



Application

Narrative

Cash Transmittal

Development Standards

Project Narrative

Development Review Board



While preparing the project narrative, please refer to the Development Review Board Criteria (Attachment A), which serve as the basis for the review and approval of your proposal. Provide information, descriptions, and explanations that are indicated by the Project Coordinator.

☐ **Ordinances, Master Plans, General Plan, and Standards**

Describe how the proposed development will comply with the design and character elements of the General Plan, the appropriate character area plan, all applicable city-wide master plans, the zoning ordinance development standards, the Design Standards and Policies Manual, all applicable city-wide design guidelines, and the appropriate Master Environmental Design Concept Plan.

☐ **Architectural Character, Landscaping, and Site Design**

Explain how the proposed development has been designed so that it:

- Promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
- Avoids excessive variety and monotonous repetition;
- Recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
- Conforms to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
- Incorporates unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.

☐ **Ingress, Egress, On-Site Circulation, Parking, and Pedestrians**

Describe how the site layout of the proposed development has been designed to promote safety and convenience, relative to ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways.

☐ **Mechanical and Utility Equipment**

Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation, and has utilized screening devices that are integral to the design of the building, in order to screen mechanical equipment, appurtenances and utilities.

☐ **Old Town Scottsdale**

If the development proposal is within Old Town Scottsdale, specify through narrative and graphical exhibits how the proposal is in conformance with the Old Town Scottsdale Urban Design and Architectural Guidelines.

☐ **Location of Artwork** (refer to Zoning Ordinance Sections 1.905 and 7.1010)

If the development proposal is required to participate in the Cultural Improvement Program or Public Art Program, then determine whether or not the proposed location of artwork complies with the following criteria:

- Accessible by the public;
- Location near pedestrian circulation routes consistent with existing or future development or natural features;
- Location near the primary pedestrian or vehicular entrance of a development;
- Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
- Location in conformance to standards for public safety.

Planning and Development Services

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Project Narrative

Development Review Board & Board of Adjustment Request

Centum Health Properties
Scottsdale Medical Pavilion
7331 E. Osborn Road
Scottsdale, AZ 85251

1. Design and Character Components

The proposed development is an expansion of the existing Scottsdale Medical Pavilion (SMP) and is located within the Medical District portion within the Scottsdale Old Town District. The proposed development complies with the design and character elements of the Medical District as well as maintaining the award-winning heritage of the existing building. The existing building relationship to scale and pedestrian walkability are maintained and enhanced with new streetscape and landscape features. The original award-winning building form is maintained and enhanced by bringing a vintage 1974 building into today's human-centric design.

2. Architectural Character, Landscaping, and Site Design

- a. The proposed development maintains the original buildings relationship to adjacent structures by maintaining the original building form. The “wedge” shape form is enhanced by enclosing the original exterior circulation into an internal circulation “rectangular” form. By maintaining the existing building perimeter, including the outdoor, lower level courtyard on the North side, the existing relationship to adjacent open spaces and topography are maintained. The new parking structure on the South of the property is partially below grade and partially above grade. The above grade portion is screened with an attractive terra-cotta screen element that matches the screen elements on the building. Creating a cohesive design theme.
- b. The proposed development avoids excessive variety by presenting a simple yet sophisticated design theme. The North column enclosures and roof “fins” along with the East and West screen elements present a consistent design theme. Maintaining and expressing the existing elevator core breaks the long North façade into a 2/3 to 1/3 ratio preventing the façade from becoming a monotonous repetition.
- c. The proposed development recognizes and responds to the unique climate of the region, in particular the Sonoran Desert environment. First, from an overall building orientation and fenestration, the building maintains the existing narrow slot windows on the South façade and enhances that condition with external rain screen system of sunscreen elements. The East and West facades are then also covered with an external rain screen system of shading elements that also mimic the stratification of the nearby mountains. The North façade takes full advantage of its minimal heat-gain orientation by maximizing the amount of glass while also maintaining a level of shading for the highest sun azimuth angle with shade eyebrows at the top of the curtainwall. Second, the use of the screen

elements as a rain screen system responds to the aggressive temperature swings of the region. The rain screen system provides an air cavity between the exterior skin and the building envelope. This condition promotes a vertical convection effect which pulls heat away from the building. Third, the proposed development maintains and enhances the existing open courtyard at the lower level with a series of planter walls that mimic the various canyon features of the region as well as planting with native plants to thrive in the desert environment. By maintaining the courtyard at the lower level, open to the street, and on the North side of the building, the courtyard takes advantage of a naturally shaded outdoor environment to enhance the pedestrian experience.

- d. While the proposed development is located within the Southern edge of the Environmentally Sensitive Lands (ESL) Overlay District, it is not within the Lower Desert, Upper Desert, or Hillside Landform areas. In addition, the proposed development is within the Downtown Overlay and is not required to provide open space. However, the development does follow the spirit of the ESL by incorporating native desert plant materials, capturing and treating all storm water before discharging, and maintaining the same open space as with the original building construction.
- e. While the proposed development is not located within the Historic Property Overlay District, it does follow the spirit of the ordinance with particular emphasis to “assure that alterations of existing structures are compatible with the original structure and character of an historic resource”. The new development strives to maintain the original iconic building form by maintaining the “wedge” form and the cylindrical elevator core element.

3. Ingress, Egress, On-Site Circulation, Parking, and Pedestrians

The proposed addition requests a variance to the off-street parking requirements by modification to street setbacks. Based on the criteria for the Board of Adjustments, the proposed development requests the variance based on the following conditions:

- a. The existing property size and configuration was modified and reduced with the expansion of North Drinkwater Boulevard. The property previously received a parking variance in 1994 (014-BA-94) with a reduction of 52 spaces. The site modification also eliminated a curb cut for direct access onto North Drinkwater Boulevard. The current zoning setback requirements are 20'-0" from back of curb along Wells Fargo Avenue and 30'-0" from back of curb along North Drinkwater Boulevard. The current site parking conditions extend to the property line along Wells Fargo Avenue which is equivalent to 9'-2" from back of curb, and one-foot (1') setback from the property line along North Drinkwater boulevard which is equivalent to 11'-6" from back of curb. This further reduction in available site area does not allow the property to meet the off-street parking requirements along with the off-street refuse collection requirements.
- b. The authorization of this variance request is necessary to preserve the functionality of the existing building as a contemporary Medical Office Building use. This building typology in other zoning districts and of the same classification would expect parking ratios of 1/250 GSF. The development requests a variance to the setback ordinance and requests a

10'-0" setback from back of curb along Wells Fargo Avenue and a 20'-0" setback from back of curb along North Drinkwater Boulevard. This variance would allow the parking structure to achieve a parking ratio in excess of the current zoning requirements, allow adequate off-street refuse collection maneuvering per the zoning requirements, and allow the building to reach a parking ratio of nearly 1/250 GSF.

- c. The special circumstances for this variance request were not self-imposed or created by the owner and applicant. As noted above, the current circumstances were created with the modification to North Drinkwater Boulevard resulting in reduction of the property area in the Southern edge of the property.
- d. The authorization of this variance request is not materially detrimental to adjacent properties. The existing pedestrian experience and vehicular patterns are maintained and enhanced with the addition of updated streetscape, landscape, and parking screening elements.

4. Mechanical and Utility Equipment

The proposed addition includes a new mechanical utility yard and enclosure on the West end of the building. The proposed mechanical equipment screen elements match the building East and West shading devices creating an integral design aesthetic. In addition, there is minimal rooftop equipment for HVAC exhaust fans that is set back from the edge of the roof on all sides and screened. The existing ground mounted, tenant HVAC units on the East side of the building are also screened with the same mechanical screen elements to match the building aesthetic.

5. Downtown Area

- a. The proposed development conforms with the Downtown Plan Urban Design & Architectural Guidelines
- b. The proposed development maintains and enhances the existing building's architectural design related to human scale and pedestrian-oriented environment at the street level. In addition to the enhanced streetscape and landscape elements, the proposed parking solution eliminates the current multi-level stair access from the South entrance. The parking solution provides same-level access from parking Level P1 to building Level 1 and from parking Level P2 to building Level 2.
- c. The proposed development recognizes and responds to the unique climate of the region, in particular the Sonoran Desert environment. First, from an overall building orientation and fenestration, the building maintains the existing narrow slot windows on the South façade and enhances that condition with external rain screen system of sunscreen elements. The East and West facades are then also covered with an external rain screen system of shading elements that also mimic the stratification of the nearby mountains. The North façade takes full advantage of its minimal heat-gain orientation by maximizing the amount of glass while also maintaining a level of shading for the highest sun azimuth angle with shade eyebrows at the top of the curtainwall. Second, the use of the screen elements as a rain screen system responds to the aggressive temperature swings of the

region. The rain screen system provides an air cavity between the exterior skin and the building envelope. This condition promotes a vertical convection effect which pulls heat away from the building. Third, the proposed development maintains and enhances the existing open courtyard at the lower level with a series of planter walls that mimic the various canyon features of the region as well as planting with native plants to thrive in the desert environment. By maintaining the courtyard at the lower level, open to the street, and on the North side of the building, the courtyard takes advantage of a naturally shaded outdoor environment to enhance the pedestrian experience.

- d. The proposed development complies with the design and character elements of the Medical District as well as maintaining the award-winning heritage of the existing building. The existing building relationship to scale and pedestrian walkability are maintained and enhanced with new streetscape and landscape features.
- e. The proposed development is responsive to the design and aesthetics including building mass, height, materials and intensity with the adjacent Type 2 areas and existing development in the area.

6. Location of Artwork

The proposed development includes artwork in accordance with the Cultural Improvement Program or Public Art Program.

- a. The artwork is accessible to the public.
- b. The proposed artwork includes locations near pedestrian circulation routes and is consistent with existing and future development.
- c. The proposed artwork is located along the primary pedestrian entrances of the development.
- d. The proposed artwork location is in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements.
- e. The proposed artwork location is in conformance to standards of public safety.

Board of Adjustment

Development Application Checklist



Digital Submittal:

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.

Project No.: 50 -PA- 2020 Key Code: 354D3

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

Minimum 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 deemed incomplete until all items have been submitted. A Development Application is not complete until it is verified that the application meets the minimum submittal requirements for review and the application fee has been processed.

In addition to the items on this checklist and 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; and
- The Scottsdale Revised Code, including the Zoning Ordinance; and
- Stipulations of any Development Application approved before this application is submitted; and
- Scenic Corridor Design Guidelines; and
- Transportation Master Plan and related local plans; and
- 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.

Name: Ben Moriarity Phone Number: 480-312- 2836 Coordinator e-mail: bmoriarity@scottsdaleaz.gov

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. Visit the city's Planning & Development Services Records Department for assistance: <https://www.scottsdaleaz.gov/planning-development/records>.

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 type="checkbox"/>	1. Board of Adjustment Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>1,380</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input 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 reviewed under the Standard Application Review methodology. <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal

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Board of Adjustment Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	6. Request for Site Visits and/or Inspections Form (form provided)
		7. Addressing Requirements and Addressing Request Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Public Participation Step 1: Complete Neighborhood Notification Notify surrounding property owners & HOAs of the project request and description Step 2: City will post public hearing sign and provide other public notification including: <ul style="list-style-type: none"> • Mailing out postcards to property owners within 750 feet • Publishing legal ad in newspaper • Posting case information on the city website • Posting on social media • Sending to e-mail subscribers
<input type="checkbox"/>	<input type="checkbox"/>	9. Homeowners/Property Owners Association Approval (if applicable).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Existing Conditions Photo Exhibit: (example provided) <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.
PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA		
Req'd	Rec'd	Description of Documents Required for Complete Application. All Plans, Building Elevations, Perspectives, and Details shall be black-line drawings of suitable quality for reproduction and without gray-tones or shading, except as otherwise noted. No application shall be accepted without all items marked below.
		11. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Application Narrative
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Context Aerial with the proposed site improvements superimposed Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of: <input checked="" type="checkbox"/> 750 foot radius from site <input type="checkbox"/> 1/4 mile radius from site <input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Site Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Floor Plans
<input type="checkbox"/>	<input type="checkbox"/>	17. Other: _____ _____ _____ _____ _____

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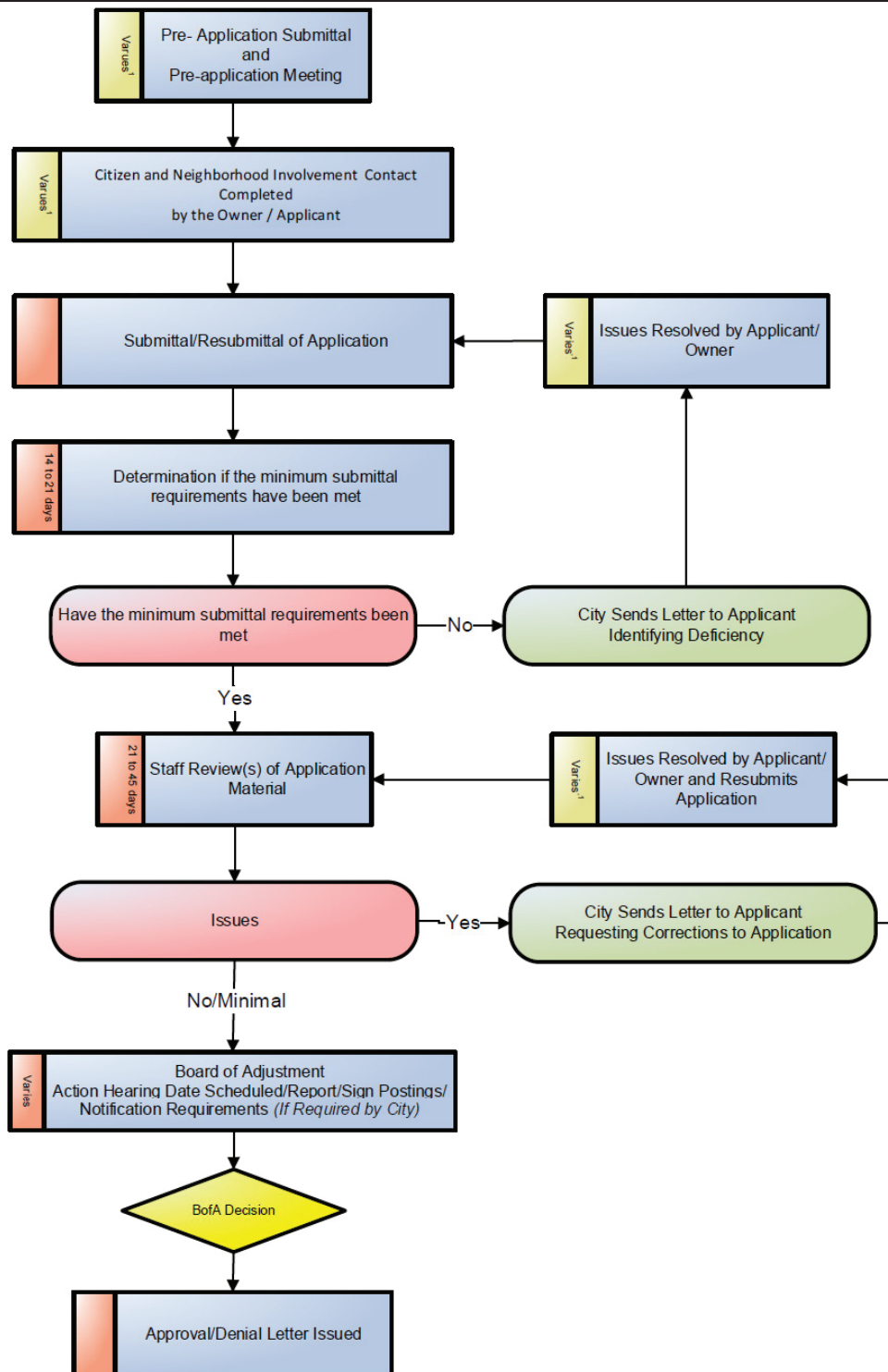
PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

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"/>	18. Notify your coordinator by email after you have completed your submittal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Submit all additional items that are required pursuant to the stipulations of any other Development Application upon which this application is reliant.
<input type="checkbox"/>	<input type="checkbox"/>	21. Other: _____ _____ _____
		<p>22. If you have any questions regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Ben Moriarity</u> Phone Number: 480-312-<u>2836</u></p> <p>Coordinator e-mail: <u>bmoriarity</u> <u>@scottsdaleaz.gov</u> Date: _____</p> <p>Coordinator Signature: _____</p> <p>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.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>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: http://www.scottsdaleaz.gov/planning-development/forms</p> <p>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</p>

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Development Application Process

Board of Adjustment (BA)



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		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 type="checkbox"/>	

Project Name: _____

Property's Address: _____

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:		Agent/Applicant:	
Company:		Company:	
Address:		Address:	
Phone:	Fax:	Phone:	Fax:
E-mail:		E-mail:	
Designer:		Engineer:	
Company:		Company:	
Address:		Address:	
Phone:	Fax:	Phone:	Fax:
E-mail:		E-mail:	

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 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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Board of Adjustment

General Information (BOA)



Information can also be found online at
https://www.municode.com/library/az/scottsdale/codes/code_of_ordinances and search "1.801."

Purpose

The Board of Adjustment has the power to hear and decide on appeals from administrative decisions and variances from the provisions of the zoning requirements.

Zoning Ordinance Variances

Pursuant to Section 1.804 of the Zoning Ordinance, a variance from the provisions of this ordinance shall not be authorized unless the Board of Adjustment shall find upon sufficient evidence:

1. That because of special circumstances applicable to the property including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
2. That the authorization of the variance is necessary for the preservation of privileges and rights enjoyed by other property of the same classification in the same zoning district, and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located; and
3. That the special circumstances applicable to the property were not self-imposed or created by the owner or applicant; and
4. That authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.

Appeals

The Board of Adjustment shall hear appeals from the:

1. Zoning Administrator's interpretation of the zoning ordinance or other decisions;
2. Planning and Development Services General Manager's interpretation of the land divisions ordinance; and
3. Planning and Development Services General Manager's decisions made on appeals under the land divisions ordinance.

Note

The Board consists of seven (7) members appointed by the City Council. A vote of at least four (4) of the members of the Board in attendance at a hearing shall be necessary to authorize any variance from the terms and conditions of the Zoning Ordinance. Any person aggrieved by a decision of the Board of Adjustment, or any taxpayer, city officer, or department affected by a decision of the Board, may appeal the Board's decision to the Superior Court at any time within thirty (30) days after the Board has rendered its decision.

*For more information on the Board of Adjustment process and procedures,
please call your staff coordinator at 480-312-7000*

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Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: _____
- b. County Tax Assessor's Parcel Number: _____
- c. General Location: _____
- d. Parcel Size: _____
- e. Legal Description: _____

(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)

Date

Signature

_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____

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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: _____

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: _____
Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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



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: _____

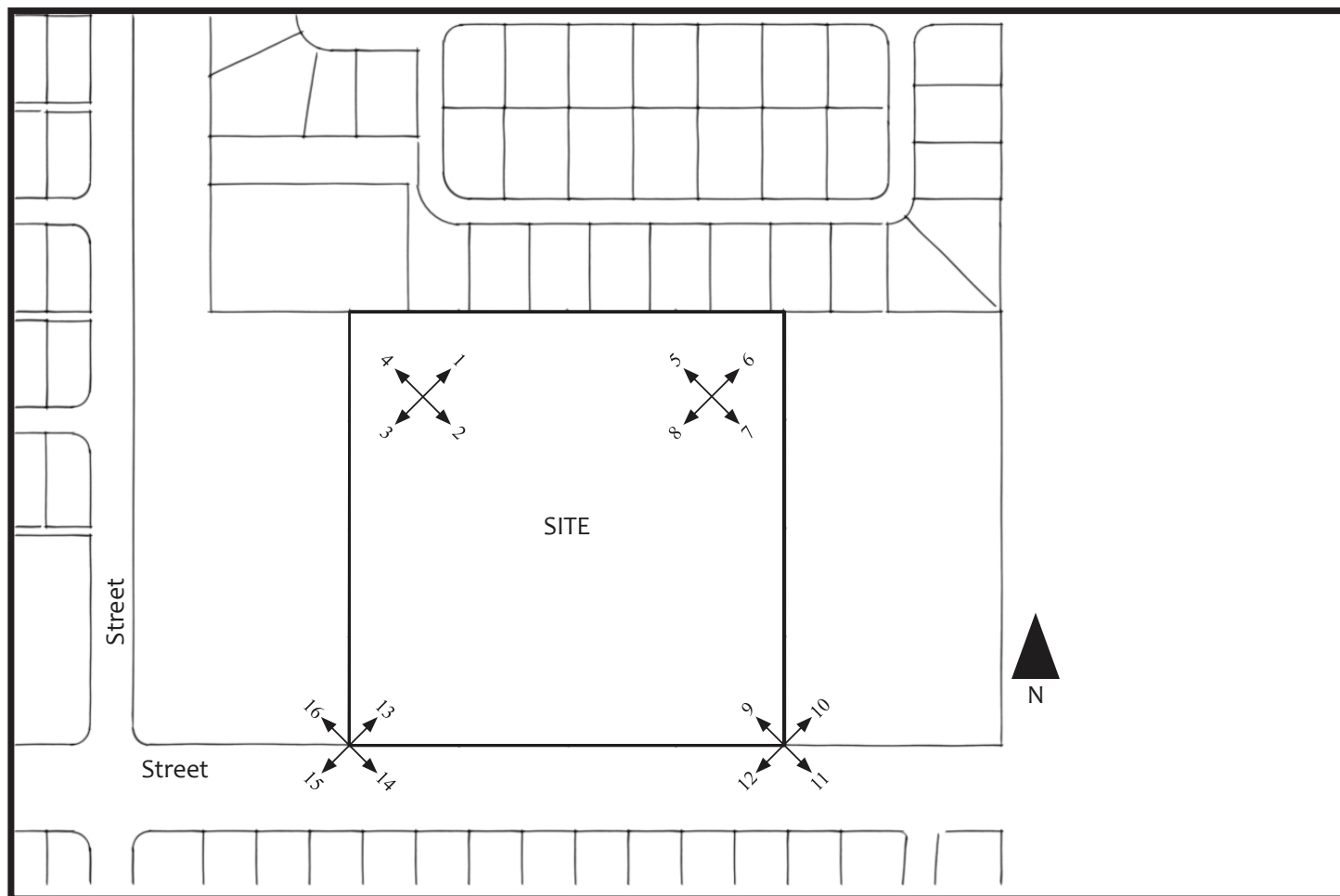
☐ Check box if signature refused

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.



Please Note:

 = Photograph
Number and
Direction of
View

Please Note:

Color photographs are to be taken indicating site conditions and adjacent property.

Color photographs are also to be taken of newly developed properties within ¼ mile - Please provide street address on photographs.

Board of Adjustment

Zoning Variance Project Narrative



This document will be uploaded to a Case Fact Sheet on the City's web site

The Board of Adjustment may not authorize a zoning ordinance variance unless four (4) members affirm that ALL of the following criteria are met. Please provide justification to the four (4) criteria set forth in Section 1.804 of the Zoning Ordinance; you may attach a separate sheet if you need more room.

Type of variance requested, section(s) of the Zoning Ordinance to be varied:

1. That because of special circumstances applicable to the property including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district:

2. That the authorization of the variance is necessary for the preservation of privileges and rights enjoyed by other property of the same classification in the same zoning district, and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located:

3. That the special circumstances applicable to the property were not self-imposed or created by the owner or applicant:

4. That authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general:

Planning and Development Services

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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		Signs	
<input type="checkbox"/> Text Amendment (TA)	<input checked="" 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				

Project Name: CHP SCOTTSDALE PROJECT

Property's Address: 1331 E. Osborn Dr. Scottsdale, AZ 85251

Property's Current Zoning District Designation: C-3DO

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:		Agent/Applicant: <u>GARY KIMNACH</u>	
Company:		Company: <u>Centum Health Properties, Inc.</u>	
Address:		Address: <u>5920 S. Estes St., Littleton, CO 80123</u>	
Phone:	Fax:	Phone: <u>469.584.3966</u>	Fax: <u>—</u>
E-mail:		E-mail: <u>gary.kimnach@centumhealth.com</u>	
Designer:		Engineer:	
Company:		Company:	
Address:		Address:	
Phone:	Fax:	Phone:	Fax:
E-mail:		E-mail:	

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.

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

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



Enter Owner Address
(ctrl+Enter for 2nd line.)
T: Enter Owner Phone
F: Enter Owner Fax
CONTACT: Enter Owner Contact
email: Enter Owner Contact Email

ARCHITECT

CORGAN

www.corgan.com
T: 214.748.2000
F: 214.653.8281
CONTACT 1: Enter Contact 1
email: Contact.1@corgan.com
CONTACT 2: Enter Contact 2
email: Contact.2@corgan.com
www.corgan.com

CIVIL

KIMILEY-HORN

7740 N. 16th Street, Suite 300
Phoenix, AZ 85020
T: 602.906.1103

LANDSCAPE

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T: 602.906.1103

STRUCTURAL

AG&E ASSOCIATES, PLLC

15280 Addison Road, Suite 310
Addison, Texas 75001
T: 214.520.7202
CONTACT: Ian Babcock, PE
email: ibabcock@age-se.com

M E P

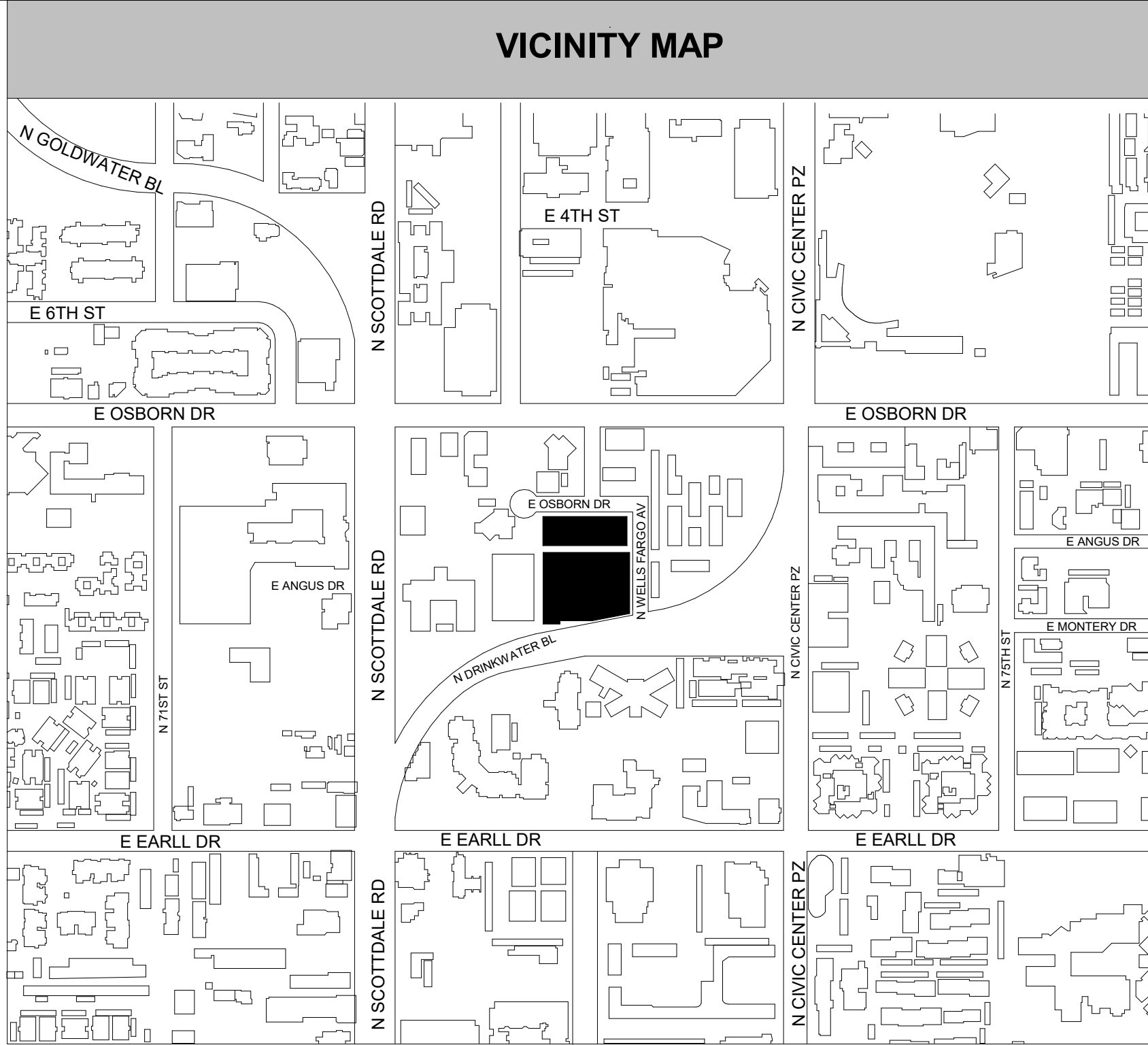
AEI

4742 N. 24th Street, Suite 100
Phoenix, AZ 85016
T: 602.429.5830

CENTUM

Centum Scottsdale MOB Core and Shell

DESIGN REVIEW BOARD (DRB) ISSUE SET



PROJECT DATA AND CODE INFORMATION

PROJECT DATA

PROJECT NAME: Centum Scottsdale MOB Core and Shell
PROJECT ADDRESS: 7331 E Osborn Dr, Scottsdale, AZ 85251
OWNER: CENTUM

APPLICABLE CODES

NOTE: INCLUDED IN SPECIFICATION SECTION 014100 REGULATORY REQUIREMENTS
BUILDING CODE: 2015 IBC WITH AMENDMENTS
ACCESSIBILITY CODE: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
ELECTRICAL CODE: 2014 NEC WITH AMENDMENTS
ENERGY CODE: 2015 IECC WITH AMENDMENTS
FIRE CODE: 2015 IFC WITH AMENDMENTS
MECHANICAL CODE: 2015 IMC WITH AMENDMENTS
PLUMBING CODE: 2015 IPC WITH AMENDMENTS
REGIONAL OR MUNICIPAL CODE: 2015 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE

PROJECT AREAS & COUNTS

ASSESSOR'S PARCEL NUMBER:	APN: 130-21-055	BICYCLE PARKING:	REQD: 15	PROVIDED: 31
PARCEL ZONE:	C-3 DO	(9.103) CALCULATIONS:	(PARKING=30510)=30.5	
OLD TOWN DISTRICT CLASS:	MEDICAL DISTRICT	GARAGE GROSS AREA P1:	54,238 FT ²	
OLD TOWN TYPE CLASS:	TYPE 3	GARAGE GROSS AREA P2:	49,931 FT ²	
LOT AREA GROSS / NET:	103,930 FT ² / 80,129 FT ²			
FLOOR AREA RATIO:	91%	PARKING COUNTS:	REQD	PROV
TOTAL BUILDING AREA:	95,115 SF	TOTAL SITE PARKING:	305	VARIES
FLOOR AREA LEVEL 1:	23,801 SF	CALCULATIONS:	(STREET=10)+(P1=145)+(P2=142+5)=305	
LEVEL 2:	22,902 SF	GARAGE STANDARD STALLS:	287	9'x18'
LEVEL 3:	22,414 SF	CALCULATIONS:	(P1=145)+(P2=142)=287	
LEVEL 4:	22,028 SF	GARAGE ACCESSIBLE STALLS:	8	11'x18'
LEVEL 5:	3,970 SF	CALCULATIONS:	(P1=3)+(P2=5)=8	

LIFE SAFETY INFORMATION

REFERENCE

USE OR OCCUPANCY CLASSIFICATION

OCCUPANCY: MOB: B-BUSINESS
GARAGE: U-UTILITY & MISCELLANEOUS

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE: MOB: II-B
GARAGE: II-B

FIRE PROTECTION REQUIREMENTS

BEARING WALLS: INT./EXT. -
NONBEARING WALLS: INT./EXT. -
ROOF / CEILING: -
FLOOR/ CEILING: -
STRUCTURAL FRAME / COLUMNS: -
RATED SEPARATIONS: -

DESIGN LIMITATIONS

	MAX. ALLOWED	MAX. PROVIDED	
HEIGHT:	66' - 0"	46' - 3"	TABLE 5.3006B OF THE PDS
AREA:	111219 SF	95115 SF	TABLE 5.3006B OF THE PDS

MEANS OF EGRESS

	MAX. ALLOWED	MAX. PROVIDED	
TRAVEL DISTANCE TO EXIT:	0' - 0"	0' - 0"	
TOTAL OCCUPANT LOAD:	0	0	

EGRESS WIDTH PER OCCUPANT

	MIN. ALLOWED	PROVIDED	
0.2" STAIRS:	0' - 0"	0' - 0"	
0.15" DOORS:	0' - 0"	0' - 0"	

DISCLAIMER - NON-BOMA

THE SQUARE FOOTAGES PROVIDED ARE NOT BOMA SQUARE FOOTAGES. IN PREPARING THESE APPROXIMATE SQUARE FOOTAGE NUMBERS, THE ARCHITECT HAS RELIED ON PROGRAM AND PLAN INFORMATION PROVIDED BY THE PERSPECTIVE OWNER AND/OR PREPARED BY THE ARCHITECT TO DATE. SOME OF WHICH REMAIN SUBJECT TO CHANGE AS THE WORK PROCEEDS. THESE APPROXIMATE SQUARE FOOTAGE NUMBERS AND ANY ASSOCIATED DRAWINGS ARE PROVIDED FOR THE CLIENT'S GENERAL UNDERSTANDING OF THE ALLOCATION OF SPACE IN THE BUILDING. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, OF THE COMPLETENESS OR ACCURACY OF THE CALCULATIONS, NOR ACCEPTS LIABILITY FOR THE CLIENT'S USE OF THEM. SPECIFICALLY INCLUDING BUT NOT LIMITED TO THEIR INCLUSION IN OR APPLICATION TO SALE, LEASE OR ANY OTHER CONTRACTUAL AGREEMENTS. USE OF THE SQUARE FOOTAGES IS AT CLIENT'S SOLE RISK.

ISSUES

01 ?????? - ISSUE FOR CSP

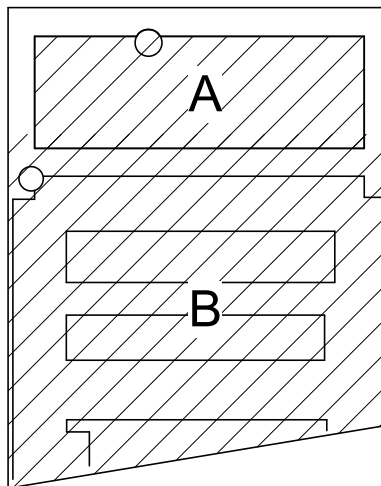
REVISIONS

ISSUED FOR DESIGN
REVIEW BOARD
SUBMISSION. NOT TO
BE USED FOR
CONSTRUCTION.



Centum Scottsdale MOB Core and
Shell

for
CENTUM



00 - DRB COVER

JOB 20083.0000
DATE 04/15/2020
SHEET

00

9-BA-2020
6/16/2020



Enter Owner Address
(ctrl+Enter for 2nd line.)
T: Enter Owner Phone
F: Enter Owner Fax
CONTACT: Enter Owner Contact
email: Enter Owner Contact Email

ARCHITECT

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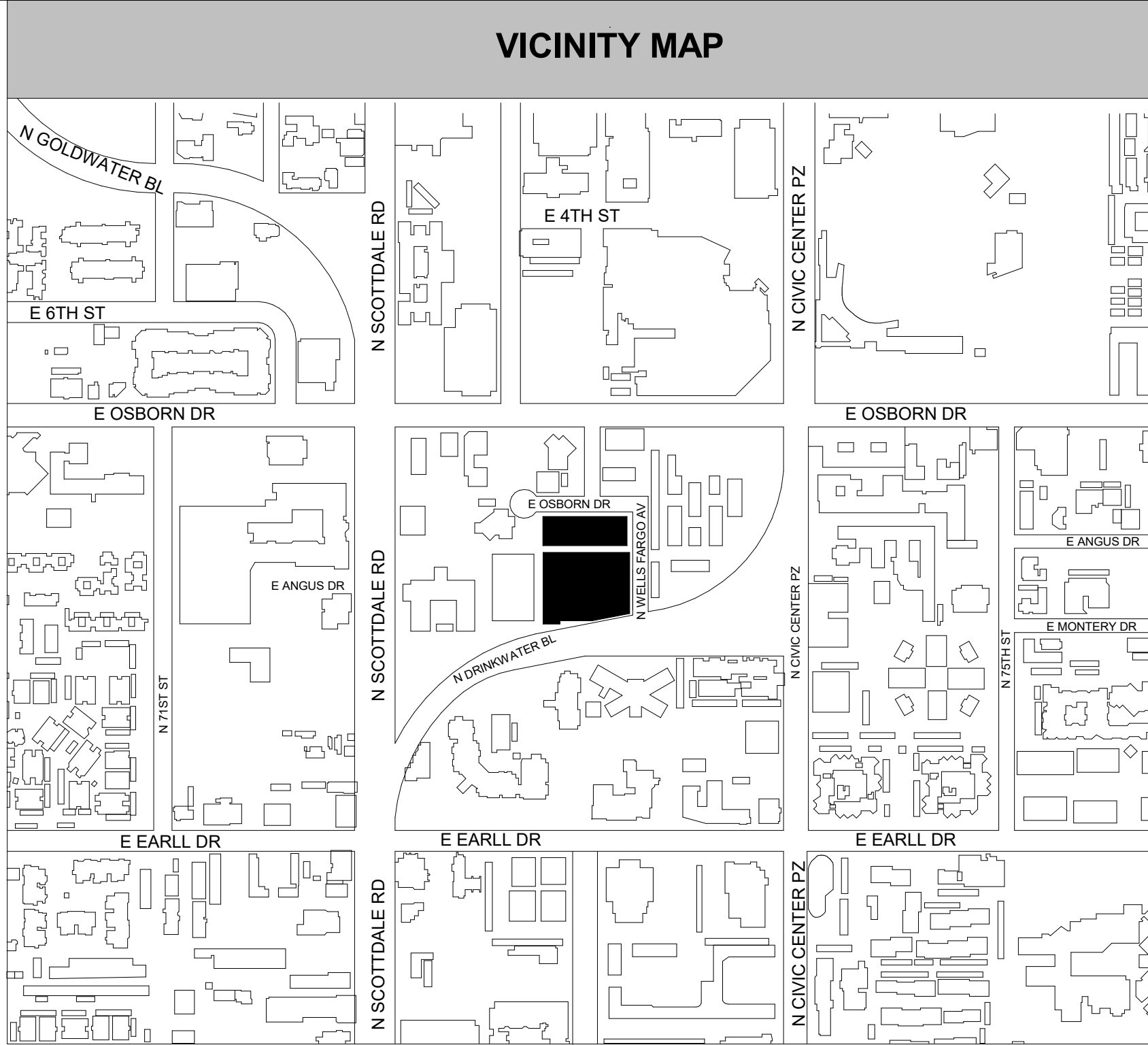
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REFERENCE

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GARAGE: U-UTILITY & MISCELLANEOUS

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE: MOB: II-B
GARAGE: II-B

FIRE PROTECTION REQUIREMENTS

BEARING WALLS: INT./EXT. -
NONBEARING WALLS: INT./EXT. -
ROOF / CEILING: -
FLOOR/ CEILING: -
STRUCTURAL FRAME / COLUMNS: -
RATED SEPARATIONS: -

DESIGN LIMITATIONS

	MAX. ALLOWED	MAX. PROVIDED	
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AREA:	111219 SF	95115 SF	TABLE 5.3006B OF THE PDS

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EGRESS WIDTH PER OCCUPANT

	MIN. ALLOWED	PROVIDED	
0.2" STAIRS:	0' - 0"	0' - 0"	
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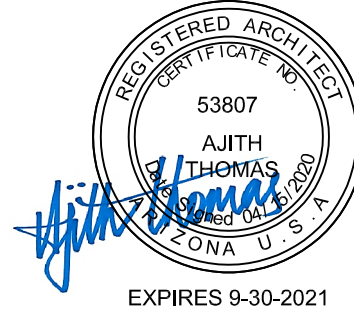
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ISSUES

01 ????? - ISSUE FOR CSP

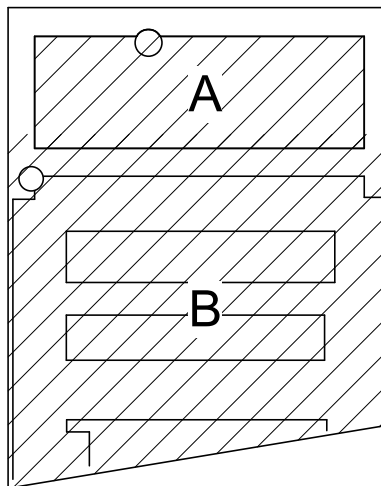
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Centum Scottsdale MOB Core and
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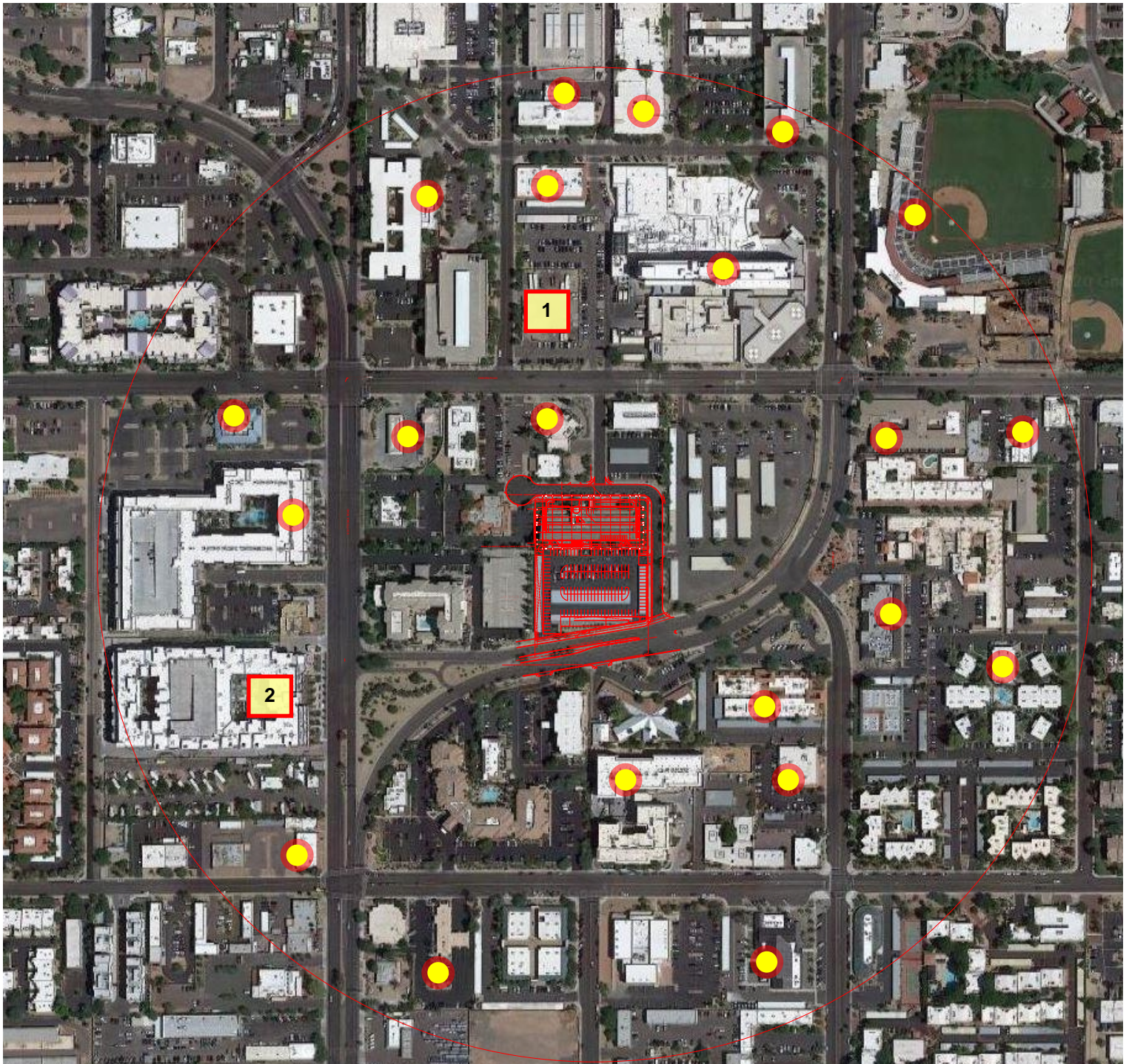


00 - DRB COVER

JOB 20083.0000
DATE 04/15/2020
SHEET

00

9-BA-2020
6/16/2020



Newly developed properties with City plan reviews from 04/09/2018 to 04/09/2020



Property location with plan reviews for temporary signage, interior improvements, commercial additions, utility updates, or temporary traffic control plans

Project Number: 20083.0000

All information sourced from: <https://eservices.scottsdaleaz.gov/maps/my-neighborhood#>

16.6 - NEWLY DEVELOPED PROPERTIES MAP

04/15/2020


CORGAN

9-BA-2020

6/16/2020



DEVELOPED
PROPERTY
1

Permit Number	257592
Status	ACTIVE
Issued	12/20/2019
Permit Type	COMM FOUNDATION ONLY
Zone	D/M-2 SC DO
Address	7242 E OSBORN RD 
	Show on City Map
APN	130-22-129
Subdivision	HONOR HEALTH, OSBORN MEDICAL CENTER
Lot Size	92851 Sq Ft
Lot Number	5
Air Cond	113385 Sq Ft
Covered	16273 Sq Ft
Owner	HONORHEALTH
Responsible	OKLAND CONSTRUCTION
Builder	OKLAND CONSTRUCTION
Total Fee	\$27,341.58
Valuation	\$21,735,192.79

Project Number: 20083.0000

16.6 - NEWLY DEVELOPED PROPERTIES MAP

04/15/2020

CORGAN 

9-BA-2020
6/16/2020



**DEVELOPED
PROPERTY
2**

Plan Check #	2157-17-12 (EXPIRED)
Plan Type	IMPROVEMENT PLANS
Project Name	ALTA DRINKWATER- SEWER REVISION
Location	3234 N SCOTTSDALE RD 
Application Date	7/20/2018
Case Number	42-DR-2016
Contact Name	CASSANDRA DAVIS

Project Number: 20083.0000

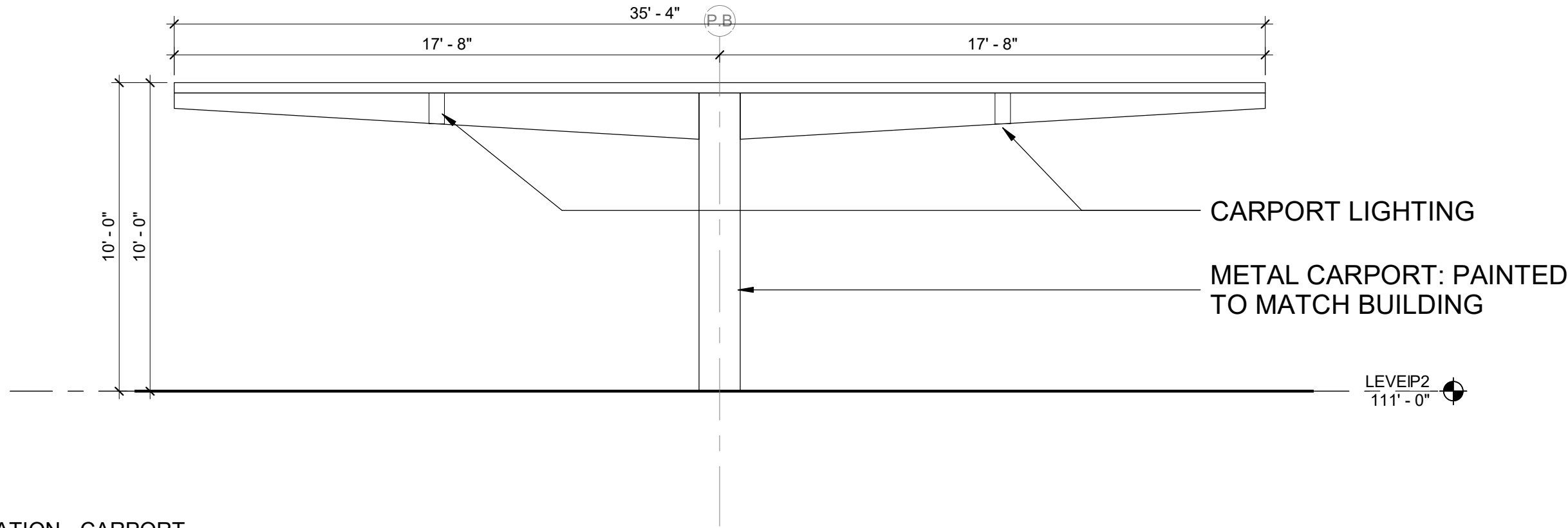
16.6 - NEWLY DEVELOPED PROPERTIES MAP

04/15/2020

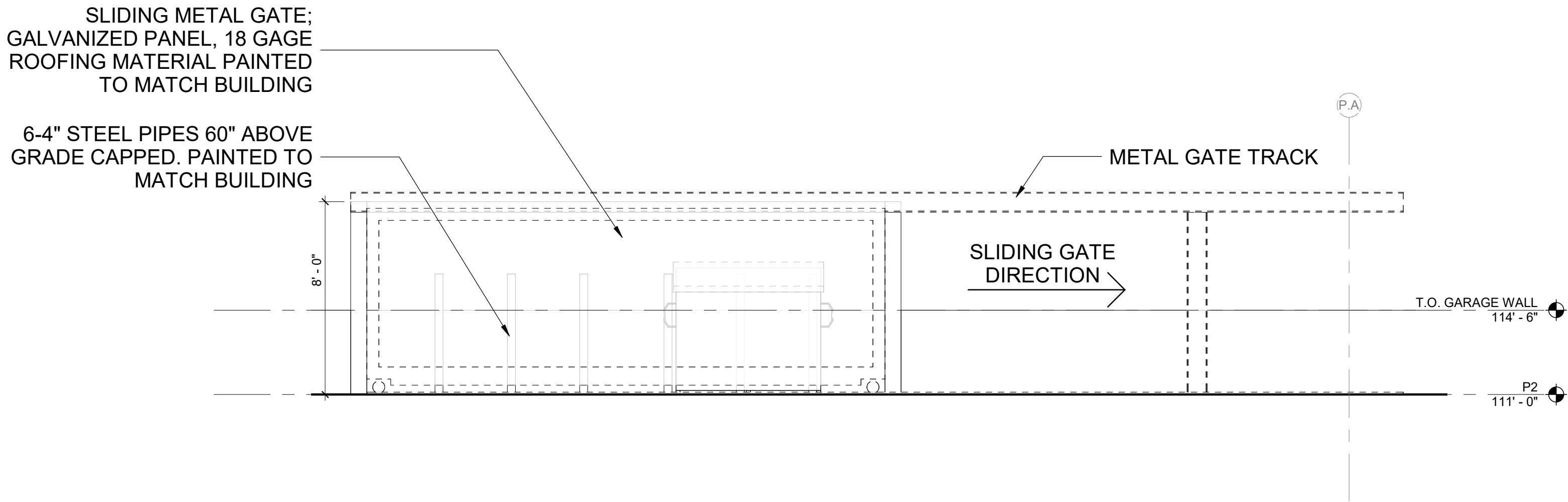
CORGAN 

**9-BA-2020
6/16/2020**

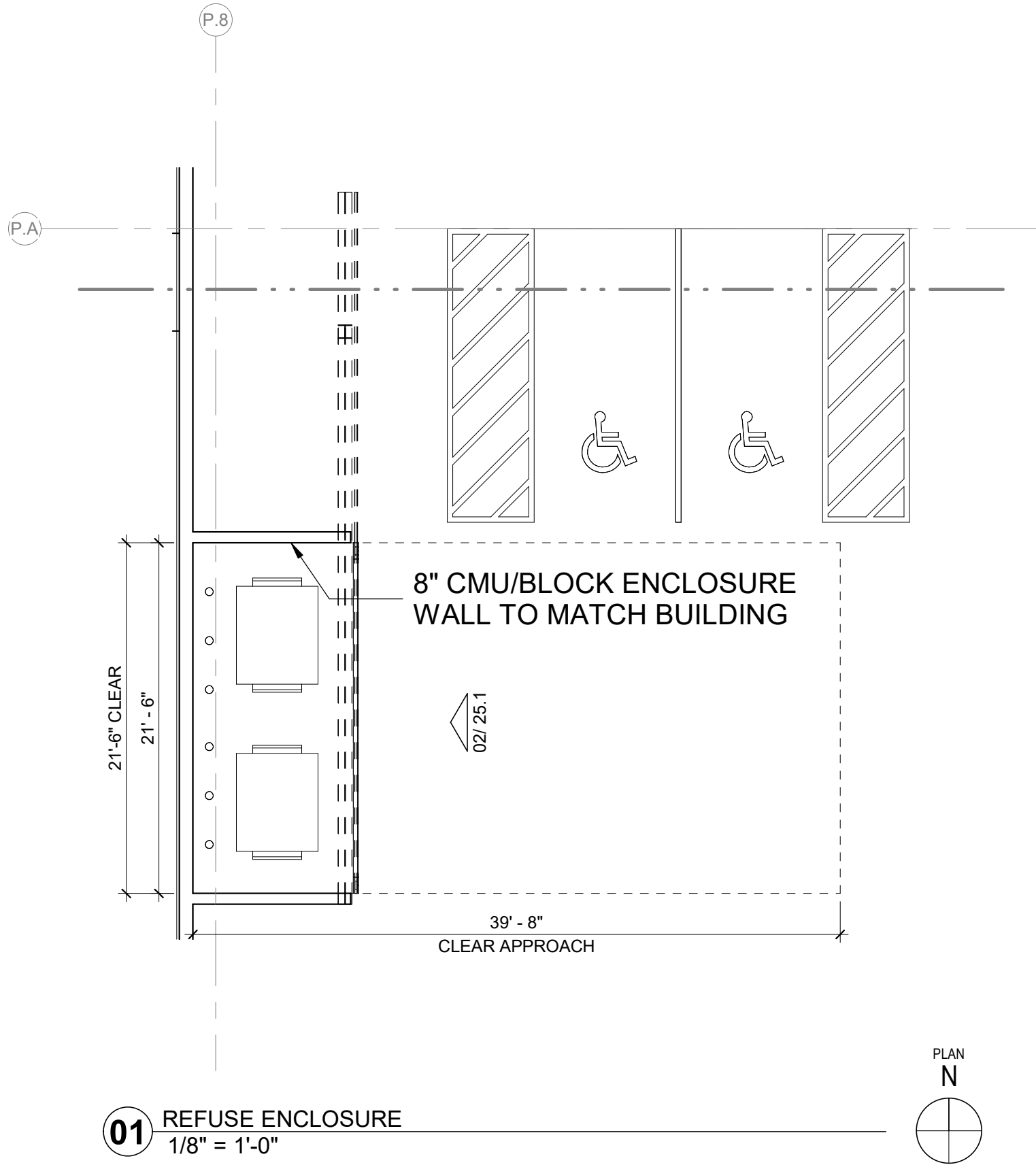
03 ELEVATION - CARPORT
1/4" = 1'-0"



02 REFUSE ENCLOSURE - FRONT
1/4" = 1'-0"

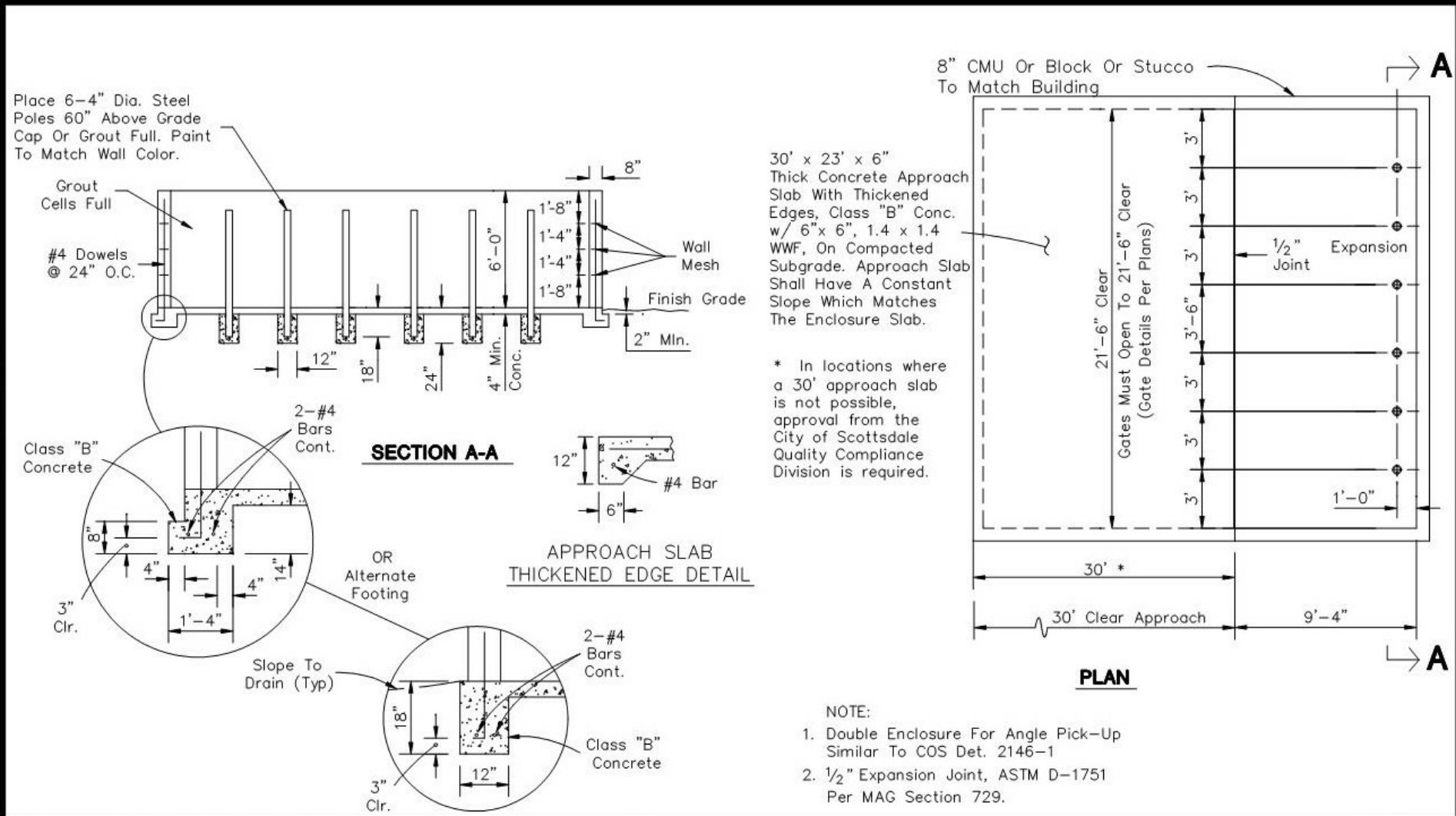


01 REFUSE ENCLOSURE
1/8" = 1'-0"



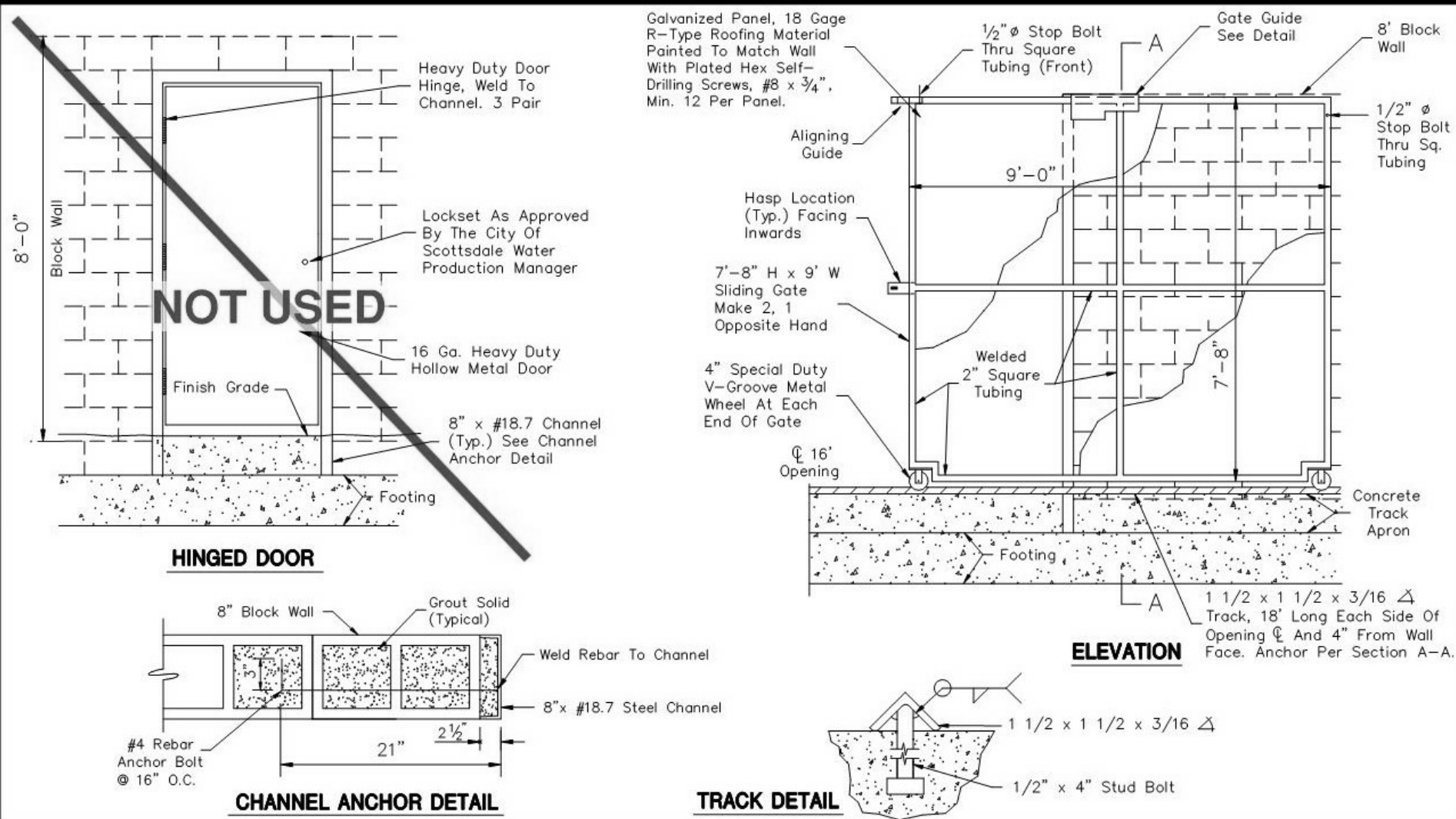
FOR REFERENCE ONLY

DETAIL NO. 2147-1 City of Scottsdale Standard Details APPROVED BY: Scottsdale Standards & Specifications Committee DOUBLE REFUSE ENCLOSURE DETAIL NO. 2147-1



FOR REFERENCE ONLY

DETAIL NO. 2165-1 City of Scottsdale Standard Details APPROVED BY: Scottsdale Standards & Specifications Committee 16' SLIDING GATE & HINGED DOOR DETAIL NO. 2165-1



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ISSUES	
1	
2	
3	

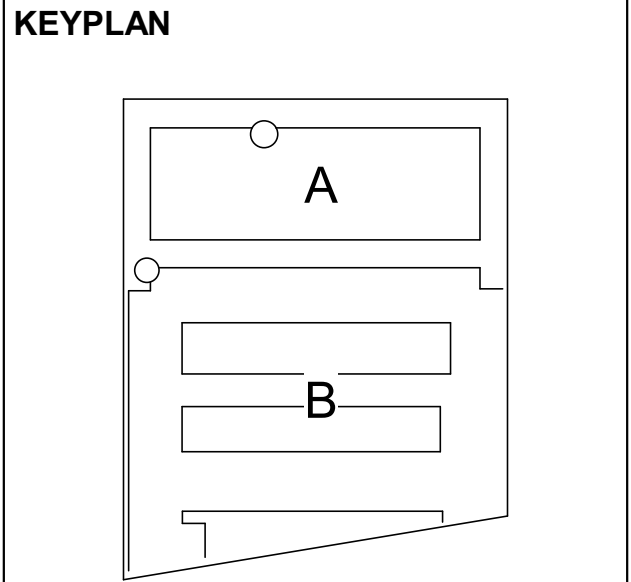
REVISIONS	

ISSUED FOR DESIGN REVIEW BOARD SUBMISSION. NOT TO BE USED FOR CONSTRUCTION.



Date of issue:
04/15/2020

Centum Scottsdale
MOB Core and
Shell
7331 E Osborn Dr.
Scottsdale, AZ 85251



25.1 - SITE DETAILS (ARCH D)

JOB 20083.0000
DATE 04/15/2020
SHEET

251
9-BA-2020
6/16/2020