



Application

Narrative

Cash Transmittal

Development Standards

THE PROJECT INTENT IS TO UPDATE THE BUILDING EXTERIOR TO REFLECT A MORE CURRENT AND UPSCALE LOOK. THIS INCLUDES A DEMOLITION STRATEGY THAT KEEPS ONLY THE EXTERIOR WALLS.

THIS EFFORT WILL REFINE AND EXPAND THE BUILDING FOOTPRINT ON THE SOUTH WHILE INCREASING THE BUILDING HEIGHT TO 22'-0" (PER COS MEETINGS, THE BUILDING HEIGHT MAY INCREASE PASSED THE 18'0" MAXIMUM HEIGHT TO ACCOUNT FOR ROOFTOP MECHANICAL UNITS).

ADDITIONAL MECHANICAL SCREENING WILL BE INCLUDED TO OCCLUDE ROOFTOP ELEMENTS FROM PEDESTRIAN VIEWS COMPLETELY.

AS BUILDING FOOTPRINT EXPANSIONS OFTEN REQUIRE ADJUSTMENTS TO A SITE'S LANDSCAPE SETBACKS AND OPEN SPACE REQUIREMENTS, THE PARKING LAYOUT HAS BEEN PROPOSED AND VETTED BY THE CITY OF SCOTTSDALE FIRE AND PLANNING & DEVELOPMENT SERVICES. ALSO INCLUDED IS THE ADDITION OF A NEW 3'-0" SITE WALL AROUND THE PARKING PERIMETER.

SIGNAGE WILL BE PROPOSED ON BOTH THE SOUTHERN AND WESTERN FACADES AND ADHERE TO SERVICE RESIDENTIAL ZONING SQUARE FOOTAGE REQUIREMENTS (SEE PERSPECTIVE RENDERINGS).

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
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" 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"/>

Owner: MICHAEL BLAIRE
 Company: DIAMONDBACK COMMONS II, LLC
 Address: 10921 N. 140 WAY, SCOTTSDALE, AZ 85259
 Phone: 480-221-8511 Fax: _____
 E-mail: MICHAEL.BLAIRE@DIAMONDBACKDWGS.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): Casey Fromm Title: Agent for Owner

Signature _____ Date: 2/5/2019

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

Appeals of Dedication, Exactions or Zoning Regulations



Rights of Property Owner

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

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

Appeal Procedure

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

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

For questions, you may contact:

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

Address your appeal to:

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

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

Planning and Development Services

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

Development Application



Development Application Type:

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

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

Project Name: 7700 E Indian School

Property's Address: 7700 E Indian School Rd. Scottsdale, AZ 85251

Property's Current Zoning District Designation: S-R Service Residential

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: MICHAEL BLAIRE	Agent/Applicant: Casey Fromm
Company: DIAMONDBACK COMMONS II, LLC	Company: FHP Builders LLC
Address: 10921 N. 140 WAY SCOTTSDALE AZ 85259	Address: 7465 E Osborn Rd
Phone: 480.221.8511 Fax:	Phone: 602.616.4563 Fax:
E-mail: jammon@jammonstudios.com	E-mail: jammon@jammonstudios.com
Designer: Jonathan Ammon	Engineer: Wills Benbow
Company: JammonStudios	Company: Welch&Sandon Design
Address: 6738 E Osborn Rd #3	Address: 4864 E Baseline Rd #103
Phone: 602.689.9552 Fax:	Phone: 480.641.6383 Fax:
E-mail: jammon@jammonstudios.com	E-mail: wills@welch-sandon.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 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

Official Use Only

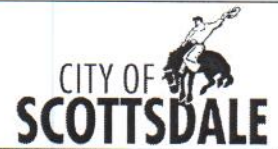
Submittal Date:

Development Application No.:

Planning and Development Services

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

Deferred Submittal Form



This does NOT permit the violation of any section of the International Building Code, or any federal, state or local regulations.

Project Name: 7700 E Indian School Plan Check No.: 40-PA-2019
Address: 7700 E Indian School Road, Scottsdale, AZ 85251 Building Permit No.: _____

Deferred Submittal Work to be covered by this Form: Struc. Arch. MPE Other


Deferral of any submittal items shall have the prior approval of the building official. The *registered design professional in responsible charge shall list the deferred submittals on the construction documents* for review by the building official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official *when requested* with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved. (Section 107.3.4.1 of the International Building Code)

OWNER'S ACKNOWLEDGEMENT

To be completed and signed by Owner before a building permit is issued.

I hereby acknowledge that the person listed below is designated as the registered design professional in charge who shall be responsible for reviewing and coordinating deferred submittal items for compatibility with the design of the building. The deferred submittal items shall not be installed until approved by *the professional in responsible charge* and accepted by the Building Official *when requested*.

Owner/Agent Signature:  Date: 2/19/19
(Agent: include title, relationship to project, and furnish letter signed by owner authorizing you as agent)

 Date: _____
(Registered professional in responsible charge)

Identify work to be deferred submittal (use additional pages if needed).

CERTIFICATE OF COMPLIANCE FOR DEFERRED SUBMITTALS

To be signed by registered professional responsible upon completion of the work.

I certify that I have reviewed the deferred submittal work for structural component or subsystem for conformance to the intent of the structural contract documents.

I further certify that I have reviewed the shop fabrication and layout drawings as submitted by the contractor; and found the supplier-designed drawings of components or subsystems as being in conformance with the structural contract documents.

Seal, Signature & Date

Planning and Development Services Department

7447 E Indian School Road, Suite 125, Scottsdale, AZ 85251 • www.scottsdaleaz.gov