

Preliminary Plat (PP)

Development Application Checklist

Subdivision, and Master Planned Property



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. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Project No.: _____ -PA- _____ Key Code: 21Y17

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:

- Requirements specified in the Plan & Report Requirements for Development Applications Checklist; and
- Design Standards & Policies Manual; and
- Requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- Stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- The city's design guidelines.

If you have any questions regarding the information above, or items indicated on this application checklist, please contact your project coordinator.

Name: _____ Phone Number: 480-312- _____ Coordinator e-mail: _____@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"/>		1. Preliminary Plat Application Checklist (this list)
<input checked="" type="checkbox"/>		2. Application Fee \$ _____ (subject to change every July)
<input checked="" type="checkbox"/>		3. Completed Development Application Form (form provided) ALL FORMS ARE ATTACHED TO THIS <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.
		4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>		5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>		6. 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)

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X		7. Appeals of Required Dedications or Exactions (form provided)
X		8. Commitment for Title Insurance – No older than 30 days from the submittal date (information provided) <ul style="list-style-type: none"> Include complete Schedule A and Schedule B.
		9. Legal Description: (if not provided in Commitment for Title Insurance)
		10. Results of ALTA Survey (The ALTA Survey shall not be more than 30 days old)
		11. Preliminary Plat Notification Affidavit (form provided)
X		12. Request for Site Visits and/or Inspections Form (form provided)
		13. Addressing Requirements (form provided)
		14. Design Guidelines
		<div style="display: flex; justify-content: space-between;"> <div>Design Standards and Policies Manual</div> <div>Environmentally Sensitive Land Ordinance</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Greater Phoenix Metro Green Infrastructure Handbook</div> <div>MAG Supplements</div> </div> <p>The above reference design guidelines, standards, policies, and additional information may be found on the city's website at: http://www.scottsdaleaz.gov/design</p>
		15. Public Participation Process Requirements (see Attachment A)
		16. Request for Neighborhood Group Contact information (form provided)
		17. Photo Exhibit of Existing Conditions. (form provided)
		<p>See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.</p> <ul style="list-style-type: none"> 8-1/2" x 11" - ⑥ copies of the set of prints (Delayed submittal). At the time your project coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the Determination Letter.
		18. Archaeological Resources (information packet provided)
		<p>Cultural Resources Survey & Report</p> <p>Archaeology 'Records Check' Report Only</p> <p>Copies of Previous Archaeological Research</p>
		19. 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.
		<p>Short Form</p> <p>Height Analysis (search "Notice Criteria Tool" on the FAA web page: https://oeaaa.faa.gov/oeaaa/external/portal.jsp)</p>
		20. ESLO Wash Modifications Development Application (application provided)
		The ESLO Wash Modifications Development Application is to be submitted concurrently with this Preliminary Plat Application.

PART II -- REQUIRED 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.
		21. Plan & Report Requirements for Preliminary Plat Application Checklist (form provided) and the Preliminary Plat Checklist Submittal Requirements (form provided)

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X		22. Application Narrative <ol style="list-style-type: none"> The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) The application narrative shall provide an explanation and justification for any proposed amended development standard(s) Historic Property. If the property is an existing or potential historic property, describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
		23. Proposed Development Standards / Amended Development Standards (Example provided) (Must adhere to the Maricopa County Recorder requirements)
		24. Proposed Covenants, Conditions, and Restrictions (CC&R's)
		25. Proposed Development Agreement (shared facilities, etc.) (Must adhere to the Maricopa County Recorder requirements)
		26. Context Aerial with the proposed site improvements superimposed Aerial shall not be more than 1 year old and shall include an overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning districts for a radius from the site of: 750-foot radius from site ¼-mile radius from site (lots greater than 1 acre) Other: _____
X		27. Preliminary Plat Final Plat
		28. Site Plan
		29. Open Space Plan (Site Plan Worksheet) (Example Provided)
		30. Site Cross Sections
X		31. Construction Envelope Plan (ESL Areas) ATTACHED TO IMPROV. PLANS
X		32. Natural Area Open Space Plan (ESL Areas) ATTACHED TO IMPROV. PLANS
		33. Topography and slope analysis plan (ESL Areas)
		34. Phasing Plan
X		35. Landscape Plan <ul style="list-style-type: none"> (a gray-tone copy of the color Landscape Plan will not be accepted)
X		36. Hardscape Plan <ul style="list-style-type: none"> (a gray-tone copy of the color Hardscape Plan will not be accepted)
		37. Parking Plan
		38. Parking Master Plan
		See the city's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report must include all required exhibits.
		39. Pedestrian and Vehicular Circulation
		40. Bikeways & Trails Plan
		41. Wall Elevations and Details and/or Entry Feature Elevations and Details
		42. Community Features (mail kiosk, private street signs, etc.) Elevations and Details
		43. Exterior Lighting Site Plan (including exterior building mounted fixtures)
		44. Exterior Lighting Photometric Analysis

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	45. Manufacturer Cut Sheets of All Proposed Lighting
	46. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)
X	47. Drainage Report See Chapter 4 of the city's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage reports. The report must include all required exhibits, full color aerial, and topography maps. <ul style="list-style-type: none"> Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions)
	48. Master Drainage Plan See the city's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. <ul style="list-style-type: none"> See handout submittal instructions
X	49. Final Basis of Design Report for Water See the city's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. Must include preliminary design parameters of special infrastructure, such as PRV and/or booster pump station with conduit for fiber optic cable connecting special infrastructure to closest R.O.W. point, if required to serve the development. The report must include all required exhibits and plans.
X	50. Final Basis of Design Report for Wastewater See the city's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. Must include preliminary design parameters of special infrastructure, such as sewer lift station with conduit for fiber optic cable connecting special infrastructure to closest R.O.W. point, if required to serve the development. The report must include all required exhibits and plans.
	51. Conduit Plan <ul style="list-style-type: none"> Show two, two-inch conduit locations from the existing adjacent street right-of-way to the booster pump or sewer lift station.
	52. Water Sampling Station <ul style="list-style-type: none"> Show location of sample stations on the preliminary plat.
	53. Approval For Fountains Or Water Features from the Water Conservation Office Please contact Water Resources at 480-312-5650, waterconservation@scottsdaleaz.gov <ul style="list-style-type: none"> ① copy of the approval from the Water Conservation Office
	54. Transportation Impact & Mitigation Analysis (TIMA) (information provided) Please review the city's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report must include all required exhibits, and plans. Category 1 Study Category 2 Study Category 3 Study
X	55. Native Plant Submittal (information provided): (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development) <ul style="list-style-type: none"> See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
X	56. Revegetation Site Plan, including Methodology and Techniques

THIS IS PART OF
LANDSCAPE PLAN

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		57. Landform Types Maps
		58. Cuts and Fills Site Plan
		59. Cuts and Fills Site Cross Sections
		60. Composite Factors Map
		61. Unstable Slopes / Boulders Rolling Map
		62. Geotechnical Report
		63. Bedrock & Soils Map
		64. Conservation Area, Scenic Corridor, Vista Corridor Plan
		65. Other: _____ _____ _____

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.
		66. Paint Color Drawdowns (digital images): <ul style="list-style-type: none">1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.
		67. Exterior Building Color & Material Sample Board(s): <ul style="list-style-type: none">A digital photo of the sample drawdowns is required for 1st submittal. Actual sample board must be submitted prior to DRB Hearing.8-1/2" x 14" material sample board(s) The material sample board shall include the following:<ul style="list-style-type: none">A color elevation of one side of the building3" x 3" Glass samples mounted on the board with reflectivity identify3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.)2"x 2" of proposed paint colorsAll material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation.
		68. Other: _____ _____ _____

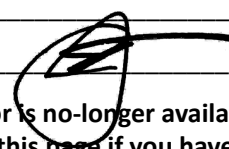
PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		69. Notify your coordinator by e-mail after you have completed your submittal.
<input checked="" type="checkbox"/>		70. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>		71. Submit all additional items that are required pursuant to the stipulations of any other Development Application upon which this application is reliant.

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X		72. 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.
X		73. Other _____ <div style="text-align: right; color: red;">THIS DOES NOT APPLY TO PARCEL H</div>
		74. If you have any questions regarding this application checklist, please contact your Project Coordinator. Coordinator Name (print): _____ Phone Number: 480-312- _____ Coordinator e-mail: _____@scottsdaleaz.gov Date: _____ Coordinator Signature:  _____ 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. <div style="display: flex; justify-content: space-between;"> <div>This application needs a:</div> <div> New Project Number, or A New Phase to an old Project Number: _____ </div> </div> <div style="text-align: right; color: green; font-weight: bold; margin-top: 10px;"> 16-PP-2017#20 and 16-PP-2017#21 </div> 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 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 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

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Development Application Process

Enhanced Application Review Development Review (DR & PP)

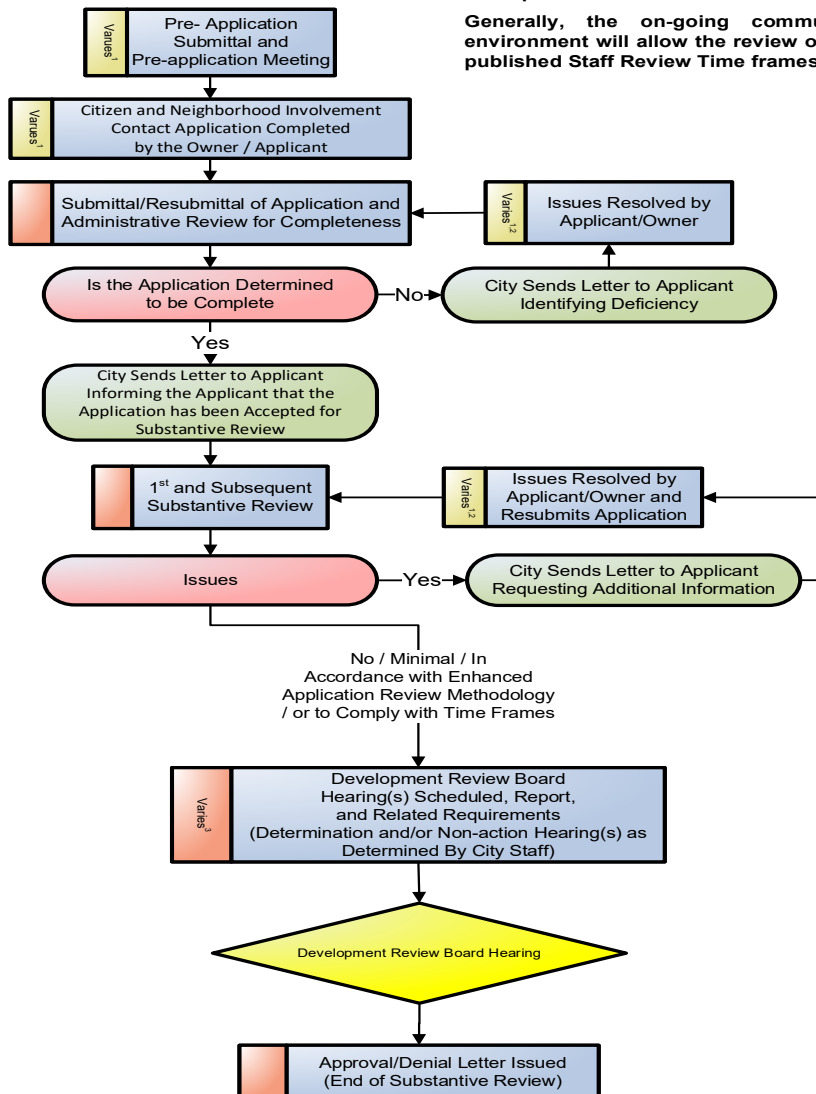


Enhanced Application Review Methodology

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 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
15 Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews in This Time Frame ^{2,3,4}	Time Frames Vary ³	Letter Issued

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Development Application Process

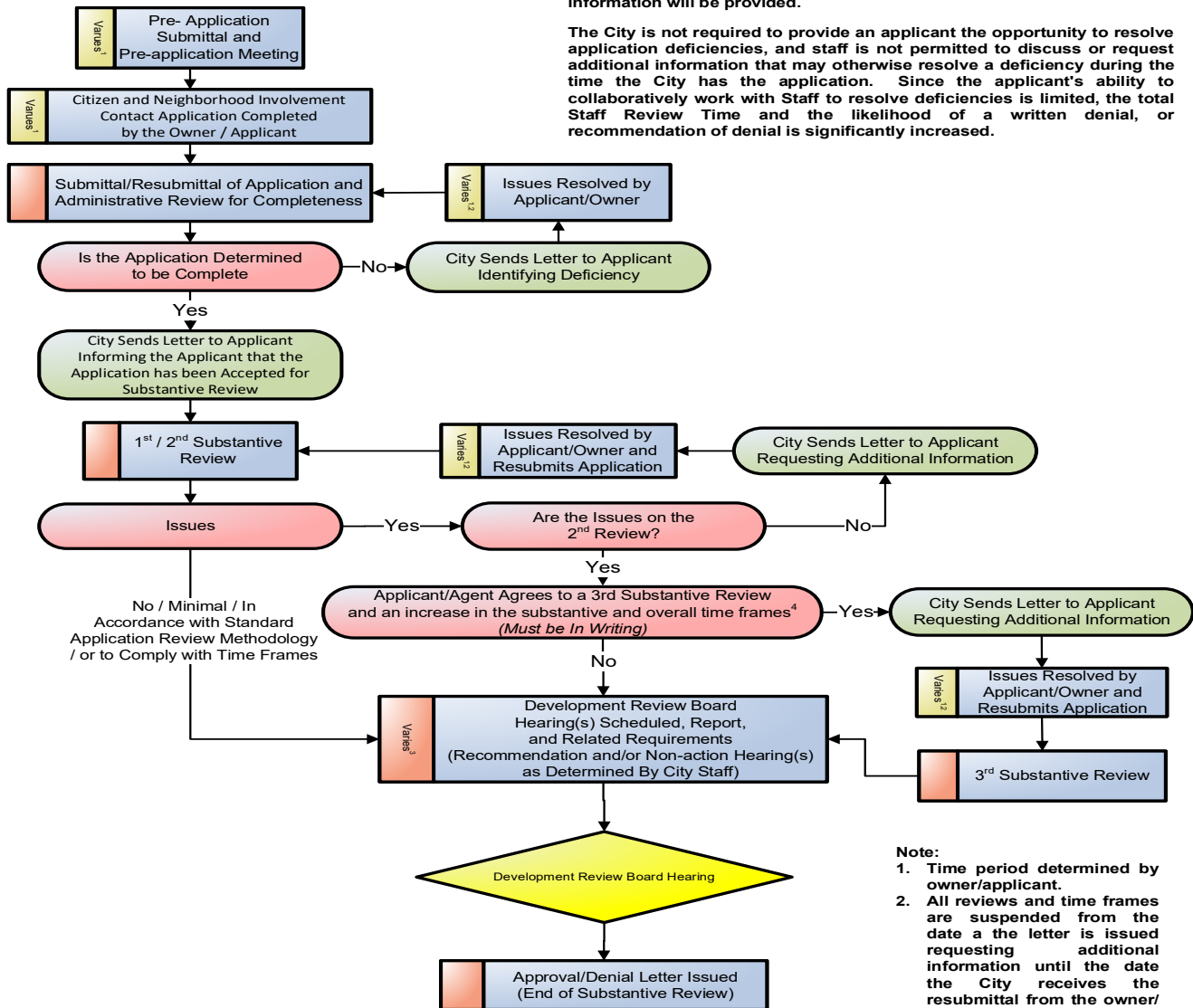
Standard Application Review Development Review (DR & PP)



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 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 50 percent

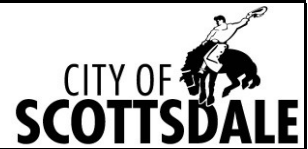
Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
15 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4}	Time Frames Vary ³	Letter Issued

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Application Fee Schedule



Official Schedule of City of Scottsdale Rates and Fees at: www.ScottsdaleAZ.gov - keyword "Fees".

Pre-Application	\$100
Records Packet	\$24
Abandonment of Right of Way	
Single Family Lot	\$1,880
All Other Abandonments, including Subdivisions	\$2,675
Annexation / De-annexation	\$2,320
Board of Adjustment	
Appeal	\$180
Residential Variance (Single Family Lot)	\$180
All Other Variances	\$1,460
Building Advisory Board of Appeals	
Commercial	\$370
Residential	No charge
Conditional Use Permit	
Major	\$2,860
Minor	\$730
Development Agreement Application	\$2,120
Development Review (DRB)	
Land Division	
Major Subdivision (Preliminary Plat)	\$2,860 + \$20 per lot
Minor Subdivision	\$1,430 + \$20 per lot
New Construction	\$1,800
Revision (includes Replat)	\$545
Time extension	\$360
Development Review (Minor) – Staff Approval	
Master Plan	\$1,060 per set
Major (includes new Master Sign Program/Community Sign District)	\$365
Minor	\$100
Amendment to Master Sign Program	\$100
Cuts/Fills	\$545
Wash Modification	\$545
Time extension	\$100
General Plan Amendments	
Major	\$4,635
Non-major	\$2,320
Hardship Exemption	\$180
In-lieu Parking	\$180
Minor Amendment	\$180
Reasonable Accommodation	
Residential	\$730
All Other Reasonable Accommodations	\$1,460

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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	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input checked="" type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input 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:

Project Name: SERENO CANYON PHASE 4 - PARCEL H

Project Address: A PORTION OF SEC.11 (T4N, R5E)

Property's Current Zoning District Designation: R4-R (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: MCDOWELL MOUNTAIN BLACK BOWL		Agent/Applicant: JORGE GARRE	
Company: TOLL BROTHERS AZ CONST		Company: ARGUS CONSULTING, P.C.	
Address: 8767 E VIA DE VENTURA, STE. 390		Address: 28150 N ALMA SCHOOL PKWY	
Phone: 480-314-6711	Fax:	Phone: 480-596-1131	Fax:
E-mail: odomingu@tollbrothers.com		E-mail: jgarre.argus@att.net	
Designer:		Engineer: JORGE GARRE	
Company:		Company: ARGUS CONSULTING, P.C.	
Address:		Address: 28150 N ALMA SCHOOL PKWY.	
Phone:	Fax:	Phone: 480-596-1131	Fax:
E-mail:		E-mail: jgarre.argus@att.net	

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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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.

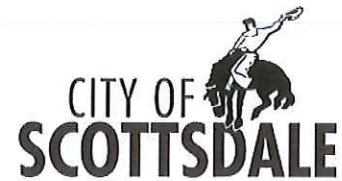
Note:

- 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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Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: A PORTION OF SEC.11 (T4N, R5E)
- b. County Tax Assessor's Parcel Number: 217-01-284D
- c. General Location: 128TH ST. & PINNACLE PEAK ALIGNMENT
- d. Parcel Size: 6.65 AC
- e. Legal Description: A PORTION OF LOT 3 SERENO CANYON PHASE 4 (BK.1449, PG.39)
(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)

OSCAR DOMINGUEZ

Date

8/9, 2021

Signature

Oscar Dominguez

_____, 20____

_____, 20____

_____, 20____

Planning and Development Services

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Appeals of Dedication, Exactions or Zoning Regulations



Rights of Property Owner

In addition to the other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication of exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) when an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violations of Arizona and federal court decision.

Appeal Procedure

The appeal must be in writing and specify the City action appealed and the date final action was taken, and must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken

- No fee will be charged for filing
- The city Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply
- Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- The City will submit a takings impact report to the hearing officer.
- In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication of exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- The hearing officer must render his decision within five working days after the appeal is heard.
- The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial *nevo* with the Superior Court within 30 days of the hearing officer's decision.

For questions, you may contact:

City's Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
480-312-2405

Address your appeal to:

Hearing Officer, C/O City Clerk
3939 Drinkwater Blvd
Scottsdale, AZ 85251

Please be aware that City Staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

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Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications

I hereby certify that I am the owner of property located at:

A PORTION OF SEC.11 (T4N, R5E)

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



Signature of Property Owner

8/6/2021

Date

Preliminary Plat Notification Mailing List

**Scottsdale School District**

7575 E. Main Street
Scottsdale, AZ. 85251
480-484-6100
<https://www.susd.org/>

Paradise Valley School District

15002 N. 32nd Street
Phoenix, AZ. 85032
602-449-2000
<http://cmweb.pvschools.net/siteweb/>

Scottsdale Postmaster

1776 N. Scottsdale Road
Scottsdale, AZ. 85257-2115
480-949-1448

Salt River Project

SRPLAND@srpnet.com

Arizona Public Service

P.O. Box 53933
Phoenix, AZ. 85072-3933
602-493-4400

Cave Creek School District

P.O. Box 426
Cave Creek, AZ. 85327
480-575-2000
www.ccusd93.org

Southwest Gas Corporation

1600 E. Northern Ave.
Phoenix, AZ. 85020-3982
www.swgas.com

Az Department of ADOT Transportation

Right-of-Way Group
205 S. 17th Avenue
Phoenix, AZ. 85007
602-712-7316
www.azdot.gov

Maricopa County Environmental Services

1001 N. Central Avenue Suite 201
Phoenix, AZ. 85004
www.maricopa.gov/envsvc

Maricopa County Planning & Development

501 N. 44th Street #200
Phoenix, AZ. 85008
602-506-3301
pdcustomerservice@mail.maricopa.gov

Maricopa County Flood Control

2801 W. Durango Street
Phoenix, AZ. 85009
602-506-1501
www.fcd.maricopa.gov

Central Az Water Conservation District

Bureau of Reclamation
P.O. Box 43020
Phoenix, AZ. 85080-3020
623-869-2555
2555@cap-az.com

Century Link

135 W. Orion Street
Tempe, AZ. 85283
602-630-0492
bics@centurylink.com

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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: 729-PA2016

Project Name: SEREON CANYON PHASE 4 - PARCEL H

Project Address: A PORTION OF SEC.11 (T4N, R5E)

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: JORGE GARRE
Print Name


Signature

City Use Only:

Submittal Date: _____ Case number: _____

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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: Oscar Dominguez Date: 8/9/2021

Printed Name: OSCAR Dominguez

☐ 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.

Native Plant Submittal Requirements



This information pertains to submittals made for native plant permit with the exception of a single-family custom home. Submittals must be complete and submitted at the One Stop Shop for review and approval.

Sec. 7.500. Native Plant Materials.

1. Native Plant narrative and Application Form.
2. Three (3) copies of the site plan aerial with plat overlay indicating the location by tag number of each plant, which is required to be protected by the Native Plant Ordinance.
3. Three (3) copies of the plant inventory performed by a salvage contractor*, (which corresponds to the tag number on the site plan) indicating the following:
 - a) plant type
 - b) Plant size in caliper inches
 - c) Plant salvage ability*
 - d) Whether the plant will remain in place, be moved to another location, or be destroyed**
4. Plant nursery location
5. Copy of vicinity map indicating the location of the project.
6. Copy of Natural Area Open Space exhibit if applicable for the site.
7. Notice when plant materials have been tagged in the field for City staff review with the following:
 - a) Plastic tape to correspond to the determinations made in 3.d.above:
 - White tape - remain in place
 - Red tape - moved to another location
 - Blue tape - destroyed
 - b) Tag numbers that correspond to the site plan and to the plant inventory
 - c) Tag number is to be transferred to the side of the box when side boxing is completed
8. Letter of Authorization from the property owner identifying the salvage contractor* for the project and verifying that all plants are to be re-planted on site.
9. A copy of the form notifying the Arizona Department of Agriculture, Native Plant section at 602-542-4373, of the Notice of Intent to Clear Land.

**Any plant that is determined to be unsalvageable must have an explanation of the present status of the plant material

**Any plant that is destroyed must have an explanation detailing why the plant cannot remain in place or be moved

*Salvage contractor must be listed on the "Native Plant Salvage Contractor's With Acceptable methodologies on File with the City of Scottsdale's list.

Planning and Development Services

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

Section 404 Certification Form



Before the City issues development permits for a project, the developer's Engineer or the property owner must certify that it complies with or is exempt from Section 404 of the Clean Water Act of the United States. Section 404 regulates the discharge of dredged or fill material into a wetland, lake (including dry lakes), river, stream (including intermittent streams, ephemeral washes and arroyos) or other waters of the United States.

Prior to submittal of improvement plans to Project Review, this form must be completed (and submitted with the improvement plans) as evidence of compliance.

Certification of Section 404 Permit Status:

Owner's Name: TOLL BROTHERS AZ CONT Phone No.: 480-314-6711
Project Name/Description: SERENO CANYON PHASE 4 - PARCEL H Case No.: 729-PA-2016
Project Location/Address: A PORTION OF SEC.11 (T4N, R5E)

A registered Engineer or the property owner must check the applicable condition and certify by signing below that:

1. Section 404 does apply to the project because there will be a discharge of dredged or fill material to waters of the U.S., and:

☐ A Section 404 Permit has already been obtained for this project.

or



☒ This project qualifies for a "Nationwide Permit," and this project will meet all terms and conditions of the applicable nationwide permit.

2. Section 404 does not apply to the project because:

☐ No watercourse waters of the U.S. exist on the property.

☐ No jurisdictional waters of the U.S. exist on property. Attached is a copy of the COE's Jurisdictional Determination.

☐ Watercourses or other waters of the U.S. do exist on the property, but the project will not involve the discharge of dredged or fill material into any of these waters.

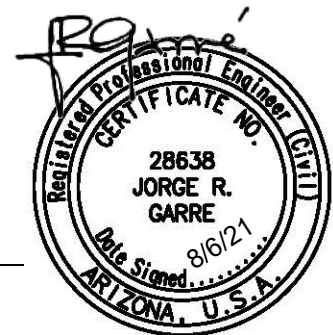
I certify that the above statement is true.

Engineer's Signature and Seal, or Owner's Signature

Date

PRESIDENT / ARGUS CONSULTING

Title/ Company



EXPIRES 12/31/21

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