



Application

Narrative

Cash Transmittal

Development Standards

# 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 checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input checked="" 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"/>

Project Name: SOLITUDE

Property's Address: 24801 N 91ST ST SCOTTSDALE 85255

Property's Current Zoning District Designation: R1-190 ESL

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: SWD HAPPY VALLEY LLC	Agent/Applicant: JOHN BERRY/MICHELE HAMMOND
Company: SONORA WEST DEVELOPMENT INC	Company: BERRY RIDDELL LLC
Address: 8937 E BELL RD SUITE 100 SCOTTSDALE AZ 85260	Address: 6750 E CAMELBACK RD. #100 SCOTTSDALE AZ 85251
Phone: 602.667.3145 Fax:	Phone: 480.385.2727 Fax:
E-mail: CONTACT: SCOTT PFEIFFER - scott@sonorawestdev.com	E-mail: MH@BERRYRIDDELL.COM
Designer: KEITH NICTER	Engineer: ZACH HILL
Company: KIMLEY-HORN	Company: KIMLEY-HORN
Address: 1001 W. SOUTHERN AVE., STE. 131, MESA AZ 85210	Address: 1001 W. SOUTHERN AVE., STE. 131, MESA AZ 85210
Phone: 602.313.7206 Fax:	Phone: 480.207.2669 Fax:
E-mail: KEITH.NICTER@KIMLEY-HORN.COM	E-mail: ZACH.HILL@KIMLEY-HORN.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 • www.scottsdaleaz.gov

10-AB-2019  
12/30/2019



# Development Application



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<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: SOLITUDE

Property's Address: 24790 N 92ND ST SCOTTSDALE 85255

Property's Current Zoning District Designation: R1-190 ESL

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Owner: DONMOYER TIM

Agent/Applicant: JOHN BERRY/MICHELE HAMMOND

Company:

Company: BERRY RIDDELL LLC

Address: 7368 E SAN ALFREDO RD SCOTTSDALE AZ 85258

Address: 6750 E CAMELBACK RD. #100 SCOTTSDALE AZ 85251

Phone:

Fax:

Phone: 480.385.2727

Fax:

E-mail:

E-mail: MH@BERRYRIDDELL.COM

Designer: KEITH NICTER

Engineer: ZACH HILL

Company: KIMLEY-HORN

Company: KIMLEY-HORN

Address: 1001 W. SOUTHERN AVE., STE. 131, MESA AZ 85210

Address: 1001 W. SOUTHERN AVE., STE. 131, MESA AZ 85210

Phone: 602.313.7206

Fax:

Phone: 480.207.2669

Fax:

E-mail: KEITH.NICTER@KIMLEY-HORN.COM

E-mail: ZACH.HILL@KIMLEY-HORN.COM

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Owner Signature

  
Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

## Planning and Development Services

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Page 1 of 3

Revision Date: 8/23/2017

10-AB-2019  
12/30/2019



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<b>Owner:</b> OBRIEN THOMAS J	<b>Agent/Applicant:</b> JOHN BERRY/MICHELE HAMMOND
<b>Company:</b> DIOCESE OF PHOENIX	<b>Company:</b> BERRY RIDDELL LLC
<b>Address:</b> 400 E MONROE PHOENIX AZ 85004	<b>Address:</b> 6750 E CAMELBACK RD. #100 SCOTTSDALE AZ 85251
<b>Phone:</b> 602.354.2161 <b>Fax:</b>	<b>Phone:</b> 480.385.2727 <b>Fax:</b>
<b>E-mail:</b> CONTACT: JOHN MINIERI - jminieri@dphx.org	<b>E-mail:</b> MH@BERRYRIDDELL.COM
<b>Designer:</b> KEITH NICTER	<b>Engineer:</b> ZACH HILL
<b>Company:</b> KIMLEY-HORN	<b>Company:</b> KIMLEY-HORN
<b>Address:</b> 1001 W. SOUTHERN AVE., STE. 131, MESA AZ 85210	<b>Address:</b> 1001 W. SOUTHERN AVE., STE. 131, MESA AZ 85210
<b>Phone:</b> 602.313.7206 <b>Fax:</b>	<b>Phone:</b> 480.207.2669 <b>Fax:</b>
<b>E-mail:</b> KEITH.NICTER@KIMLEY-HORN.COM	<b>E-mail:</b> ZACH.HILL@KIMLEY-HORN.COM

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10-AB-2019  
12/30/2019

# Solitude by Sonora West Development

## **Abandonment Application**

### *Project Narrative*

**615-PA-2019**



20' Right-of-way  
Abandonment Request

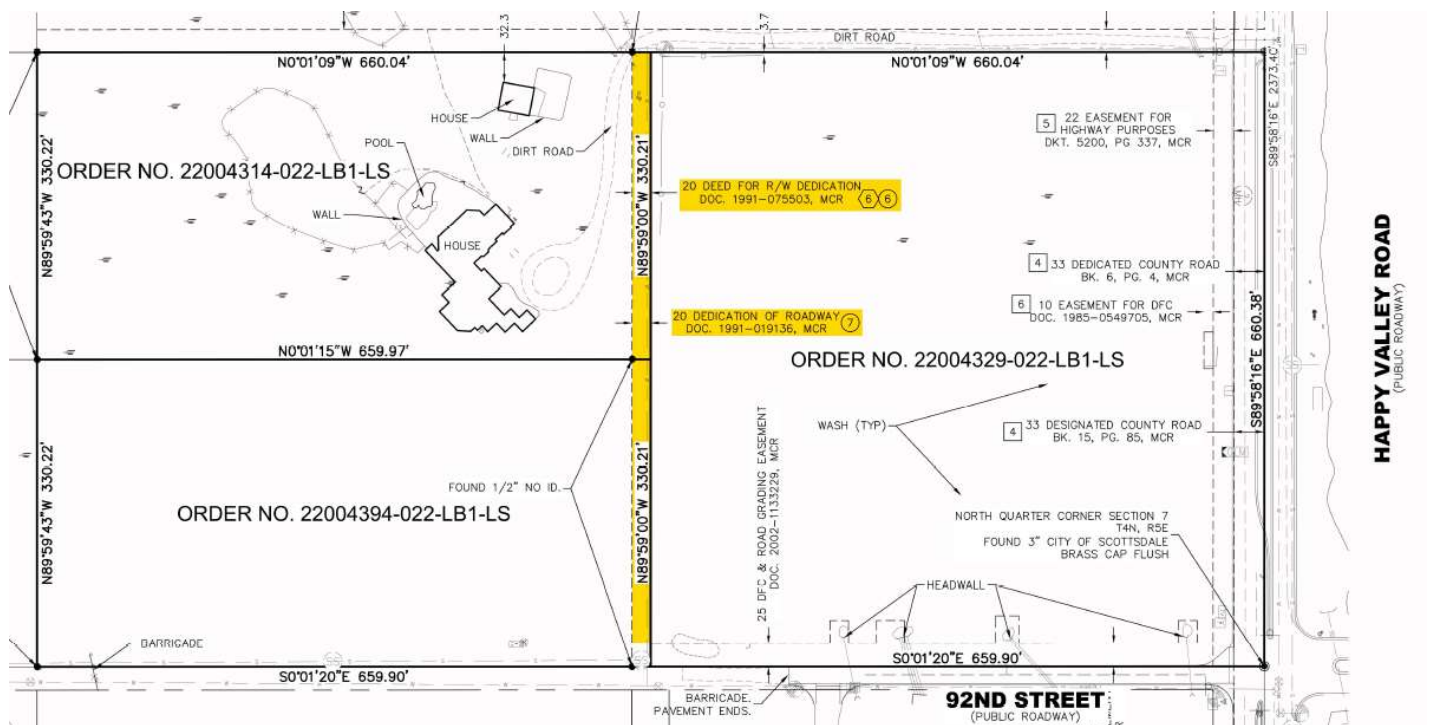
#### **Prepared by:**

**Berry Riddell, LLC**  
6750 East Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
480-385-2727

## I. Abandonment Request

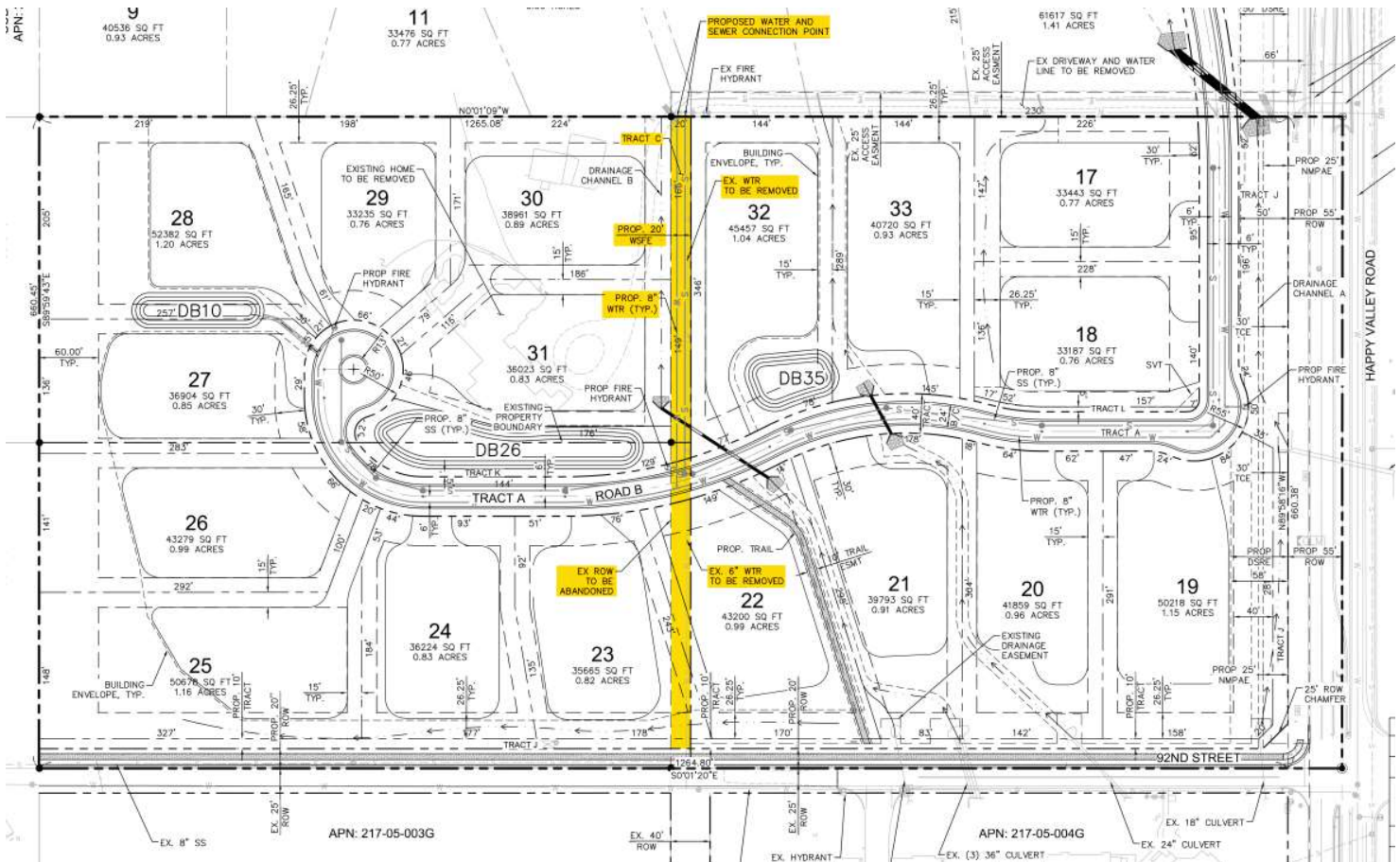
Our firm represents Sonora West in connection with an application requesting approval for the abandonment of a twenty-foot (20') right-of-way street segment that runs east-west along the Whispering Winds alignment between 91<sup>st</sup> and 92<sup>nd</sup> Street as depicted below. This request is being filed in conjunction with a rezoning request for a 17-lot subdivision on 20 acres; Solitude by Sonora West Development. The street is unimproved and does not provide connectivity to neighboring properties. Currently, there is an existing 6" water line that will be removed and replaced with an 8" line that loops through the proposed community. Utility companies have been contacted regarding the proposed abandonment (APS, Century Link, COS, Cox, SW Gas). Correspondence is included with the application documents.

### **Existing ALTA Context**





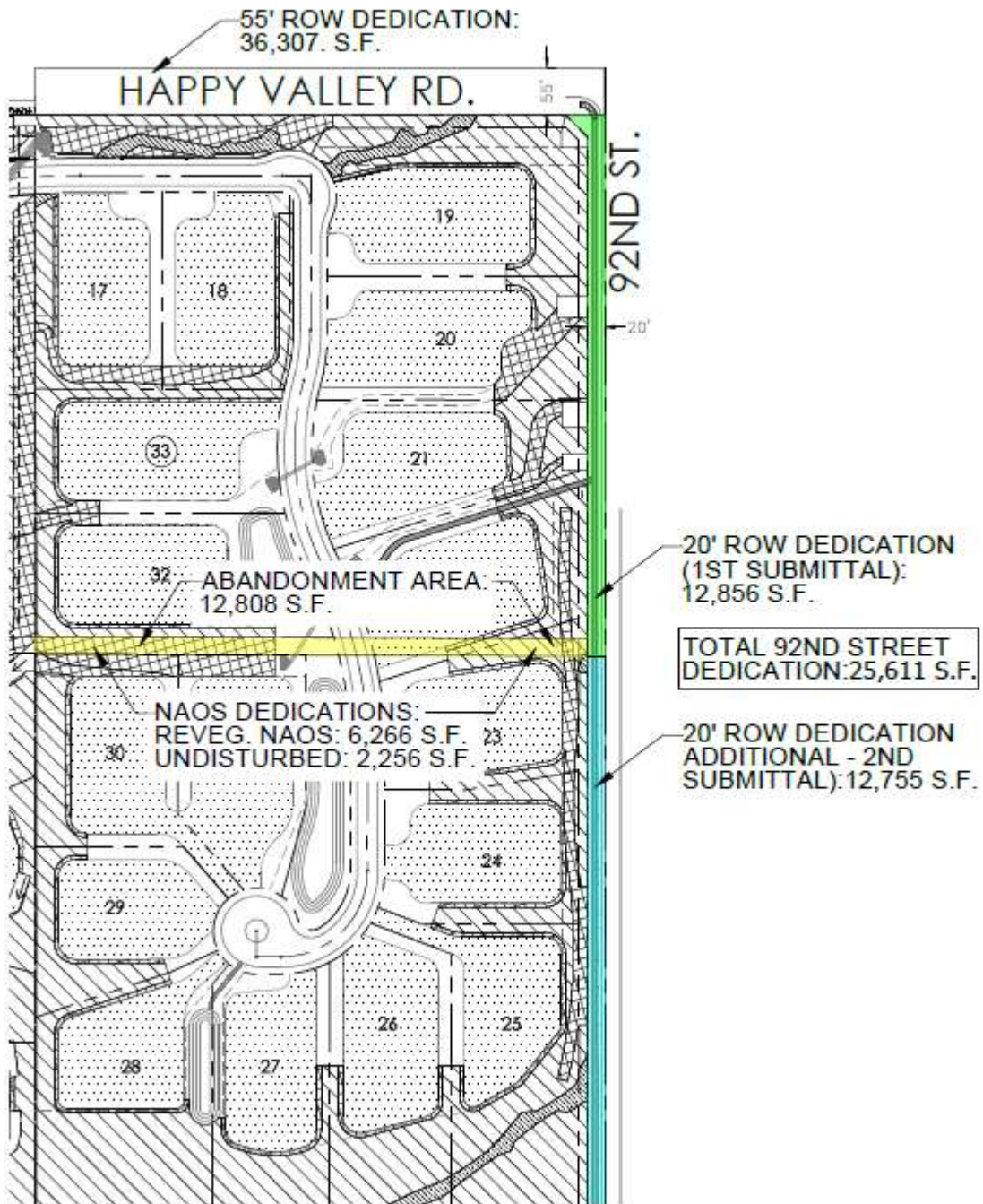
## **Proposed Subdivision Plan Context**



## **II. Consideration for Abandonment**

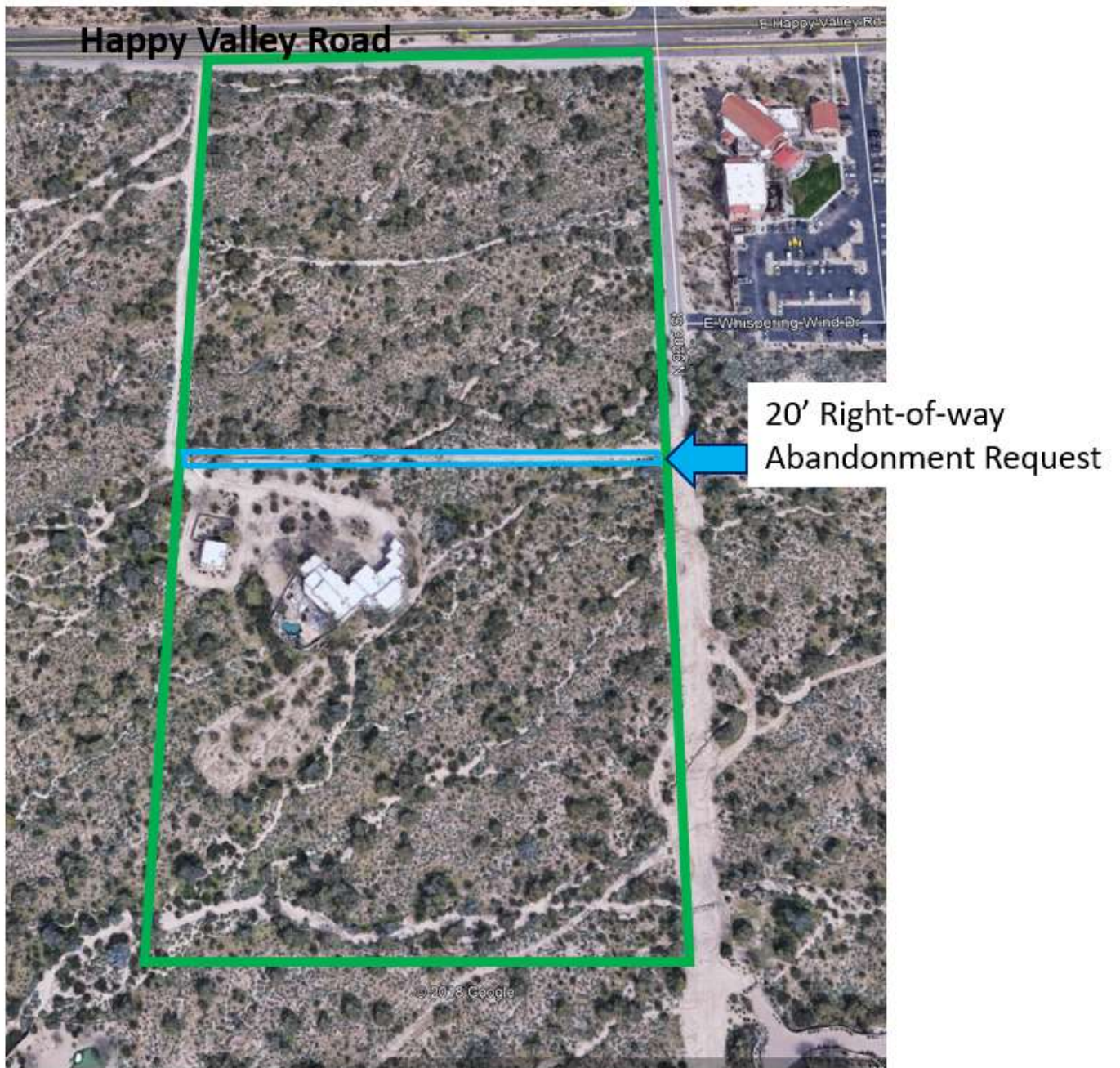
It has been determined as a result of the Arizona "Gift Clause" legislation that monetary consideration to the City is required for the abandonment of dedicated right-of-way. The land area to be abandoned consists of 12,808 s.f. However, based on discussions with City Staff, the 20-ft. wide right-of-way dedication for 92nd Street, which equates to 25,611 s.f. (greater than the abandonment area), provides as an offset for the abandonment consideration.

**Abandonment Offset Area**





**Bird's Eye Context Aerial**



**Abandonment Legal**

DEED OF RIGHT OF WAY DEDICATED RECORDED IN DOCUMENT 1991-0075503 IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA.

**EXCEPT** THE EAST 20.00 FEET THEREOF.

SAID ABANDONMENT CONTAINS 12,808 SQUARE FEET.