

Application
Narrative
Cash Transmittals
Pre-Application
Pre_App Narrative
Pre-App 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	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 checked="" type="checkbox"/> Development Review (Minor) (SA)	<input checked="" type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input checked="" type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
<input type="checkbox"/> Development Agreement (DA)	Wireless Communication Facilities	<input type="checkbox"/> Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	<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)	Signs	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	Other Application Type Not Listed
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: <u>Water Line Extension</u>

Project Name: Bridget Hahn Property

Property's Address: 126th Street Between Gold Dust and Turquoise Lane

Property's Current Zoning District Designation: R1-43

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: Bridget E Hahn (Trustee)	Agent/Applicant: Wayne Rosendahl
Company: Angela Ronan Family Trust	Company: Rosendahl Engineering, PLLC
Address: P.O. Box 2372, Prescott, AZ 86302	Address: 857 N. Barkley, Mesa, AZ 85203
Phone: 928-759-9657 Fax:	Phone: 480-599-1263 Fax:
E-mail: <u>Bgrateful@gmail.com</u>	E-mail: wayne@rosendahlengineering.com
Designer:	Engineer: Same
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail: wayne@rosendahlengineering.com	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.:

Planning and Development Services

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



City of Scottsdale Cash Transmittal

118615

118615
 2 01193212
 2/20/2019 PLN-1STOP
 RMALDONADOHP600G2020
 2/20/2019 3:39 PM
 \$1,310.00

Received From :

ROSENDAHL ENGINEERING
 857 N BARKLEY ST
 MESA, AZ 85203
 480-599-1263

Bill To :

Reference # 22-PA-2018

Address N 126TH ST

Subdivision

Marketing Name

MCR

APN 217-32-046A

Owner Information

BRIDGET HAHN
 8707 E VISTA BONITA DR
 SCOTTSDALE, AZ 85255
 602-725-0372

Lot Number

Metes/Bounds No

Gross Lot Area 0

NAOS Lot Area 0

Net Lot Area 0

Number of Units 1

Density

Issued Date 2/20/2019

Paid Date 2/20/2019

Payment Type CHECK

Cost Center

Jurisdiction SCOTTSDALE

Water Zone

Water Type

Sewer Type

Meter Size

QS 28-58

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$1,310.00	100-21300-44221

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

Date: 2/20/2019 Cashier: RMALDONADO
 Office: PLN-1STOP Mach ID: HP600G20200
 Tran #: 2 Batch #: 70577

Receipt: 01193212 Date: 2/20/2019 3:39 PM
 118615
 3150 PRELIMINARY PLAT \$1,310.00

TENDERED AMOUNTS:

Check Tendered: \$1,310.00
 ANGELA RONAN FAMILY TR

Transaction Total: \$1,310.00

Thank you for your payment.
 Have a nice day!

2-MD-2019
02/20/2019

SIGNED BY GEORGE GERINGER ON 2/20/2019

Total Amount **\$1,310.00**

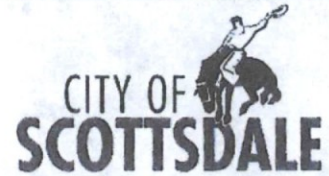
(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

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 # 118615



Minor Subdivision (MD) 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. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Preliminary Plat Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 10 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

PART I -- GENERAL REQUIREMENTS

Req'd	Req'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. Preliminary Plat Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>1,270 + \$20 + \$20</u> (subject to change every July) <u>\$1310 = TOTAL</u>
<input type="checkbox"/>	<input type="checkbox"/>	3. Checklist for Minimal Information to be Accepted for Review – Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology. <p>Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.</p>
<input type="checkbox"/>	<input type="checkbox"/>	5. Request to Submit Concurrent Development Applications (form provided)

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Minor Subdivision Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Archaeological Resources (<u>information sheets provided</u>)	<input type="checkbox"/> Cultural Resources Survey and Report - (3) copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - (3) copies <input type="checkbox"/> Copies of Previous Archaeological Research - (1) copy	<i>Pending or Need</i> <hr style="border: 1px solid red;"/> <i>OK</i>
<input type="checkbox"/>	<input type="checkbox"/>	20. Historic Property	<input type="checkbox"/> Historic Property Certificate of No Effect Application (form provided) <input type="checkbox"/> Historic Property Certificate of Appropriateness Application (form provided)	
<input type="checkbox"/>	<input type="checkbox"/>	21. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000-foot radius of the runway; information packet provided. Short form)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. ESL Overlay Wash Modifications Development Application (application provided) The ESL Overlay Wash Modifications Development Application is to be submitted concurrently with this Preliminary Plat Application.	<i>*SEPARATE SUBMITTAL</i>	<i>OK</i>
PART II -- REQUIRED PLANS & RELATED DATA				
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.		
<input type="checkbox"/>	<input type="checkbox"/>	23. Plan & Report Requirements For Preliminary Plat Applications Checklist (form provided)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Application Narrative <i>*SCOPE OF WORK</i> <ul style="list-style-type: none"> • 8 ½" x 11" – (11) copies 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (<u>Form provided</u>) 2. The application narrative shall provide and explanation and justification for any proposed amended development standard(s) 3. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan. 		
<input type="checkbox"/>	<input type="checkbox"/>	25. Proposed Development Standards / Amended Development Standards (Example provided) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> • 8 ½" x 11" – (2) copies (quality suitable for reproduction) 		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> • 24" x 36" – (2) color copies, <u>folded</u> • 11" x 17" – (1) color copy, <u>folded</u> • 8 ½" x 11" – (1) color copy (quality suitable for reproduction) 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: _____ 750 foot radius from site _____ 1/4 mile radius from site _____ Other: _____		

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Minor Subdivision Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>27. Preliminary Plat</p> <ul style="list-style-type: none"> • 24" x 36" – ①① copies, <u>folded</u> ✓ • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (Text and drawing shall be black and white, and in the DWF format) <p style="text-align: right;"><i>Pending & Needs</i> ✓ <i>* Show N/A's Requirement</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>28. Construction Envelope Plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>29. Natural Area Open Space Plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (Text and drawing shall be black and white, and in the DWF format) <p style="text-align: right;"><i>Show on G+D Plan N/A's Requirement for each lot.</i> ?</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>30. Site Plan * Conceptual Phase Locations</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (Text and drawing shall be black and white, and in the DWF format) <p>(A site plan for non-residential subdivision shall include information to demonstrate that each lot complies with its Property Development Standard of its associated zoning district.)</p> <p style="text-align: right;"><i>on Preliminary Plat</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>31. Open Space Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • Digital - ① copy (Text and drawing shall be black and white, and in the DWF format) <p>(An Open Space Plan for non-residential subdivision shall include information to demonstrate that each lot complies with its open space Property Development Standard of its associated zoning district.)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>32. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u>
<input type="checkbox"/>	<input type="checkbox"/>	<p>33. Landscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>34. Wall Elevations and Details and/or Entry Feature Elevations and Details</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)

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Minor Subdivision Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>35. Exterior Lighting Site Plan (including exterior building mounted fixtures)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>36. Exterior Lighting Photometric Analysis</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>37. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>38. Drainage Report (information provided)</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - ② copies of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>39. Basis of Design Report for Water</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report must include all required exhibits and plans.</p> <p><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> • Email – See hand-out instructions • CD/DVD • 8-1/2" x 11" - ③ copies – the report shall be bound, all full size plans/maps provided in pockets.
<input type="checkbox"/>	<input type="checkbox"/>	<p>40. Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report must include all required exhibits and plans.</p> <p><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> • Email – See hand-out instructions • CD/DVD • 8-1/2" x 11" - ③ copies – the report shall be bound, all full size plans/maps provided in pockets.
<input type="checkbox"/>	<input type="checkbox"/>	<p>41. Expansion of Participation for Water and Wastewater (form provided)</p>

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Minor Subdivision Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>42. Native Plant Submittal: (information provided)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u>. <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> • See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input type="checkbox"/>	<input type="checkbox"/>	<p>43. Revegetation Site Plan, including Methodology and Techniques</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>44. Landform Types Maps</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u>
<input type="checkbox"/>	<input type="checkbox"/>	<p>45. Cuts and Fills Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>46. Cuts and Fills Site Cross Sections</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>47. Unstable Slopes / Boulders Rolling Map</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>48. Bedrock & Soils Map</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>49. Conservation Area, Scenic Corridor, Vista Corridor Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>50. Other:</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <ul style="list-style-type: none"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u> <input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – ① copy (Text and drawing shall be black and white, and in the DWF format)
PART III – SAMPLES & MODELS		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input type="checkbox"/>	<input type="checkbox"/>	<p>51. Paint Color Drawdowns</p> <ul style="list-style-type: none"> • ① set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.

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Minor Subdivision Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	52. Other <hr/> <hr/> <hr/>
PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	53. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>22</u> -PA- <u>2018</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	54. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	55. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	56. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input type="checkbox"/>	<input type="checkbox"/>	57. Other <hr/> <hr/>
<input checked="" type="checkbox"/>		58. If you have any question regarding this application checklist, please contact your Project Coordinator. Coordinator Name (print): <u>Andrew Chi</u> Phone Number: <u>480-312-7828</u> Coordinator email: <u>achi@scottsdaleaz.gov</u> Date: <u>10/02/18</u> Coordinator Signature: <u>Andrew Chi</u>

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Minor Subdivision Application Checklist

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 need a: New Project Number, or

A New Phase to an old Project Number: _____

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, 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. 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/building-resources/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

Planning and Development Services

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Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 9850 N 126th St
- b. County Tax Assessor's Parcel Number: 217-32-046A
- c. General Location: 126th St South of Gold Dust Ave
- d. Parcel Size: 2.31 acres
- e. Legal Description: S2 OF LOT 37 SEC26 T3N R5E (E2 NE4 SW4 NE4 SEC 26) EX E 25F RD

(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
<u>GEORGE GERINGER</u>	<u>12-12-2018</u>	<u>[Signature]</u>
<u>Phillip W. Rosendahl</u>	<u>12-19-2018</u>	<u>[Signature]</u>
_____	_____, 20__	_____
_____	_____, 20__	_____

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Preliminary Plat Notification Affidavit



I, Wayne Rosendahl, acting on behalf of Bridget Hahn, hereby affirm that a copy of the preliminary plat of Hahn Property subdivision has been delivered to the following agencies for their review.

	<u>AGENCY</u>	<u>DATE NOTIFIED</u>
	SALT RIVER PROJECT...(2).....	_____
X	ARIZONA PUBLIC SERVICE	_____
X	SOUTHWEST GAS CORPORATION.....	_____
	ARIZONA DEPARTMENT OF TRANSPORTATION.....	_____
X	MARICOPA COUNTY ENVIRONMENTAL SERVICES.....	_____
	MARICOPA COUNTY PLANNING DEPARTMENT.....	_____
	MARICOPA COUNTY FLOOD CONTROL DISTRICT.....	_____
X	SCOTTSDALE POSTMASTER.....	_____
X	SCOTTSDALE SCHOOL DISTRICT.....	_____
	CAVE CREEK SCHOOL DISTRICT.....	_____
	PARADISE VALLEY SCHOOL DISTRICT.....	_____
	CENTRAL ARIZONA WATER CONSERVATION DISTRICT...	_____
X	CENTURY LINK.....	_____
	OTHER.....	_____

Signature _____ Date _____

Address _____ Phone _____

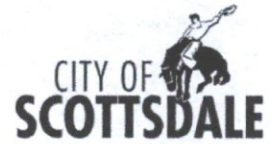
2-MD-2019
02/20/2019

Planning and Development Services

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

Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 22 -PA- 2018

Project Name: Minor Land Division Angela Roman Family Trust, Property

Project Address: Not Assigned, Maybe 9850 N. 126th St. APN 217-32-046A

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: Phillip W. Rosendahl
Print Name

[Signature]
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	

PROJECT NARRATIVE

Minor Land Division

APN 217-43-036A

COS Project #22-PA-2018

This parcel of 2.31 acres lies in an R1-43 zoning district and is surrounded by developed properties of at least 1 acre. The area is of an environmentally sensitive designation and the owner desires to split the property into 2 parcels for single family residential use. This use will not require modification of the general plan or existing zoning and the two lots will be developed in compliance with the ESL Ordinance.

There are no real structures planned for the lots at this time but when they are developed they will be developed with sensitivity to the Sonoran Desert environment and be sensitive to the architectural design that will be compatible in size, shape color and height of the surrounding homes and adhering to the guidelines of the ordinance.

Traffic circulation will not be at issue, as both lots will front on N. 126th Street, that being the only means of ingress and egress. It is a paved roadway within a dedicated right-of-way. The design of the circulation on the lot will comply with the requirements and guidelines laid out in the Design Standards and Policies Manual.

A new water line extension will be installed, looping two pressure zones together with a 6 inch water main in N. 126th Street. Onsite septic systems will provide for wastewater treatment and disposal.

The land split has been designed to provide for an adequate building site on each lot with space for the required 25% natural area open space. The southerly parcel will be slightly larger to accommodate re-routing the wash on that lot to the southerly limits of the parcel. The re-routing will be minor in nature providing for historical entry and exit locations to be effectively maintained.

The use and development of these two parcels will be compatible with the other homes in the area and will be developed with themes complimentary to the Sonoran Desert environment.

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