sierra Pinta Address: 6750 E Camelback Rd., #100

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Phone: 480-682-3916 Fax: \_\_\_\_\_

E-mail: eperlste@icloud.com E-mail: ap@berryriddell.com

Designer: \_\_\_\_\_ Engineer: Robert Atherton

Company: \_\_\_\_\_ Company: Atherton Engineering, Inc.

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Phone: 602-279-1331 Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_ E-mail: ratherton@athertonengineering.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).  
• This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications 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.

Edward Perlstein \_\_\_\_\_  
Owner Signature Agent/Applicant Signature

Official Use Only Submittal Date: \_\_\_\_\_ Development Application No.: \_\_\_\_\_





↑ call when you are ready to submit.

# Abandonment

## Development Application Checklist

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

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

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

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

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

★ When Items 1 through 16 are ready for submittal, call 480-312-7000 to schedule a submittal meeting with a Planning Specialist; provide your pre-application number: 548-PA-2016 ★

### SUBMITTAL REQUIREMENTS

Req'd	Rec'd	Documents required for a complete application. Unless otherwise indicated, all documents shall be provided in an 8 1/2" x 11" format.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Abandonment Development Application Checklist (this Checklist)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>1,600</u> (subject to change)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Development Application Form (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Application Narrative <ul style="list-style-type: none"> <li>• Reason for request</li> <li>• Consideration for Abandonment ← 50¢ a #</li> <li>• <del>4 copies</del> 2 copies</li> </ul>
		5. Consideration for Abandonment Information

### Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fa

**9-AB-2016**  
**08/01/16**



## Abandonment Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>6. Affidavit of Authorization to Act for Property Owner</b> (form provided; required only for non-city-owned property) <ul style="list-style-type: none"> <li>• Required when the applicant is not the property owner</li> <li>• Required when the applicant is an organization</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>7. Legal Description and Graphic of Area(s) to be Abandoned</b> <ul style="list-style-type: none"> <li>• Include required reservations on both legal description and graphic</li> <li>• Comply with all Maricopa County Recorder requirements, including minimum 10 point font, 1/2" clear borders and acid free paper</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>8. Title Insurance Commitment</b> (form provided: Requirements for Submitting Evidence of Title to the City of Scottsdale Planning Department) <ul style="list-style-type: none"> <li>• Include Schedule A and B</li> <li>• Commitment shall be dated no later than 30 days before application submittal.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>9. Utility Consent Letters</b> (See the City website for contact information: <a href="http://www.scottsdaleaz.gov/codes/walls/pue">http://www.scottsdaleaz.gov/codes/walls/pue</a> )
<input type="checkbox"/>	<input type="checkbox"/>	<del><b>10. Request to Submit Concurrent Development Applications</b></del> (form provided) <span style="float: right; font-size: 1.2em;">N/A.</span>
<input type="checkbox"/>	<input type="checkbox"/>	<b>11. Agreement and Release by GLO Abandonment Parcel Owner</b> (form provided) <ul style="list-style-type: none"> <li>• Originally signed agreement form must be return. Copy and faxes will not be accepted.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del><b>12. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b></del> <span style="float: right; font-size: 1.2em;">N/A.</span> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.</li> <li>• 8-1/2" x 11" - 11 copies of the set of prints (<b>Delayed submittal</b>). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<del><b>13. Aerial Photo with Proposed Site Plan Overlay</b></del> (all photos must be suitable for reproduction) <span style="float: right; font-size: 1.2em;">N/A.</span> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 color copies, folded</li> <li>• 11" x 17" – 1 color copy</li> <li>• 8 1/2" x 11" – 1 color copy</li> </ul> Photo shall be the most recent available, and should not be more than 1 year old. Site plan overlay shall show lot lines, tracts, easements, street locations and names, and surrounding zoning: <ul style="list-style-type: none"> <li><input type="checkbox"/> 750 foot radius from site</li> <li><input type="checkbox"/> 1/4 mile radius from site</li> <li><input type="checkbox"/> Other _____ radius from site</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>14. Neighborhood Notification Checklist:</b> (forms provided) <ul style="list-style-type: none"> <li>• If substantial modifications are made to an application, additional notification may be required</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>15. Request for Neighborhood Group/Homeowners Association</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>16. Request for Site Visits and/or Inspections</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>17. Appeals of Dedication, Exactions, or Zoning Regulations</b> (form provided)

### Planning and Development Services

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







# Abandonment Development Application Checklist

## Application contact

Name (print): Katie Posler Phone Number: 480-312- 2703

email: kposler @scottsdaleaz.gov Date: 7/13/16

Signature: Katie Posler

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

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

### For City use only:

This application needs a  New project number, or  
 New phase to an old project number \_\_\_\_\_

## Planning and Development Services

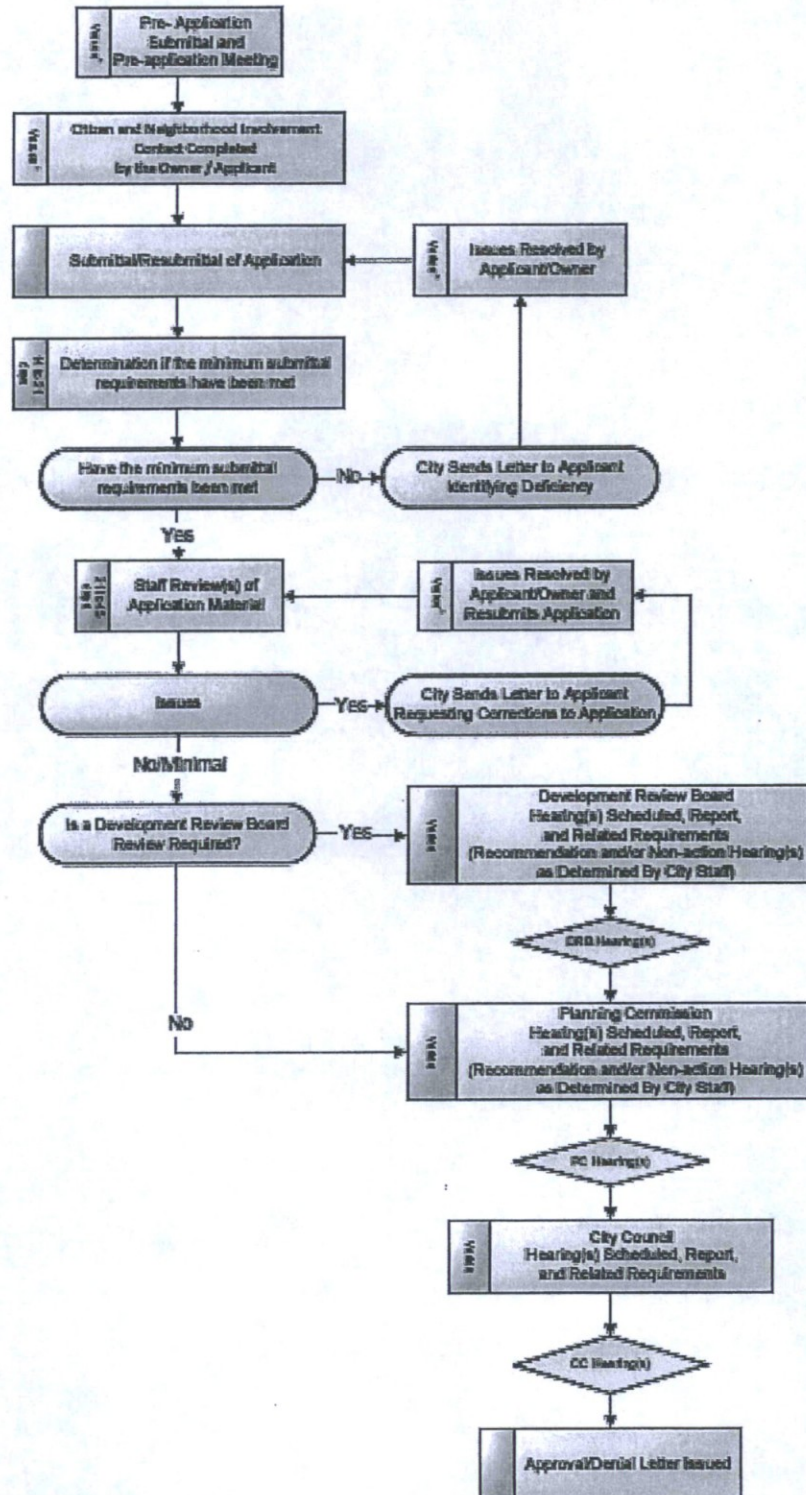
7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088





# Development Application Process

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



Note:  
1. Time period determined by owner/applicant.

Planning and Development Services Division  
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



**Community & Economic Development Division  
Planning, Neighborhood & Transportation**

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 8/1/16  
Contact Name: Berry & Riddell  
Firm name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State Zip: \_\_\_\_\_

RE: Application Accepted for Review.

548 - PA- 16

Dear John Berry:

It has been determined that your Development Application for Perlstein Abandonment has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Katie Foster  
Title: Associate Planner  
Phone number: 480-312-2703  
Email address: ~~kpporter@scottsdale.gov~~

kpporter@scottsdale.gov

**9-AB-2016**  
**08/01/16**





**Community & Economic Development Division  
Planning, Neighborhood & Transportation**

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 8/11/16  
Contact Name: \_\_\_\_\_  
Firm name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State Zip: \_\_\_\_\_

RE: Minimal Submittal Comments

S48 - PA- 16

Dear \_\_\_\_\_:

It has been determined that your Development Application for \_\_\_\_\_ does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

Sincerely,

Name: Katie Porter  
Title: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Email address: \_\_\_\_\_





# City of Scottsdale Cash Transmittal

## # 107338

107338  
 00923347  
 8/1/2016 PLN-18101  
 KPETERS HPTC600512  
 8/1/2016 10:20 AM  
 \$1,600.00

**Received From :**  
 BERRY RIDDEL  
 6750 E CAMELBACK RD STE 100  
 SCOTTSDALE, AZ  
 480-682-3916

**Bill To :**

**Reference #** 548-PA-2016  
**Address** 8845 E SIERRA PINTA DR  
**Subdivision** PIMA ACRES  
**Marketing Name**  
**MCR** 079-46  
**APN** 217-12-019  
**Owner Information**  
 Edward Perlstein  
 8845 E. Sierra Pinta Drive  
 Scottsdale, AZ 85255  
 480-682-3916

**Issued Date** 8/1/2016  
**Paid Date** 8/1/2016  
**Payment Type** CHECK  
**Cost Center**  
**County** No  
**Metes/Bounds** No  
**Water Zone**  
**Water Type**  
**Sewer Type**  
**Meter Size**  
 QS 40-49

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

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

Date: 8/1/2016 Cashier: KPETERS  
 Office: PLN-1STOP Mach ID: HPTC6005125  
 Tran #: 1 Batch #: 55833  
 Receipt: 00923347 Date: 8/1/2016 10:20 AM  
 107338  
 3136 ABANDON R/W FEES \$1,600.00

TENDERED AMOUNTS:

Check Tendered: \$1,600.00  
 BERRY RIDDELL LLC

Transaction Total: \$1,600.00

Thank you for your payment.  
 Have a nice day!

SIGNED BY ASHLEY PORTER ON 8/1/2016

Total Amount \$1,600.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)  
**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 107338**



# Submittal Fee



Perlstein Abandonment

Project Name: ~~Perlstein~~

Pre-App#: 548-PA-16

Fee Type: AB

Fee Amount: \$ 1600

Staff Name: Kate Porter

Signature: *[Handwritten Signature]*

Phone: x 22703

Date: 8/1/16

## Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-2500 ♦ Fax: 480-312-7088

Revision Date: 1-Oct-09





# Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 548 - PA - 16

Project Name: Pertstein Abandonment

Project Address: 8845 E. Sierra Pinta Drive

### 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 owners agent: Edward Pertstein (by Ashley Porter)  
Print Name

Ashley Porter (see letter of authorization)  
Signature

### City Use Only:

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

### Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000

9-AB-2016

08/01/16

Rev. 02/02/2015