



CERTIFICATE OF NO EFFECT - HISTORIC RESOURCES

51-HP-2019

72nd Place

APPLICATION INFORMATION

LOCATION:	2245 N 72nd Pl	APPLICANT:	Maxwell Eras
PARCEL:	131-19-033	COMPANY:	White Fig Homes JV LLC
Q.S.:	13-45	ADDRESS:	2223 W Pecos Rd Ste 2 Scottsdale, Az
CODE VIOLATION #:		PHONE:	480-352-7136

Request: Request of a Certificate of No Effect-Historic Resources for landscaping, front door relocation, pergola courtyard addition, window replacement, and exterior painting at an existing residence in Town and Country Scottsdale subdivision.

Certificate of No Effect Criteria:

In accordance with the Section 6.122.D of the Zoning Ordinance, the Historic Preservation Officer:

- Finds that the proposed work is determined the proposed work is minor and clearly within the adopted Historic Preservation Plan;
- Requires that any modifications to the proposed work requested by the Historic Preservation Officer are agreed to by the owner/applicant; and
- Finds that the proposed work will not diminish, eliminate, or adversely affect the historic character of the subject property or the HP District.

STIPULATIONS

1. Landscaping, replacement windows, new front door relocation and pergola and courtyard wall as shown on plans and narrative submitted with a city staff date of 10/1/19.
2. New pergola shall not extend past the existing roof line.
3. Approved paint colors for house exterior are:
 - a. SW 7665 (Sherwin Williams Wall Street) – base
 - b. SW 7028 (Sherwin Williams Incredible White) – trim
 - c. SW 6396 (Sherwin Williams Different Gold) – front door

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for plan review:

Single family pergola and courtyard wall plan: ☒ 4 sets of architectural plans including site plan
Minimum building permit for windows

Expiration of this Certificate of No Effect Determination

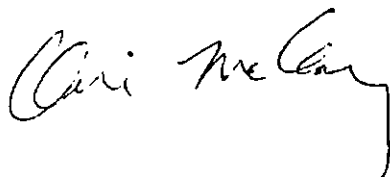
This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Planning and Development Services

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

SIGNATURE:

DATE: 10/1/19

A handwritten signature in cursive script, appearing to read "Doris McClay", is written over a horizontal line.

Doris McClay, 480-312-4214

Planning and Development Services

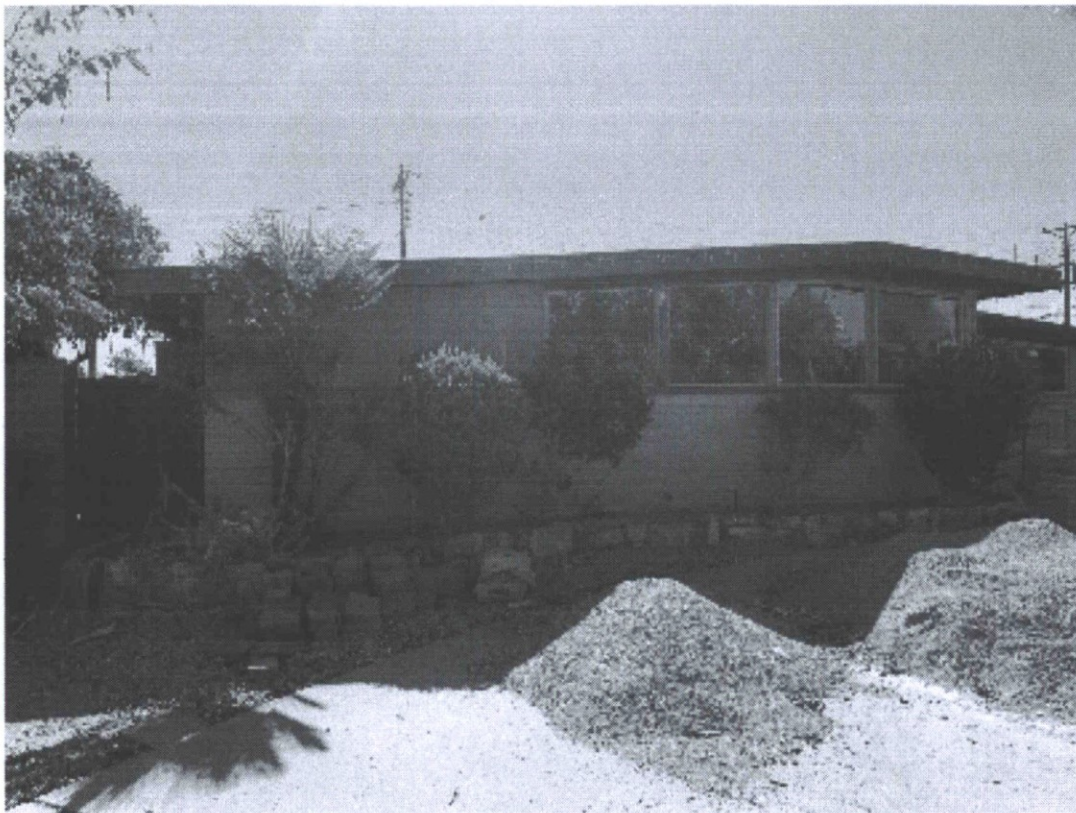
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Page 2 of 2

Revision Date: 12/10/2014

APPLICATION NARRATIVE

2245 N 72nd Pl. Scottsdale, AZ



This property contains some really exciting and unique features from the original 1950's build that reflect the contemporary modern ranch style. There is Board and Batten featured on the upper half of the exterior on the same level as the windows and ornamental block accents under the windows.

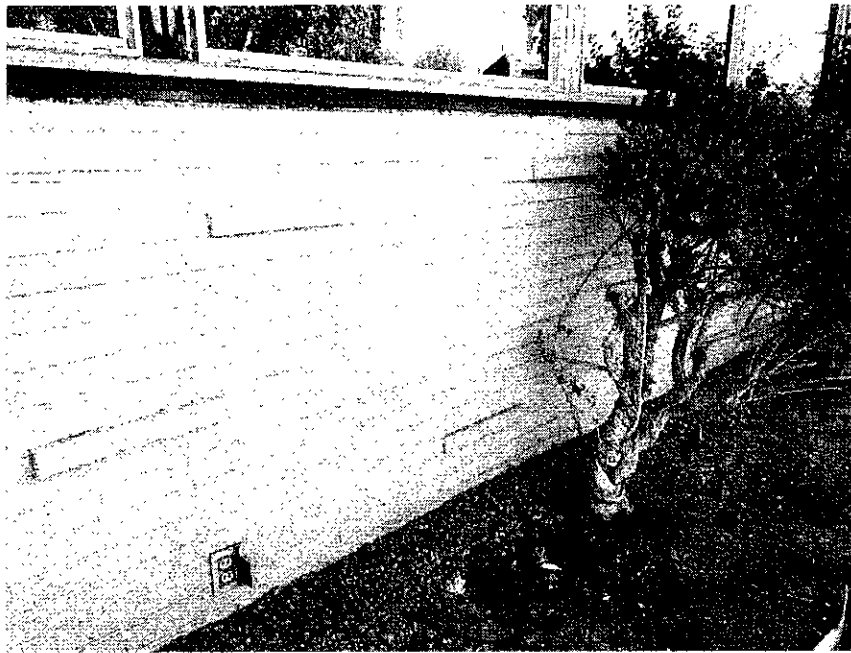
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
10/1/19 *One*
DATE INITIALS



Landscape

(1st Picture) - We feel as if these features have been hidden behind a lot of bushes and vegetation from the previous home owner(s). Also the rock retaining wall that goes along the base of the house is made of mismatched rock material, with a jagged curved design. Our plan is to completely remove this rock retaining walls and the bushes and return the grade back to even with the driveway. We will then create a ground level pavers border that will be straight and horizontal to conform with the original architecture. The new planter border will include a contrast color gravel with low barrel cactus and desert plants.

(2nd Picture) - Again these plants and trees are blocking the view of the house from the street. We want to remove the existing vegetation. We are going to keep the existing driveway concrete, however we would like to fill in the existing gravel crescent space with grey pavers to match the house.



Siding

This original block siding is in great shape with some beautiful ornamental bricks scattered amongst the pattern. The existing vegetation is hiding this wonderful feature. The flat block will be painted to match the color chosen for the base of the house. The protruding or accent blocks will be painted the same color as the board and batten above.



Front Door

The Front entry door has been relocated as shown. Taking what was the existing entry-way and closing it off to create a larger second master closet inside. Old door frame will be filled in with siding to match the existing structure and preserve the Historical look of the home.



Pergola Courtyard

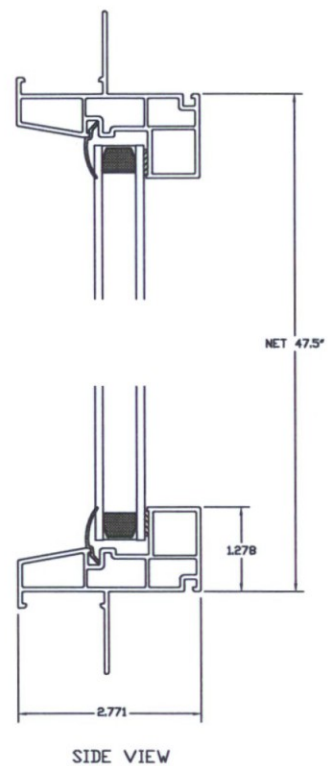
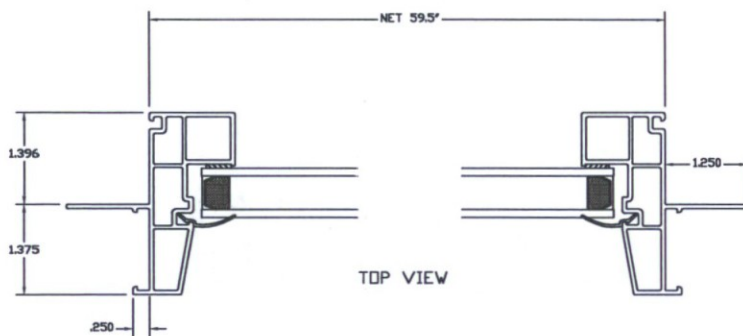


Windows

The windows installed are all custom fit to the original existing frames and have not been altered in size or dimension in any way. Windows are all aluminum from Solar Industries windows manufacturer and are meant to conform with the original design of the house.

Energy Performance Ratings:

- U-Factor: 0.29
- Solar Heat Gain Coefficient: 0.23
- Visible Transmittance: 0.46



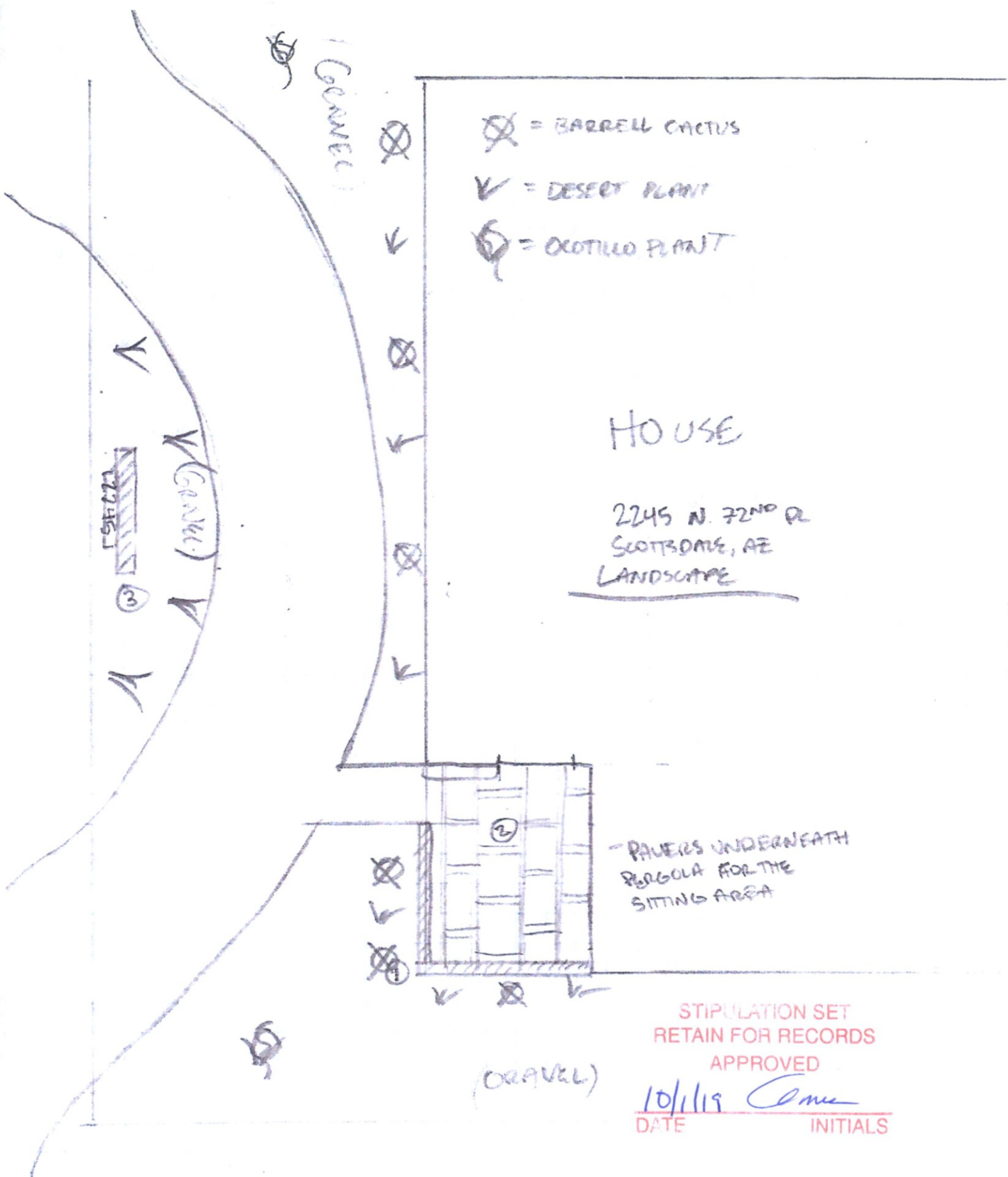
ASSEMBLY DRAWING: SMF-SERIES 4000 N-W FIXED WINDOW ASSEMBLY DRAWING

DRAWN BY: CARL S.

DATE: 2-15-08

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

10/1/19
DATE INITIALS



- ⊗ = BARRELL CACTUS
- ✓ = DESERT PLANT
- ⊙ = OCOTILLO PLANT

HOUSE

2245 N. 72ND PL
SCOTTSDALE, AZ
LANDSCAPE

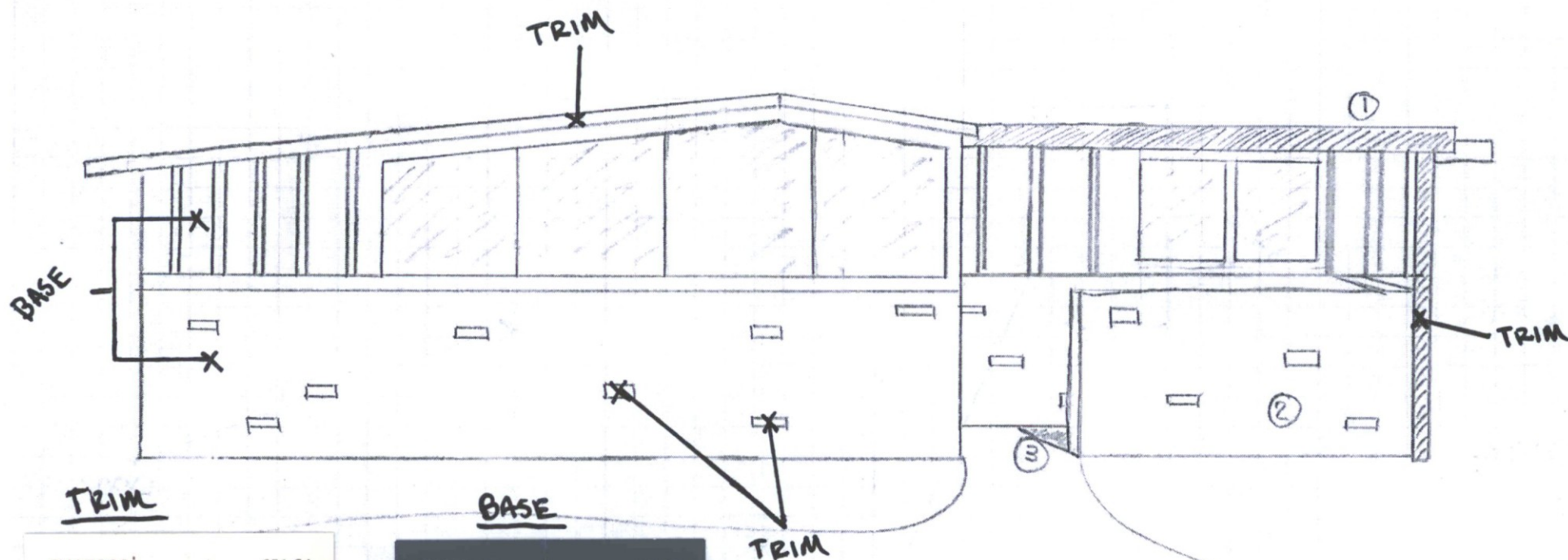
- PAVERS UNDERNEATH
PERGOLA FOR THE
SITTING AREA

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
10/1/19 *Om*
DATE INITIALS

1. CMU RETAINER WALL TO MATCH HOUSE SKIRT DESIGN
2. PERGOLA DESIGN
3. CMU DECORATIVE WALL TO MATCH HOUSE W/ IRON HOUSE NUMBER

- ① PERGOLA
- ② BLOCK RETAINING WALL
- ③ PAVERS

2245 N. 72ND PL.
SCOTTSDALE, AZ



SW 7028
Incredible White

256-C4

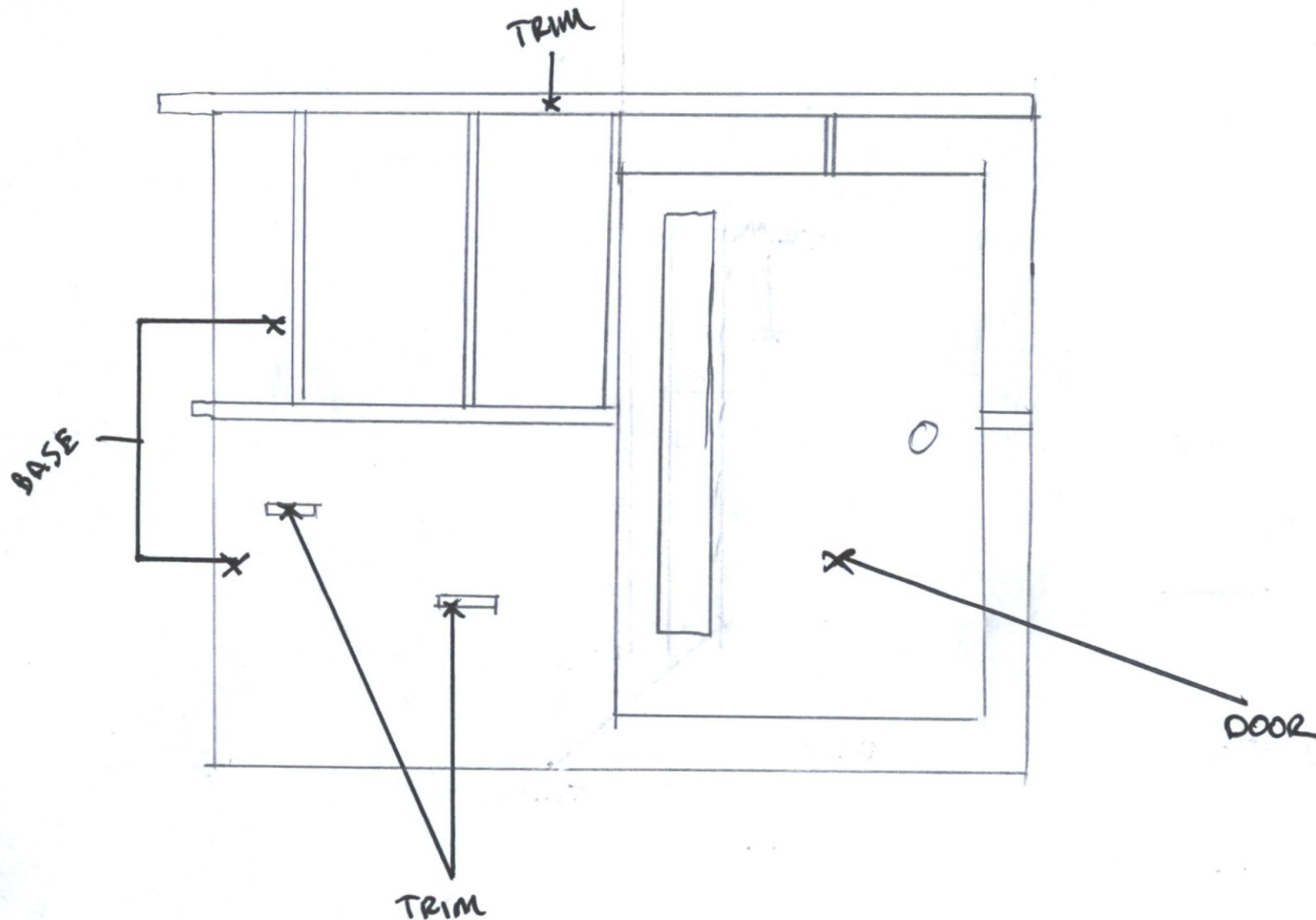
SW 7665
Wall Street

233-C5

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

10/1/19
DATE

Gmu
INITIALS



DOOR

SW 6396
Different Gold

142-C5

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

10/1/19 *Com*
DATE INITIALS



STIPULATION SET
RETAIN FOR RECORDS

APPROVED

10/6/19
DATE

Omme

INITIALS

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 checked="" 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: _____

Property's Address: 2245 N. 72ND PL. SCOTTSDALE, AZ

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: <u>WHITE FIG HOMES JV.</u>	Agent/Applicant: <u>MAXWELL ERAS</u>
Company: <u>WHITE FIG HOMES JV.</u>	Company: <u>AE HOMES</u>
Address: <u>2223 W. PELOS RD. STE 2</u>	Address: <u>3501 N. 64TH ST. UNIT 20</u>
Phone: <u>(602) 478-9083</u> Fax: _____	Phone: <u>(480) 352-7136</u> Fax: _____
E-mail: <u>michelle@whitefighomes.com</u>	E-mail: <u>maxwell@aehomes.co</u>
Designer: <u>BRITTANY KZVRNIK</u>	Engineer: <u>CARLOS DOMINGUEZ</u>
Company: <u>BLISSFUL DESIGN STUDIO</u>	Company: <u>AVANTE CONSTRUCTION</u>
Address: <u>2225 W. PELOS RD. SUITE 6</u>	Address: <u>PO BOX 31151 MESA AZ 85275</u>
Phone: <u>(480) 414-7800</u> Fax: _____	Phone: <u>(480) 593-3466</u> Fax: _____
E-mail: <u>hello@blissfuldesignstudio.com</u>	E-mail: <u>carlosd.avante@gmail.com</u>


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

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

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

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


Owner Signature


Agent/Applicant Signature

Official Use Only

Submittal Date: _____

Development Application No.: _____

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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 of 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.

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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: _____-PA-_____

Project Name: _____

Project Address: 2245 N. 72ND PL. SCOTTSDALE, AZ

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.

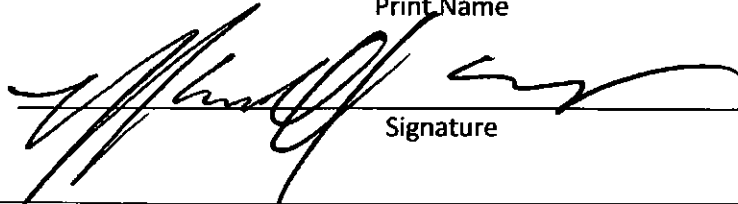
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

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: MAXWELL A. ERAS
Print Name


Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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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: MAXWELL ERAS

☐ 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.**

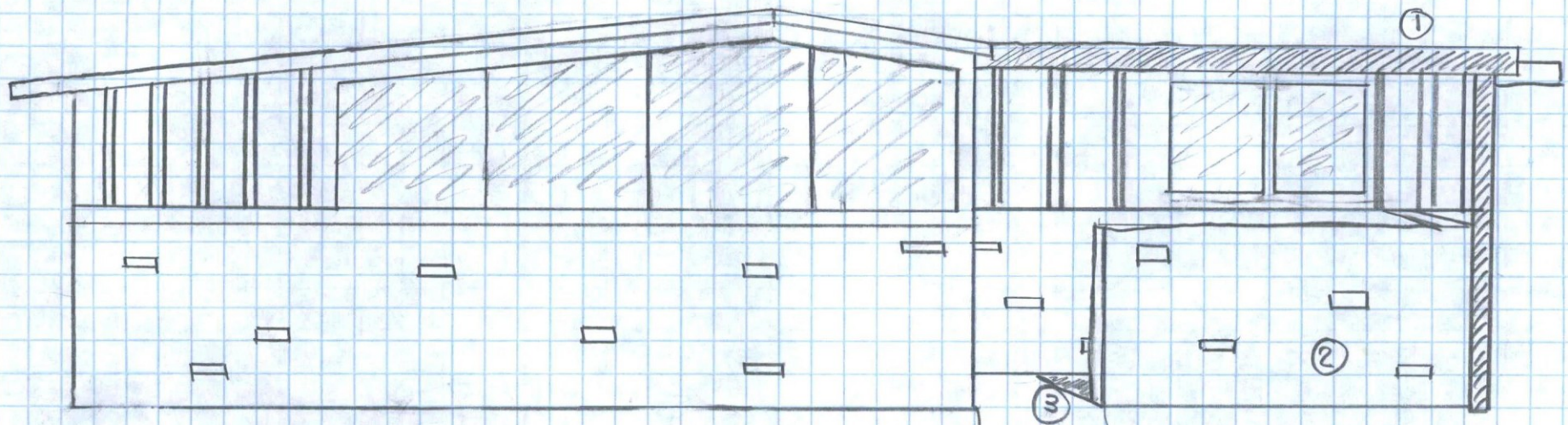
- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
 - 1. Committed intentionally.
 - 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.

① PERGOLA

② BLOCK RETAINING WALL

③ RAVERS

2245 N. 72ND PL.
SCOTTSDALE, AZ





Solar Inc.

Series 4000 Vinyl
Horizontal Sliding Window
High Performance LoE /
Clear, Argon Fill

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)

0.29

Solar Heat Gain Coefficient

0.23

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.46

MEETS OR EXCEEDS NATIONAL THERMAL TESTING

NFRC label data

REV
7-15-10

SERIES	IG CONFIG	NO GRIDS			NO GRIDS, W/ ARGON			WITH GRIDS			WITH GRIDS, W/ ARGON		
		U FACT	SHGC	VT	U FACT	SHGC	VT	U FACT	SHGC	VT	U FACT	SHGC	VT
SMF XO	CLEAR / CLEAR	0.49	0.64	0.67					0.49	0.57	0.60		
	BRZ / CLEAR	0.49	0.51	0.50					0.49	0.46	0.44		
	GREY / CLEAR	0.49	0.48	0.45					0.49	0.43	0.40		
	55-27 / CLEAR	0.34	0.23	0.45	0.30	0.23	0.45	0.34	0.21	0.40	0.30	0.21	0.40

SMF S/H	CLEAR / CLEAR	0.49	0.64	0.67					0.49	0.57	0.60		
	BRZ / CLEAR	0.49	0.51	0.50					0.49	0.46	0.44		
	GREY / CLEAR	0.49	0.48	0.45					0.49	0.43	0.40		
	55-27 / CLEAR	0.34	0.23	0.45	0.30	0.23	0.45	0.34	0.21	0.40	0.30	0.21	0.40

SMF PW	CLEAR / CLEAR	0.47	0.70	0.74					0.47	0.64	0.67		
	BRZ / CLEAR	0.47	0.57	0.55					0.47	0.61	0.49		
	GREY / CLEAR	0.47	0.53	0.49					0.47	0.48	0.44		
	55-27 / CLEAR	0.31	0.25	0.49	0.27	0.25	0.49	0.31	0.23	0.44	0.27	0.23	0.44

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 and may result in additional fees. A Development Application that is received by the City is not complete until it is verified 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 Preservation Plan design guidelines.

If you have any questions regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 6 of this application.

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.

Digital Submittal:

For applications submitted digitally, please follow the plan and document submittal requirements below. All files shall be uploaded in PDF format. Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11. A digital submittal Key Code is required to upload your documents and will be provided by your coordinator.

Key Code: _____

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalMenu>

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 checked="" 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>

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Historic Property Application Checklist

<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 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)
<input type="checkbox"/>	<input type="checkbox"/>	7. Deed of Conservation Easement (delayed submittal) Must be the original signed document.
<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) 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)
<input type="checkbox"/>	<input type="checkbox"/>	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. Historic Residential Exterior Rehabilitation Program Declaration (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	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
<input type="checkbox"/>	<input type="checkbox"/>	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 - <i>SCOPE OF PROJECT</i> 8 1/2" 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) 8 1/2" x 11" - (4) copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	20. Site Plan <i>AND LANDSCAPE PLAN - CHECK WITH STEVE ON LANDSCAPING REMOVAL</i> <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 1/2" x 11" - (1) copy (quality suitable for reproduction)
<input 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 1/2" x 11" - (1) copy (quality suitable for reproduction)
<input 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 1/2" x 11" - (1) copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	23. Building Elevations <i>PAINT COLOR (OR PHOTOS)</i> <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 1/2" x 11" - (1) color copy, (quality suitable for reproduction) 8 1/2" x 11" - (1) copy black and white line drawing copy (quality suitable for reproduction)
<input type="checkbox"/>	<input 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 1/2" x 11" - (1) color copy (quality suitable for reproduction)

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Historic Property Application Checklist

<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 <i>Cut sheets from manufacturer?</i> <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) <i>HAVE BEEN REPLACED</i>
<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)
<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: _____ _____ <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)

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

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Historic Property Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	34. Exterior Building Color & Material Sample Board(s): <ul style="list-style-type: none"> • 8-1/2" x 14" material sample board(s) 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
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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>584</u> -PA- <u>2019</u>.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	36. Submit all items indicated on this checklist pursuant to the submittal requirements.
<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: <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px;"></div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	40. If you have any questions regarding this application checklist, please contact your Project Coordinator. Coordinator Name (print): <u>DORIS MCCLAY</u> Phone Number: <u>480-312-4214</u> Coordinator email: <u>Dmcclay</u> @scottsdaleaz.gov Date: <u>8/8/19</u> Coordinator Signature: <u><i>Doris McClay</i></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.

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Historic Property Application Checklist

This application need a: ☐ New Project Number, or
☐ A New Phase to an old Project Number: _____

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 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>.

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

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Development Applications Process

Enhanced Application Review

Historic Property (HP)

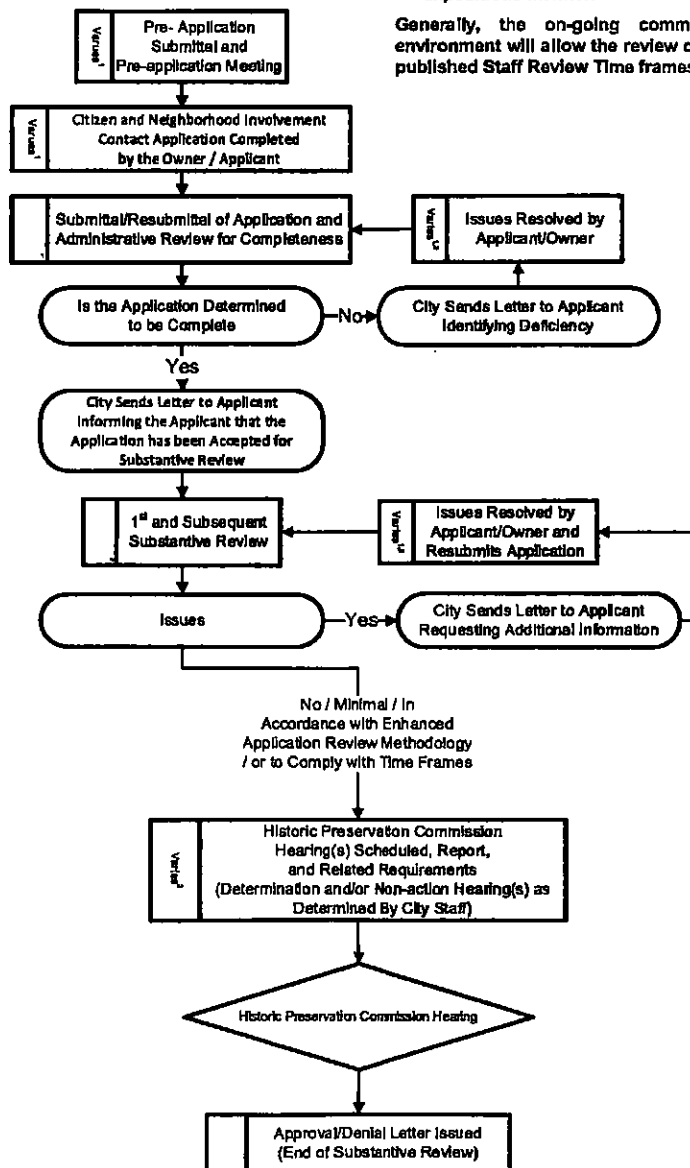


Enhanced Application Review Methodology

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 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 Staff Working Days (HP Review)	95 Total Staff Working Days, Multiple Reviews in This Time Frame	Time Frames Vary	Letter Issued

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Development Applications Process

Standard Application Review

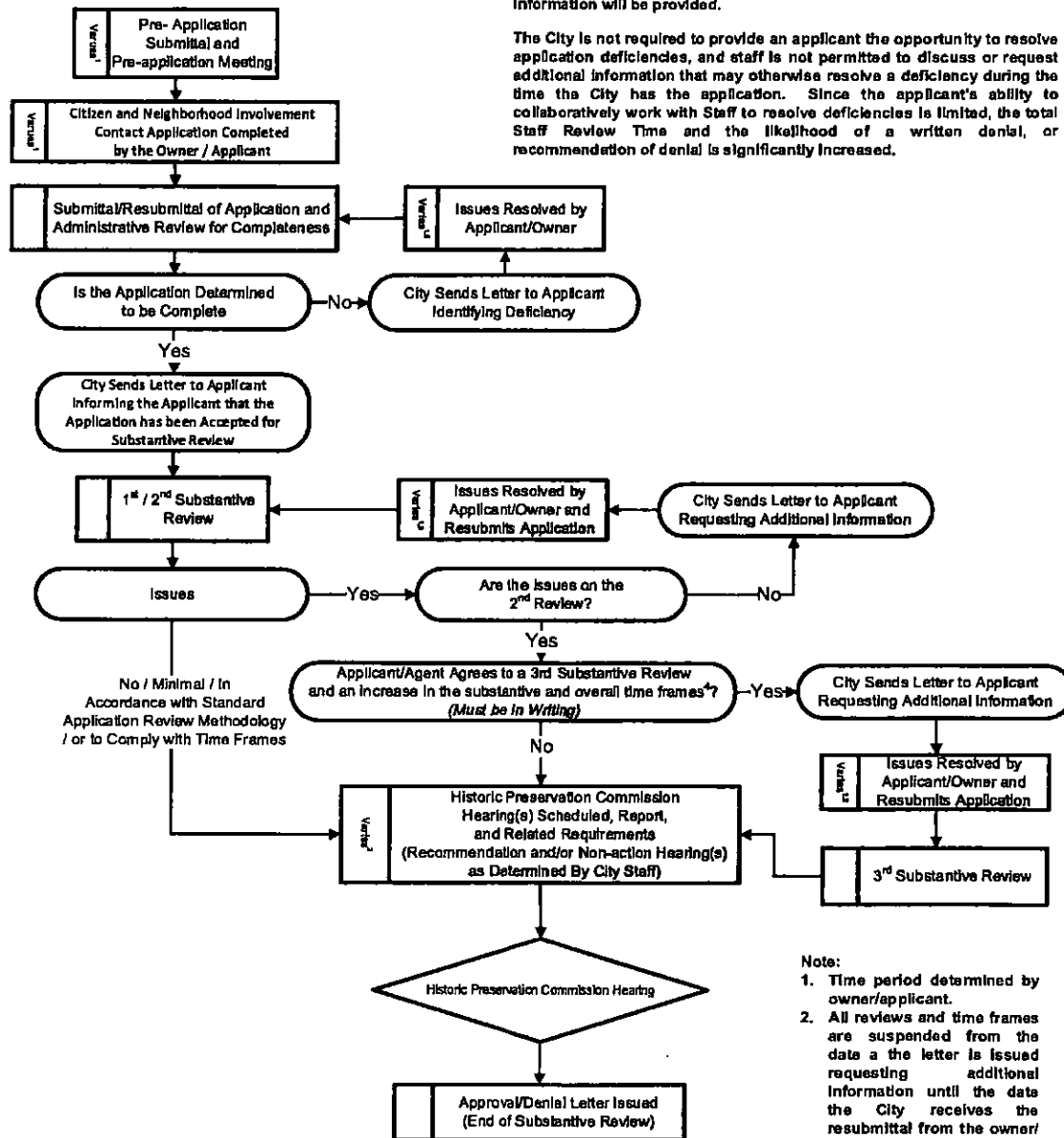
Historic Property (HP)



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
16 Staff Working Days Per Review	85 Total Staff Working Days, Two Reviews In This Time Frame ^{2,3,4}	Time Frames Vary ⁵	Letter Issued

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Pre-Application Request



Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

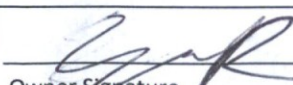
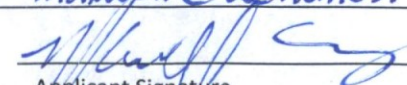
The completed Pre-Application Request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>72ND PLACE</u>	
Property's Address: <u>2245 N. 72ND PL</u>	APN: _____
Property's Zoning District Designation: _____	
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>WHITE FIG HOMES JV LLC</u>	Applicant: <u>MAXWELL ERAS</u>
Company: _____	Company: <u>WHITE FIG HOMES JV LLC</u>
Address: <u>2225 W. PECOS RD. STE 2</u>	Address: _____
Phone: <u>(602) 478-9083</u> Fax: _____	Phone: <u>480 352-7136</u> Fax: _____
E-mail: _____	E-mail: <u>maxwell@afhomes.co</u>
Owner Signature: 	Applicant Signature: 
Official Use Only Submittal Date: <u>7/24/19</u>	Application No.: <u>584</u> -PA- <u>2019</u>
Project Coordinator: _____	

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Pre-Application Request



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 checked="" 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 checked="" type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> General Plan Amendment (GP)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input type="checkbox"/> Variance (BA)		<input checked="" type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)

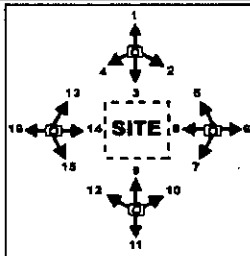
☒ Pre-Application Fee: \$
(No fees are charged for Historic Preservation (HP) properties.)

☐ Records Packet Fee: \$
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

☒ Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- ☐ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



☐ Other

- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- ☐ Site Plan
- ☐ Subdivision plan
- ☐ Floor Plans
- ☐ Elevations
- ☐ Landscape plans
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Areal of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

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