

**ESLO Wash Modifications
(Administrative Staff Approval)
Development Application Checklist**



Official Use:
City Staff Contact: _____ Email: _____
Phone: _____

Project Name: Solitude
Property's Address: SWC of Happy Valley Road and 92nd A.P.N.: _____
Property's Zoning District Designation: R1-43 ESL
Application Request: Modification of Wash A and C

Owner:	Applicant: Kieth Nichter
Company: Sonora West Development	Company: Kimley-Horn
Address: 8937 E Bell Road, Scottsdale AZ	Address: 1001 W Southern Ave #131, Mesa AZ
Phone: 602-667-3148 Fax:	Phone: 480-207-2666 Fax:
E-mail:	E-mail:


Submittal Requirements: Please submit materials requested below. All plans must be folded.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee – \$ _____ (fee subject to change every July) | <input checked="" type="checkbox"/> Site plan 24" x 36" 2 color copies folded. Indicate the extent and location of antenna additions, buildings and other structures, including all equipment cabinets. Site plan shall indicate dimensions of existing and proposed structures, dimensions of existing and proposed ROW, setbacks and sight distance visibility triangles. Indicate any improvements, easements, and drainage facilities on adjacent properties within 100 feet of the site. |
| <input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below | |
| <input checked="" type="checkbox"/> Narrative - Description of request | |
| <input checked="" type="checkbox"/> Request for Site Visits and/or Inspections form | |
| <input checked="" type="checkbox"/> Description of Alternatives Considered.
Other watercourse management/engineering techniques considered. | <input type="checkbox"/> Drainage Report. – 2 Copies
The Drainage Report shall be prepared in accordance with the Design Standards and Policies Manual. |
| <input checked="" type="checkbox"/> Justification Form (provided) | <input type="checkbox"/> Revegetation Plan. |
| <input type="checkbox"/> Color photographs of site –on 8-1/2" x 11" sheets (showing existing site, structures & adjacent properties) | <input type="checkbox"/> Topographic Map contours at 1-foot intervals. |
| <input type="checkbox"/> Context Aerial
• 24" x 36" – 2 color copies, folded
• 8 1/2" 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: | <input type="checkbox"/> Native Plant Submittal 24" x 36" 1 – copy, folded.

_____ |

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):

- 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 
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Planning and Development Services

Development Review

Methodologies and Required Notice



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.

Notice

1. Pursuant to A.R.S. §9-836, an applicant may receive a clarification from the City regarding interpretation or application of a statute, ordinance, code or authorized substantive policy statement. A request to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services Division shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services director designee. 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 Division's 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

Development Application Process

Enhanced Application Review

Staff Review Applications: SA, WM, & MD



Enhanced Application Review Methodology

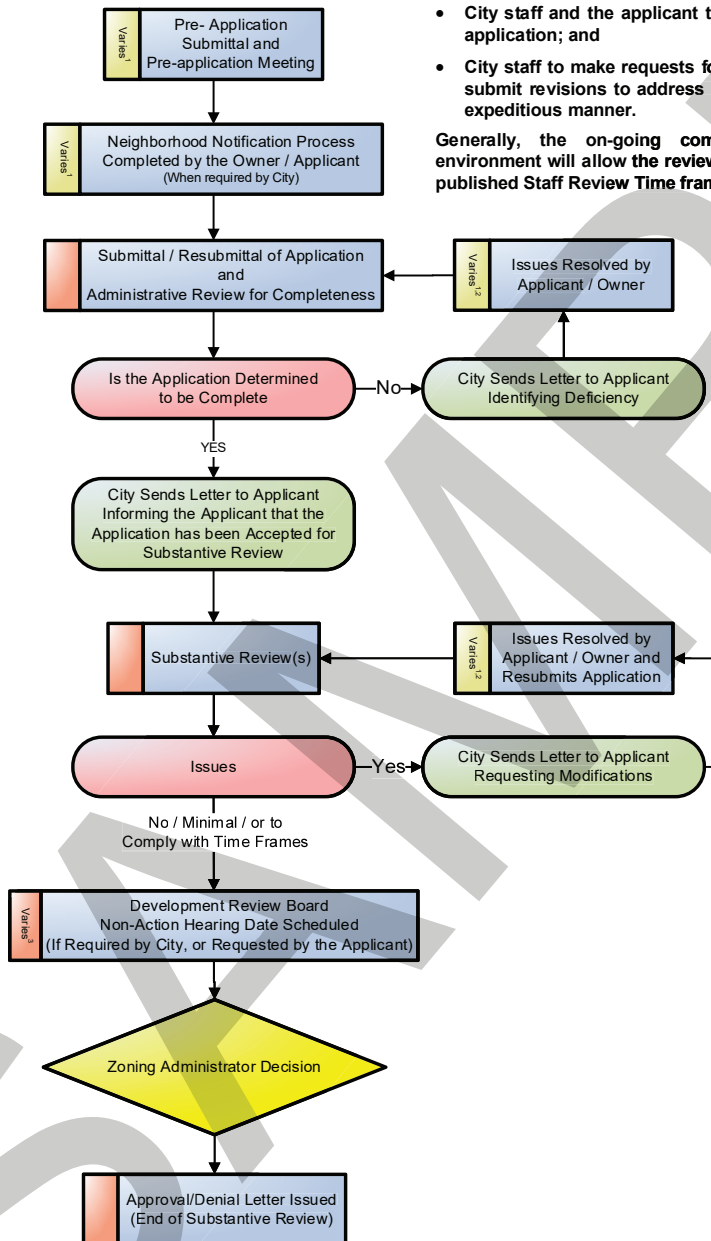
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Application Types:

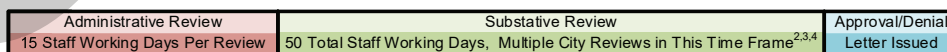
- Development Review – Minor (SA)
- Wash Modifications (WM)
- Land Division – Minor Subdivision (MD)



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



Planning and Development Services

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

Development Application Process

Standard Application Review

Staff Review Applications: SA, WM, & MD



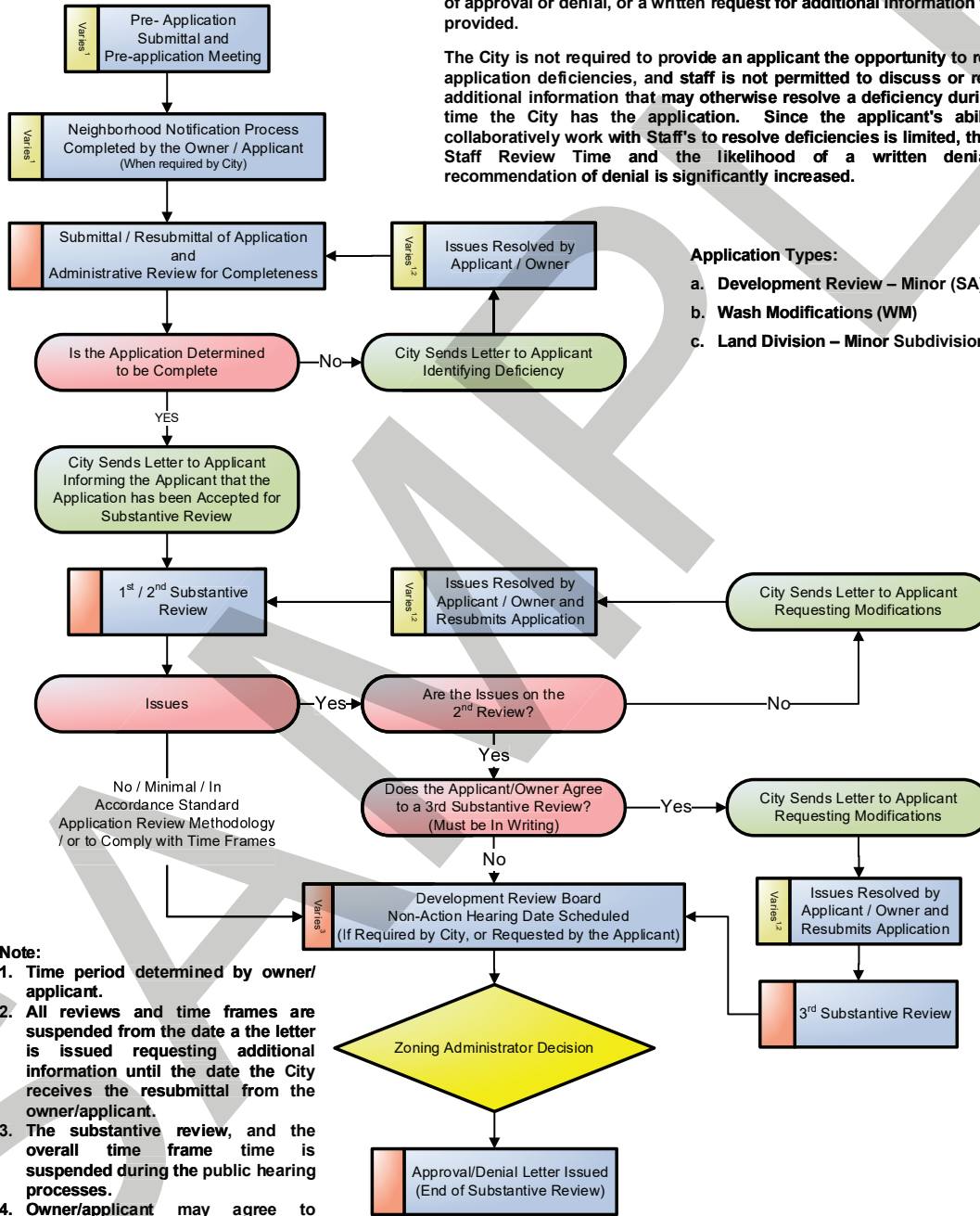
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Application Types:

- a. Development Review – Minor (SA)
- b. Wash Modifications (WM)
- c. Land Division – Minor Subdivision (MD)



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 15 Staff Working Days Per Review	Substantive Review 50 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4}	Approval/Denial Letter Issued
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Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • Phone: 480-312-7000 • Fax: 480-312-7088 • Website: www.scottsdaleaz.gov

ESLO Wash Modifications

Justification for Modification



The Zoning Administrator may authorize a Wash Modification if ALL of the following criteria are met. Use the space provided to present your evidence that the requested exemption satisfies the modification requirements; please attach all supporting documentation.

1. Proposed modifications will result in an equal or enhanced quality of open space:

Flowline of both washes is kept in the existing location.
Wash A is routed through new culvert, matching existing driveway culvert as best as possible. Wash C has encroachment from future lots.
The modifications maximize site planning and allow for maximization of NAOS on site.

2. Modifications will include restoration of the watercourse with vegetation of the same type and density removed:

Modification to Wash A and B will be restored of the same type and density. The open spaces and washes are proposed to be dedicated as NAOS where possible.

3. Is the wash being redirected or modified? No Yes

If yes, the wash must enter and exit the site at the historic locations, and the result of the modifications shall not impact drainage considerations for adjacent properties:

Wash A is being directed into a new roadway culvert. Flow enters under Happy Valley Road from a existing culvert, which will not change.
New roadway culvert fall on portion of original HV91 project, which will be included in overall revision of final plat. Encroachment into Wash C is shown not to impact adjacent properties.

4. Is the wash being diverted into a structural solution (e.g. underground pipe)? No Yes

If yes, the change must not impact the drainage conditions on adjacent properties and shall not reduce the integrity of any upstream or downstream corridor as meaningful open space:

Wash A is diverted into new roadway culvert. Drainage analysis/design shows no impact to adjacent properties. Outlet velocities of culvert will be managed show downstream wash can be maintained as NAOS.

**ESLO Wash Modifications
(Administrative Staff Approval)
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.