

Application  
Narrative  
Cash Transmittals  
Pre-Application  
Pre\_App Narrative  
Pre-App Cash Transmittal  
Development Standards



# City of Scottsdale Cash Transmittal

# 113820

113820  
01098793  
1/24/2018 PLN-1STOP  
KHEMBY HP600G2020  
1/24/2018 2:30 PM  
\$2,526.00

**Received From :**

Stephen Adams  
7904 E Chaparral Rd. #A110-113  
Scottsdale, AZ 85250  
480-244-2557

**Bill To :**

Stephen Adams  
7904 E Chaparral Rd. #A110-113  
Scottsdale, AZ 85250  
480-244-2557

Reference # 25-PA-2016  
Address 5814 N CATTLETRACK RD  
Subdivision SCHAFFNER ESTATES  
Marketing Name  
MCR 075-25  
APN 173-04-017

Owner Information  
ACA Fund I, LLC  
7904 E Chaparral Rd. #A110-113  
Scottsdale, AZ 85250  
480-244-2557

Lot Number 4  
Metes/Bounds No  
Gross Lot Area 0  
NAOS Lot Area 0  
Net Lot Area 0  
Number of Units 1  
Density

Issued Date 1/24/2018  
Paid Date 1/24/2018  
Payment Type CREDIT CARD  
Cost Center  
Jurisdiction SCOTTSDALE  
Water Zone  
Water Type  
Sewer Type  
Meter Size  
QS 20-45

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$2,526.00	100-21300-44221

City of Scottsdale

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

Date: 1/24/2018 Cashier: KHEMBY  
Office: PLN-1STOP Mach ID: HP600G20200  
Tran #: 1 Batch #: 64404

Receipt: 01098793 Date: 1/24/2018 2:30 PM

113820  
3150 PRELIMINARY PLAT \$2,526.00

**TENDERED AMOUNTS:**

American Express Tendered: \$2,526.00  
CC Last 4: 3008 Auth Code: 107

Transaction Total: \$2,526.00

Thank you for your payment.  
Have a nice day!

**2-PP-2018**  
**1/24/18**

SIGNED BY STEVE ADAMS ON 1/24/2018

Total Amount

**\$2,526.00**

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

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 113820**



# 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 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 checked="" type="checkbox"/> Preliminary Plat (PP)

Project Name: Siena Estates

Property's Address: 5805 N. Sundown Dr., Scottsdale, AZ 85250

### 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.

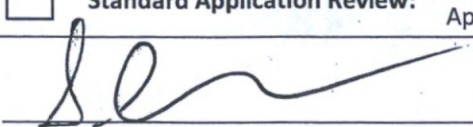
Owner: Stephen Adams	Agent/Applicant: Carl Bloomfield
Company: Adams Craig Acquisitions	Company: 6K Consulting, LLC.
Address: 7904 E. Chaparral Rd., Scottsdale, AZ 85250	Address: 4858 E. Baseline Rd. Suite 101, Mesa, AZ 85206
Phone: 480-634-5015 Fax:	Phone: 480-664-8592 Fax:
E-mail: csusini@adamscraigacq.com	E-mail: carl@6kllc.com
Designer:	Engineer: Carl Bloomfield
Company:	Company: 6K Consulting, LLC.
Address:	Address: 4858 E. Baseline Rd. Suite 101, Mesa, AZ 85206
Phone: Fax:	Phone: 480-664-8592 Fax:
E-mail:	E-mail: carl@6kllc.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.:

### Planning and Development Services

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

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)





## Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 1/24/18  
Contact Name: CARL BLOOMFIELD  
Firm Name: GK CONSULTING LLC  
Address: 4858 E. BABELINE RD. SUITE 101 MESA  
City, State, Zip: MESA, AZ 85206

RE: Application Accepted for Review.

25 - PA - 2016

Dear CARL BLOOMFIELD:

It has been determined that your Development Application for SIENA ESTATES has been accepted for review.

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

Sincerely,

Name: JESUS MURILLO  
Title: SENIOR PLANNER  
Phone Number: (480) 312-7849  
Email Address: JMURILLO @ScottsdaleAZ.gov



# Development Application



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Owner: Stephen Adams

Agent/Applicant: Carl Bloomfield

Company: Adams Craig Acquisitions

Company: 6K Consulting, LLC.

Address: 7904 E. Chaparral Rd., Scottsdale, AZ 85250

Address: 4858 E. Baseline Rd. Suite 101, Mesa, AZ 85206

Phone: 480-634-5015

Fax:

Phone: 480-664-8592

Fax:

E-mail: csusini@adamscraigacq.com

E-mail: carl@6kllc.com

Designer:

Engineer: Carl Bloomfield

Company:

Company: 6K Consulting, LLC.

Address:

Address: 4858 E. Baseline Rd. Suite 101, Mesa, AZ 85206

Phone:

Fax:

Phone: 480-664-8592

Fax:

E-mail:

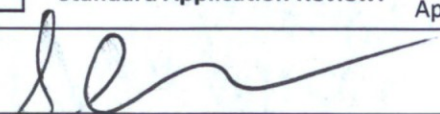
E-mail: carl@6kllc.com

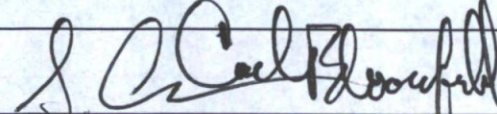
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Owner Signature

  
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 Phone: 480-312-7000

City of Scottsdale's Website: www.scottsdaleaz.gov

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**2-PP-2018**  
**1/24/18**



# 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.

#### **Planning and Development Services**

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

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



# 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.

#### Planning and Development Services

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# City of Scottsdale Cash Transmittal

# 113820

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**Bill To :**

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**Subdivision** SCHAFFNER ESTATES  
**Marketing Name**  
**MCR** 075-25  
**APN** 173-04-017

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Scottsdale, AZ 85250  
480-244-2557

**Lot Number** 4  
**Metes/Bounds** No  
**Gross Lot Area** 0  
**NAOS Lot Area** 0  
**Net Lot Area** 0  
**Number of Units** 1  
**Density**

**Issued Date** 1/24/2018  
**Paid Date** 1/24/2018  
**Payment Type** CREDIT CARD  
**Cost Center**  
**Jurisdiction** SCOTTSDALE  
**Water Zone**  
**Water Type**  
**Sewer Type**  
**Meter Size**  
**QS** 20-45

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$2,526.00	100-21300-44221

  
SIGNED BY STEVE ADAMS ON 1/24/2018

Total Amount

**2-PP-2018**  
**1/24/18**

**\$2,526.00**

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

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 113820**



# 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: Siena Estates

Project Address: 5805 N. Sundown Dr., Scottsdale, AZ 85250

### 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: Stephen Adams

Print Name

Signature

### City Use Only:

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

### Planning and Development Services

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

**2-PP-2018**  
**1/24/18**