

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



# In-Lieu Parking 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 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.

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 page3 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.

\* **The in-lieu parking program may only be utilized for properties that are zoned Downtown Overlay (DO) and/or with Downtown (D) Distinct.**

## 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 checked="" type="checkbox"/>	1. In-Lieu Parking Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>153</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> <li>• The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review).</li> <li>• If a review methodology is not selected, the application will be review under the Standard Application Review methodology.</li> </ul> <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>

### Planning and Development Services

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

## In-Lieu Parking Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. <b>Letter of Authorization</b> (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. <b>Affidavit of Authorization to Act for Property Owner</b> (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)
		6. <b>In-Lieu Parking Fee Structure</b> (subject to change every July, information provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. <input checked="" type="checkbox"/> <b>Written request for a Zoning Administrator Approval:</b> (The owner shall submit a letter addressed to the Zoning Administrator requesting approval to purchase and/or lease the requested number of in-lieu parking space(s). The Zoning Administrator, or designee, may administratively approve participation in the in-lieu parking program for up to, and including five (5) in-lieu parking credits, provided that the allowance is based on the city council considerations of Section 9.108.D.3.a of the Zoning Ordinance. The Zoning Administrator approval shall not exceed a total of five (5) in-lieu parking credits per lot.) <del>Written request for a City Council Hearing</del> (The owner shall submit a letter addressed to the Zoning Administrator requesting a City Council hearing to participate in the in-lieu parking program. <ul style="list-style-type: none"> <li>The request shall address the required findings of In-lieu Parking program in accordance with Article IX of the Zoning Ordinance.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. <b>Commitment for Title Insurance – No older than 30 days from the submittal date</b> <ul style="list-style-type: none"> <li>8-1/2" x 11" – 1 copy</li> <li>Include complete Schedule A and Schedule B. (requirements form provided)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. <b>Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>8-1/2" x 11" – 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. <b>Request for Site Visits and/or Inspections Form</b> (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	11. <b>Parking Analysis</b> <ul style="list-style-type: none"> <li>8-1/2" x 11" – 2 copies</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	12. <b>Parking Master Plan</b> See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. 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. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13. <b>Floor Plan Work Sheet(s)</b> (Required for restaurants, bars or development containing there-of, and multi-family developments): <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" - 1 copy, folded (quality suitable for reproduction)</li> <li>Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>

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## In-Lieu Parking Application Checklist

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"/>	14. 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; _____-PA-_____.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. 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"/>	17. <b>Delayed Submittal.</b> 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 checked="" type="checkbox"/>	<p>18. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>      TREN      </u> Phone Number: _____</p> <p>Coordinator email: _____ Date: _____</p> <p>Coordinator Signature: <u>      TREN      </u></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 type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p><b>Required Notice</b>  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:  <a href="http://www.scottsdaleaz.gov/building-resources/forms">http://www.scottsdaleaz.gov/building-resources/forms</a></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>	

### Planning and Development Services

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# Development Application Process

## Enhanced Application Review

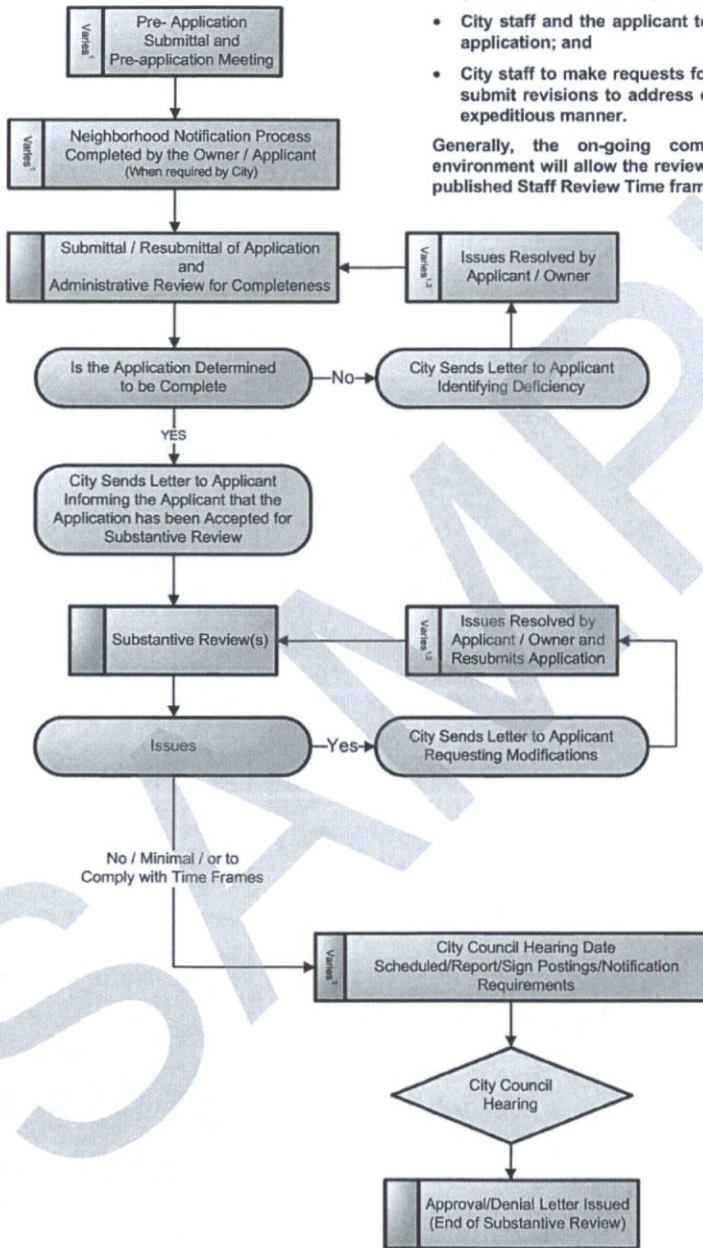
### Hardship Exemption (HE) and In-lieu Parking<sup>5</sup> (IP)

#### 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.



**Note:**

1. Time period determined by owner/ applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/ applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 25 percent
5. More than 5 spaces per lot or as determined by the Zoning Administrator

#### Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
15 Staff Working Days Per Review	50 Total Staff Working Days, Multiple Reviews in This Time Frame <sup>2,3,4</sup>	Time Frames Vary <sup>3</sup>	



# Development Application Process

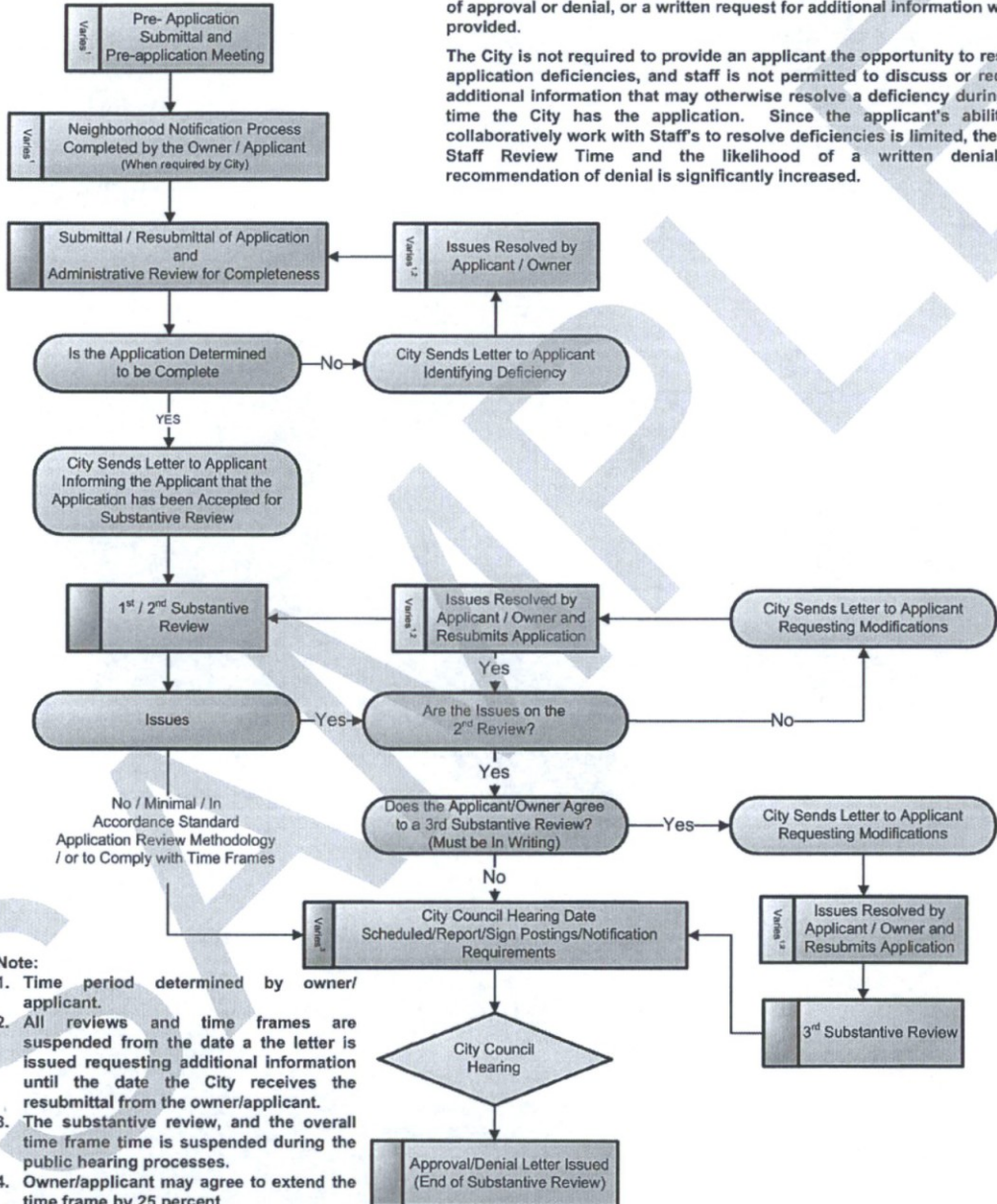
## Standard Application Review

### Hardship Exemption (HE) and In-lieu Parking<sup>5</sup> (IP)

**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.



**Note:**

1. Time period determined by owner/ applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 25 percent
5. More than 5 spaces per lot or as determined by the Zoning Administrator

**Time Line**

Administrative Review 15 Staff Working Days Per Review	Substantive Review 50 Total Staff Working Days, Two Reviews in This Time Time Frame <sup>2,3,4</sup>	Public Hearing Process Time Frames Vary <sup>2</sup>	Approval/Denial Letter Issued
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# Development Application Process

## Enhanced Application Review

### Staff Review Applications: SX & IP

Enhanced Application Review Methodology

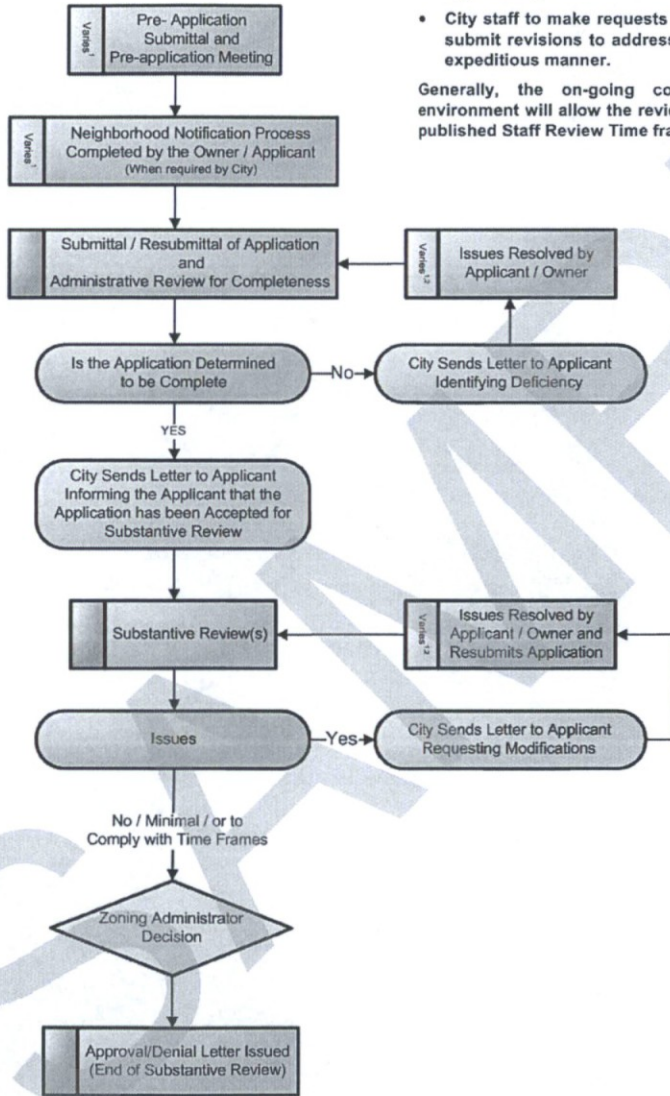
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- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- 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.

Application Types:

- a. Special Exception (SX)
- b. In-lieu Parking (IP) (5 spaces or less per lot)



**Note:**

1. Time period determined by owner/ applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. Owner/applicant may agree to extend the time frame by 25 percent

**Time Line**

Administrative Review 15 Staff Working Days Per Review	Substantive Review 50 Total Staff Working Days, Multiple City Reviews In This Time Frame <sup>2,3</sup>	Approval/Denial Letter Issued
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# Development Application Process

## Standard Application Review

### Staff Review Applications: SX & IP

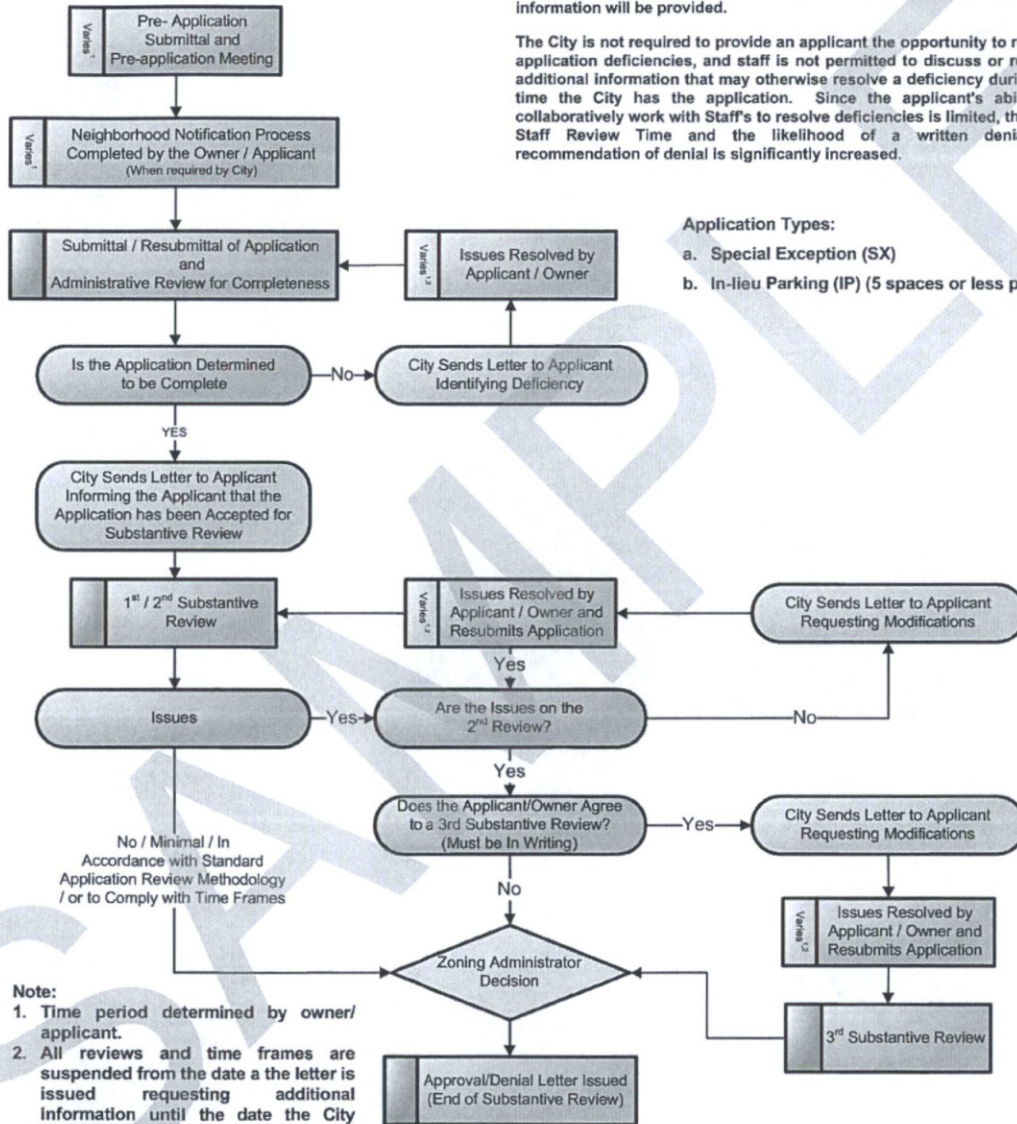
Standard Application Review Methodology:

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.

**Application Types:**

- a. Special Exception (SX)
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- Note:**
1. Time period determined by owner/ applicant.
  2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
  3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
  4. Owner/applicant may agree to extend the time frame by 25 percent

**Time Line**

Administrative Review	Substantive Review	Approval/Denial Letter Issued
15 Staff Working Days Per Review	50 Total Staff Working Days, Two Reviews in This Time Frame <sup>2,3</sup>	

Planning and Development Services

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Vines & Hops  
4216 North Brown Avenue  
Scottsdale, AZ 85251

September 27, 2016

To: Zoning Administrator  
City of Scottsdale  
7447 E. Indian School Road  
Scottsdale, AZ 85251

EXAMPLE

Re: *In-Lieu Parking Program Application for Vines & Hops*

Dear Zoning Administrator:

Please accept this letter as a formal request for approval for Vines & Hops, located at 4216 North Brown Avenue, Scottsdale, AZ 85251, to participate in the in-lieu parking program.

Vines & Hops is requesting approval of a Conditional Use Permit for a Bar to allow a Series 7 bar liquor license on the premises and alcoholic beer and food consumption in the interior and on the enclosed, fenced patio of the building located at 4216 North Brown Avenue, Scottsdale, AZ 85251. Along with the application for the Conditional Use Permit for a Bar, Vines & Hops is requesting to be able to participate in the city's in-lieu parking program.

Specifically, the building in which Vines & hops operates is 1432 square feet. As each 120 square feet requires 1 parking space, the property requires 11.93 parking spaces. Additionally, there is a patio of 250 square feet, which requires an additional .25 spaces according to the plan administrator. Therefore, Vines & Hops requires a total of 12.18 parking spaces. The property has 3 designated parking spaces on sight, plus 5.80 P-3 parking credit applied to the property. Therefore, the property requires 3.38 in-lieu parking credits, which are being applied for.

The existing location is currently licensed under a Series 7 bar liquor license with alcohol and food consumption insides and on the enclosed, fenced patio of the establishment. The location was being operated by Badwater Brewing under a Series 7 liquor license which Vines & Hops is applying to have transferred to it. Badwater Brewing operated as a Series 7 liquor license bar since 2014 when it opened and as served alcohol and food for on-site consumption to the public since it opened. Its operation did not have any identified or discernable negative impact on parking availability in the area, even though Badwater did not participate in the in-lieu parking program. However, therefore even though Vines & Hops does not anticipate that its operation will negatively impact available parking in the area, it is applying for participation in the in-lieu parking program to ensure full compliance with all necessary rules and regulations.

In support of its application, Vines & Hops states as follows:

- i. New development, reinvestment or redevelopment of the property

There will be no renovation of the space or redevelopment of the property. All of the physical attributes of the property will stay the same. However, Vines & Hops will represent a reinvestment in the property because it will function as an inviting neighborhood establishment that will serve food and beverages to the local community. Additionally, it will represent a reinvestment in the property because it will be open to and cater to the entire community, whereas the previous operation targeted a more select segment of

3-IP-2016  
10/03/16

the community. Moreover, Vines & Hops intends to be open more days per week than the prior owner, which will again represent further investment in the property and neighborhood.

- ii. The use of the property fosters a pedestrian-oriented environment with an urban design and character, and the use of public transit or the downtown tram service

Vines & Hops' approach and business model is to provide a unique tranquil setting that specifically caters to the local residential, hotels, and restaurants nearby. Within a few blocks of the property, there are several multi-family developments, hotels, restaurants, and other day and evening business that are all connected by a pedestrian sidewalk to Vines & Hops. In addition, the building is located just a half block from a downtown trolley stop and approximately two blocks from North Scottsdale Road, another transit corridor. The property is also located very near to several other dining and bar establishments, which are within close walking distance to provide pedestrians another nearby option for evening entertainment. Several salons and spas are also located within a block of the property, and Vines & Hops will target those customers to walk to the location before or after appointments.

- iii. Property size and configuration

The property is 2,399.4 square feet and contains a 1432 square foot building and 250 square foot patio. Adjacent to the west elevation of the building, three parking spaces exist. Due to the configuration of the building, parking, patio, and lot size, there are no additional area to add parking to the property.

- iv. The amount of public parking available in the area

The area has public parking on the streets, in parking lots, and in parking structures. In addition the property has three designated parking spots. Moreover, although Vines & Hops will offer service from 11:00 a.m. to 11:00 p.m. seven days per week, but anticipates that most of its business will take place in the evening hours, between 6:00 p.m. and 11:00 p.m. Most of the surrounding businesses operate mostly during the day, prior to the hour of 6:00 p.m., and therefore Vines & Hops' operation will not negatively impact parking in the area.

- v. The future opportunity to provide public parking in the area

In 2004, the City of Scottsdale added the 5<sup>th</sup> Avenue parking garage, which is approximately 600 feet from Vines & Hops. Although approximately 850 feet away from Vines & Hops, the City has issued a request for proposal to construct a parking garage on the 6<sup>th</sup> Avenue lot. Additionally, as stated above, Vines & Hops will mainly operate during hours that are different from that of adjoining properties, so its customers will not conflict with parking used by the surrounding businesses.

- vi. Open space and public realm areas are maintained

The existing open spaces will be maintained as no changes to the structure of the property will be made. All on-site parking shall be maintained in accordance with applicable regulations and ordinances.

Based on the foregoing Vines & Hops requests to participate in the in-lieu parking program for 3.38 parking credits.

**3-IP-2016**  
**10/03/16**

# Request for Site Visits and/or Inspections

## Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 470-PA-2017

Project Name: VIVA ANANDA

Project Address: 7140 E 1ST AVE

### 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: JASON CHOUINARD  
Print Name

[Signature]  
Signature

<b>City Use Only:</b>	
Submittal Date: _____	Case number: _____
<b>Planning and Development Services</b> 7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ <a href="http://www.ScottsdaleAZ.gov">www.ScottsdaleAZ.gov</a>	

# 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 checked="" 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: VIVA ANANDA, LLC  
 Property's Address: 7140 E. 1<sup>st</sup> AVENUE SCOTTSDALE, AZ 85251

**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: <u>PURNIMA MEHTA, MD.</u>	Agent/Applicant: <u>KENDRIC B. SPEABLE</u>
Company: <u>VIVA ANANDA, LLC</u>	Company: <u>BASS AND WEBER, LLC</u>
Address: <u>7140 E. 1<sup>st</sup> AVE SCOTTSDALE, AZ</u>	Address: <u>6501 E. GREENWAY PKWY 103297</u>
Phone: _____ Fax: _____	Phone: <u>480-321-9297</u> Fax: _____
E-mail: <u>PURNIMA@VIVAANANDA.COM</u>	E-mail: <u>Kendric@bassandweber.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 applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

- Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature \_\_\_\_\_

Agent/Applicant Signature

Official Use Only

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

Development Application No.: \_\_\_\_\_

**Planning and Development Services**

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

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

**1-IP-2018**  
**3/8/2018**

# Development Application

## Review Methodologies



### Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

#### **1. Enhanced Application Review Methodology**

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

#### **2. Standard Application Review Methodology:**

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

#### Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

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

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

# Development Application

## Arizona Revised Statutes Notice



### §9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

#### Planning and Development Services

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

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



# City of Scottsdale Cash Transmittal

## # 114355

114355  
 1 01109914  
 3/8/2018 PLN-1STOP  
 KHEMBY HP600G2020  
 3/8/2018 11:17 AM  
 \$153.00

**Received From :**

Purnima Mehta  
 7140 E 1ST AVE  
 SCOTTSDALE, AZ 85251  
 480-321-9297

**Bill To :**

**Reference #** 470-PA-2017  
**Address** 7140 E 1ST AV  
**Subdivision** SCOTTSDALE  
**Marketing Name**  
**MCR** 006-26  
**APN** 130-12-021  
**Owner Information**  
 Dr. Purnima Mehta  
 7140 East 1st Avenue  
 Scottsdale, AZ 85251  
 (480) 440-8792

**Lot Number** 20  
**Metes/Bounds** No  
**Gross Lot Area** 0  
**NAOS Lot Area** 0  
**Net Lot Area** 0  
**Number of Units** 1  
**Density**

**Issued Date** 3/8/2018  
**Paid Date** 3/8/2018  
**Payment Type** CHECK  
**Cost Center**  
**Jurisdiction** SCOTTSDALE  
**Water Zone**  
**Water Type**  
**Sewer Type**  
**Meter Size**  
 QS 16-44

Code	Description	Additional	Qty	Amount	Account Number
9550	IN LIEU PARKING		1	\$153.00	407-00407-44230

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

Date: 3/8/2018 Cashier: KHEMBY  
 Office: PLN-1STOP Mach ID: HP600G20200  
 Tran #: 1 Batch #: 65088

Receipt: 01109914 Date: 3/8/2018 11:17 AM  
 114355  
 9550 IN LIEU PARKING \$153.00

**TENDERED AMOUNTS:**

Check Tendered: \$153.00  
 Chk #: 2412 Purnima Mehta

Transaction Total: \$153.00

Thank you for your payment.  
 Have a nice day!

SIGNED BY JASON CHOUIANRD ON 3/8/2018

Total Amount

**\$153.00**

(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 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 TRANS**

**1-IP-2018**  
**3/8/2018**

Purnima Mehta, MD  
7140 E 1<sup>st</sup> Avenue Scottsdale, AZ 85251  
(480) 440-8792 Purnima@Viva-Ananda.com


January 26, 2018

Ben Moriarty, Zoning Administrator  
Scottsdale Planning Department  
7447 E Indian School Road  
Scottsdale, AZ 85251

Dear Mr. Moriarty,

I request approval to purchase and/or lease 2 in-lieu parking spaces for the property located at 7140 E 1<sup>st</sup> Ave Scottsdale, AZ 85251, in consideration of Section 9.108.D.3.a of the Zoning Ordinance.

Sincerely,



Purnima Mehta, MD

Owner, Act Nine, LLC (Owning Entity of Property)

Owner, Viva-Ananda, LLC (DRB Applicant 470-PA-2017)

1-IP-2018  
3/8/2018

Purnima Mehta, MD

7140 E 1<sup>st</sup> Avenue Scottsdale, AZ 85251

(480) 440-8792 Purnima@Viva-Ananda.com

January 26, 2018

Ben Moriarty, Zoning Administrator

Scottsdale Planning Department

7447 E Indian School Road

Scottsdale, AZ 85251

Dear Mr. Moriarty,

I authorize Kendric B. Speagle to act as my representative in all matters concerning 7140 E 1<sup>st</sup> Ave Scottsdale, AZ 85251, and any applications, forms, or administrative requirements pending with the City of Scottsdale.

Sincerely,



Purnima Mehta, MD

Owner, Act Nine, LLC (Owning Entity of Property)

Owner, Viva-Ananda, LLC (DRB Applicant 470-PA-2017)