



Application

Narrative

Cash Transmittal

Development Standards

# Abandonment

## 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:

- 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

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 4 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.

When Items 1 through 17 are ready for submittal, call **480-312-7767** to schedule a submittal meeting with a Planning Specialist; provide your pre-application number: \_\_\_\_-PA-\_\_\_\_.

### 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>

### 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>1,690</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</li> <li>• ④ copies</li> <li>• ① digital copy</li> </ul> |

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## Abandonment Development Application Checklist

|                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>5. 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>6. Consideration for Abandonment Information</b> (valuation for area of abandonment)  |
| <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, ½" clear borders and acid free paper</li> <li>• _____ copies</li> <li>• ① digital copy</li> </ul>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>8. Title Insurance Commitment</b><br>(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><br>(See the City website for contact information: <a href="http://www.ScottsdaleAZ.gov">www.ScottsdaleAZ.gov</a> and search: utility contact)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>10. Request to Submit Concurrent Development Applications</b> (form provided)   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>11. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - ① copies of the set of prints</li> <li>• <u>See attached Existing Conditions Photo Exhibit</u> 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <b>12. Aerial Photo with Proposed Site Plan Overlay</b> (all photos must be suitable for reproduction) <ul style="list-style-type: none"> <li>• 24" x 36" – ② color copies, <u>folded</u></li> <li>• 11" x 17" – ① color copy, <u>folded</u></li> <li>• 8 ½" x 11" – ① color copy</li> </ul> <p>Photo shall be the most recent available, and should not be more than 1 year old.<br/> Site plan overlay shall show lot lines, tracts, easements, street locations and names, and surrounding zoning.</p> <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> 750-foot radius from site<br/> <input type="checkbox"/> ¼-mile radius from site<br/> <input type="checkbox"/> Other _____ radius from site </div> |

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# Abandonment Development Application Checklist

|                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>13. Public Participation</b><br><b>Step 1: Complete Neighborhood Notification</b><br><p>Mail Neighborhood Notification 1st Class Letter to property owners &amp; HOAs within 750', the City's standard interested parties list, and to the City project coordinator at least 10 calendar days prior to formal application submittal (include the following information):</p> <ul style="list-style-type: none"> <li>• Project request and description</li> <li>• Pre-application number (xx-PA-xxxx)</li> <li>• Project location (street address)</li> <li>• Size (e.g. Number of Acres of project, Square Footage of Lot)</li> <li>• Zoning</li> <li>• Legal graphic</li> <li>• Applicant and City contact names and phone numbers</li> </ul> <p><b>Step 2: City will post public hearing signs and provide other public notification including:</b></p> <ul style="list-style-type: none"> <li>• Mailing out postcards to property owners within 750 feet</li> <li>• Publishing legal ad in newspaper</li> <li>• Posting case information on the City website</li> <li>• Posting on social media</li> <li>• Sending to email subscribers</li> </ul>                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>14. Request for Neighborhood Group/Homeowners Association (form provided)</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>15. Request for Site Visits and/or Inspections (form provided)</b>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>16. Applicable Dedication Legal and Graphic Exhibits</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Drainage and Flood Control Easement and Provision for Maintenance</li> <li><input checked="" type="checkbox"/> Natural Area Open Space Easement Including Restored Desert</li> <li><input type="checkbox"/> Public Right-of-way Dedication</li> <li><input checked="" type="checkbox"/> Public Non-motorized Access Easement POSSIBLE</li> <li><input type="checkbox"/> Public motorized Access</li> <li><input checked="" type="checkbox"/> Public Utility Easement POSSIBLE</li> <li><input type="checkbox"/> Scenic Corridor Easement</li> <li><input checked="" type="checkbox"/> Sewer Line Easement POSSIBLE</li> <li><input checked="" type="checkbox"/> Vehicular Non-Access Easement POSSIBLE</li> <li><input checked="" type="checkbox"/> Waterline Easement POSSIBLE</li> <li><input checked="" type="checkbox"/> Confirmation of Dedication POSSIBLE</li> <li><input type="checkbox"/> Other Easement or Dedication: <ul style="list-style-type: none"> <li>• _____ copies</li> <li>• ① digital copy</li> </ul> </li> </ul> |

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## Abandonment Development Application Checklist

|                          |                          |                        |
|--------------------------|--------------------------|------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 17. Other:<br><br><br> |
|--------------------------|--------------------------|------------------------|

If you have any questions regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print): Jessie Morillo Phone Number: 480-312-7849

Coordinator email: jmorillo @scottsdaleaz.gov Date: 5/19/19

Coordinator Signature: 

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 needs 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, 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:

<https://www.scottsdaleaz.gov/planning-development/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

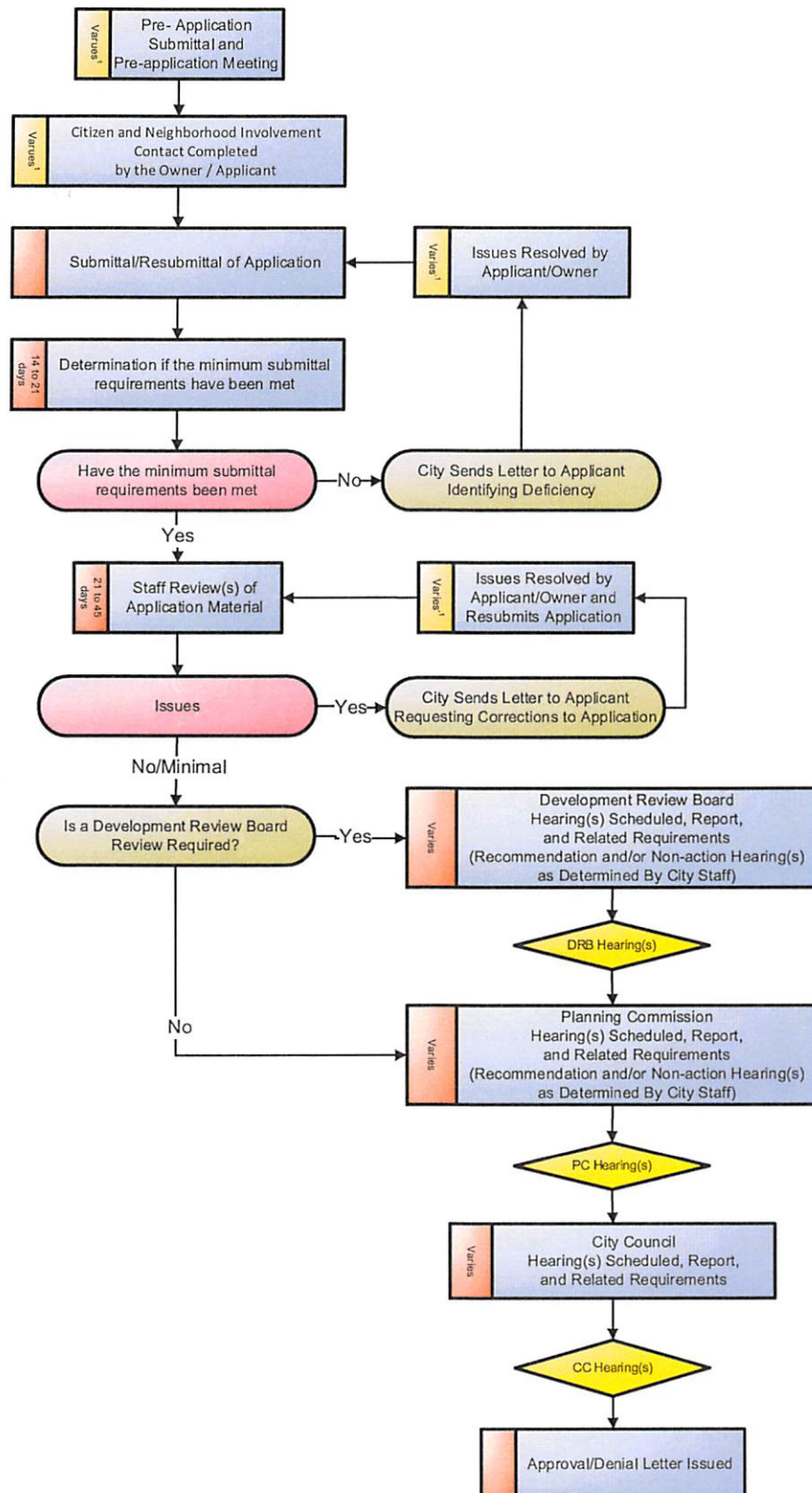
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# Development Application Process

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



Note:

1. Time period determined by owner/applicant.

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# 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 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)          | <b>Other</b>   |
| <input type="checkbox"/> Development Agreement (DA)         | <b>Wireless Communication Facilities</b>                 | <input type="checkbox"/> Annexation/De-annexation (AN) |
| <b>Exceptions to the Zoning Ordinance</b>                   | <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)            | <b>Signs</b>   | <input checked="" type="checkbox"/> Abandonment (AB)   |
| <input type="checkbox"/> Variance/Accommodation/Appeal (BA) | <input type="checkbox"/> Master Sign Program (MS)        | <b>Other Application Type Not Listed</b>               |
| <input type="checkbox"/> Special Exception (SX)             | <input type="checkbox"/> Community Sign District (MS)    | <input type="checkbox"/> Other: _____                  |

Project Name: Phoenix Herpetological Sanctuary

Property's Address: 28011 N. 78th Street, 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: Debbie Gibson                          | Agent/Applicant: Kurt Jones                                   |
| Company: Phoenix Herpetological Sanctuary     | Company: Tiffany & Bosco, P.A.                                |
| Address: 28011 N. 78th Street, Scottsdale, AZ | Address: 2525 E. Camelback Road, 7th Floor, Phoenix, AZ 85016 |
| Phone: (480) 223-3813 Fax:                    | Phone: (602) 452-2729 Fax:                                    |
| E-mail: debbie@phoenixherp.com                | E-mail: kajones@tblaw.com                                     |
| Designer:                                     | Engineer: Nathan Wyllie                                       |
| Company:                                      | Company: Graham Surveying & Engineering                       |
| Address:                                      | Address:  |
| Phone: Fax:                                   | Phone: (480) 488-4393 Fax:                                    |
| E-mail:                                       | E-mail: nwylle@grahamsande.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<sup>1</sup> 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 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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# Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 28011 N. 78th Street, Scottsdale, AZ
- b. County Tax Assessor's Parcel Number: 212-21-020A
- c. General Location: South of Dynamite Blvd. on 78th Street
- d. Parcel Size: 91,476 s.f.
- e. Legal Description: see attached

(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)

Debbie Gibson  
Daniel Marchand

Date

5.20.19, 2019  
5.20.19, 2019

Signature

Debbie Gibson  
Daniel Marchand

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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: 600 -PA- 2016

Project Name: Phoenix Herpetological Sanctuary

Project Address: 28011 N. 78th Street, 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: \_\_\_\_\_

Debbie Gibson

Print Name

Debbie Gibson

Signature

*\*Note: By appointment only*

### City Use Only:

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

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# 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 type="checkbox"/> Development Review (Major) (DR) | <input type="checkbox"/> Master Sign Program (MS)      |
| <input type="checkbox"/> Rezoning (ZN)   | <input type="checkbox"/> Development Review (Minor) (SA) | <input type="checkbox"/> Community Sign District (MS)  |
| <input type="checkbox"/> In-fill Incentive (II)  | <input type="checkbox"/> Wash Modification (WM)          | Other  |
| <input type="checkbox"/> Conditional Use Permit (UP)   | <input type="checkbox"/> Historic Property (HP)          | <input type="checkbox"/> Annexation/De-annexation (AN) |
| Exemptions to the Zoning Ordinance   | Land Divisions (PP)                                      | <input type="checkbox"/> General Plan Amendment (GP)   |
| <input type="checkbox"/> Hardship Exemption (HE)   | <input type="checkbox"/> Subdivisions                    | <input type="checkbox"/> In-Lieu Parking (IP)          |
| <input type="checkbox"/> Special Exception (SX)  | <input type="checkbox"/> Condominium Conversion          | <input 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"/>                               |

Owner: Debbie Gibson

Company: Phoenix Herpetological Society

Address: 28011 N. 78th Street, Scottsdale, AZ

Phone: (480) 223-3813

Fax: \_\_\_\_\_

E-mail: debbie@phoenixherp.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):

Debbie Gibson

Title:

V.P.

Debbie Gibson

Signature

Date:

5.20.19

### Official Use Only:

Submittal Date: \_\_\_\_\_

Request: ☐ Approved or ☐ Denied

Staff Name (Print): \_\_\_\_\_

Staff Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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**PROJECT NARRATIVE  
RIGHT-OF-WAY AND GLO ABANDONMENT**

**October 18, 2019**

Background

The Phoenix Herpetological Society ("PHS") was approved for a conditional use permit ("CUP") in March 2019 for the property located at 28011 N. 78<sup>th</sup> Street ("Property"). The Property has frontage along 78<sup>th</sup> Street (western boundary) and Antioch Way (southern boundary). These two (2) roadways also have 66-foot wide General Land Office Patents ("GLO") roadway easements over the right-of-way ("ROW").

ROW Abandonment Request

The request is to abandon the easterly most five (5) feet of ROW on 78<sup>th</sup> Street. City Transportation staff has indicated that a fifty (50) foot ROW is all that is required for this section of 78<sup>th</sup> Street.

The request is to also abandon the northerly five (5) feet of Antioch Way. With this abandonment, Antioch would develop in the future within a 40' full ROW.

GLO Easement Abandonment Request

Both 78<sup>th</sup> Street and Antioch Way along the Property's frontage includes a 33-foot wide GLO easement. The request would be to abandon the easterly eight (8) feet of the 78<sup>th</sup> Street GLO easement and the northerly eight (8) feet of the Antioch Way GLO easement.

The total square footage of the ROW and GLO easements abandonments are attached with the legal descriptions.

Key items which should be considered for approval include:

- Access to the Property or adjacent parcels is not impacted by the proposed abandonment.
- The abandonment request conforms to the Transportation Masterplan and the Local Area Infrastructure Plan.
- There will be no impact to Municipal and Emergency services. Currently Antioch Way is an unimproved, non-passible roadway along the Property's southern frontage.

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **6-AB-2019**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each item identified below.

- ☒ Two copies: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy: Revised Narrative for Project
- ☒ One copy: Commitment for Title Insurance

☒ Other Supplemental Materials:

Updated Legal Graphics and Legal Descriptions for proposed abandonment areas and easements to be dedicated.

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