

# Development Review Board (DRB)

## Development Application Checklist



### 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: \_\_\_\_\_

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, 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. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>		<b>1. Development Review Application Checklist (this list)</b>
<input checked="" type="checkbox"/>		<b>2. Application Fee \$ _____ (subject to change every July)</b>
<input checked="" type="checkbox"/>		<b>3. Completed Development Application Form (form provided)</b> <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 reviewed under the Standard Application Review methodology.</li> </ul>
		<b>4. Request to Submit Concurrent Development Applications (form provided)</b>
		<b>5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)</b>
		<b>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)</b>

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	<b>7. Appeals of Required Dedications or Exactions</b> (form provided)	
	<b>8. Commitment for Title Insurance</b> – No older than 30 days from the submittal date (information provided) <ul style="list-style-type: none"> <li>• Include complete Schedule A and Schedule B.</li> </ul>	
	<b>9. Legal Description</b> (if not provided in Commitment for Title Insurance) <b>Provided in Title</b>	
	<b>10. Results of ALTA Survey</b> (The ALTA Survey shall not be more than 30 days old)	
	<b>11. Request for Site Visits and/or Inspections Form</b> (form provided)	
	<b>12. Addressing Requirements</b> (form provided)	
	<b>13. Design Guidelines</b> Sensitive Design Program Design Standards and Policies Manual Commercial Retail Guidelines Gas Station & Convenience Store Guidelines Environmentally Sensitive Land Ordinance Old Town Scottsdale Urban Design and Architectural Guidelines Greater Phoenix Metro Green Infrastructure Handbook Golf Course Guidelines The above reference design guidelines, standards, policies, and additional information may be found on the city’s website at: <a href="http://www.scottsdaleaz.gov/design">http://www.scottsdaleaz.gov/design</a>	<b>MAG Supplements</b> Scenic Corridors Design Guidelines Office Design Guidelines Restaurants Guidelines Lighting Design Guidelines Shading Guidelines Self-Storage Facilities Design Guidelines Desert Park Guidelines Canal Design Guidelines
	<b>14. Public Participation Process Requirements</b> (see Attachment A)	
	<b>15. Request for Neighborhood Group Contact information</b> (form provided)	
	<b>16. Photo Exhibit of Existing Conditions</b> (form provided) See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers. <ul style="list-style-type: none"> <li>• 8-1/2” x 11” - ⑥ copies of the set of prints (<b>Delayed submittal</b>). 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.</li> </ul>	
	<b>17. Archaeological Resources</b> (information packet provided) Cultural Resources Survey & Report Archaeology ‘Records Check’ Report Only Copies of Previous Archaeological Research	
	<b>18. Completed Airport Vicinity Development Checklist</b> – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000-foot radius of the runway; information packet provided) Short Form Long Form (including full-size site plan at a 1”= 20’ scale and elevation plan submitted to Aviation Staff for review) Height Analysis (search “Notice Criteria Tool” on the FAA web page: <a href="https://oeaaa.faa.gov/oeaaa/external/portal.jsp">https://oeaaa.faa.gov/oeaaa/external/portal.jsp</a> ) Aviation Fuel Dispensing Application Form	
	<b>19. ESLO Wash Modifications Development Application</b> (application provided) The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.	

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		<p><b>20. International Green Construction Code (IgCC) and Energy Compliance Report</b>                  The above referenced requirements may be found on the city’s website at:  <a href="https://www.scottsdaleaz.gov/green-building-program/green-codes">https://www.scottsdaleaz.gov/green-building-program/green-codes</a></p>
<b>PART II -- REQUIRED PLANS &amp; RELATED DATA</b>		
Req'd	Rec'd	<p>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. <b>No application shall be accepted without all items marked below.</b></p>
		<p><b>21. Plan &amp; Report Requirements for Development Applications Checklist</b> (form provided)</p>
		<p><b>22. Application Narrative</b></p> <ol style="list-style-type: none"> <li>The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (form provided)</li> <li>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.</li> <li>Design Guideline Conformance. The application narrative shall specify through narrative and/or graphical exhibits how the proposal addresses the Design Guidelines marked on DRB Development Application Checklist item number 13 (above).</li> </ol>
		<p><b>23. Context Aerial with the proposed site improvements superimposed</b>                  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: _____</p>
		<p><b>24. Site Plan</b> demonstrate remnant C-4 parcel conforms with applicable development standards.</p>
		<p><b>25. Preliminary Grading and Drainage Plan</b></p>
		<p><b>26. Refuse Plan</b></p>
		<p><b>27. Site Details</b> (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.)</p>
		<p><b>28. Open Space Plan</b> Also Provide open space worksheet for remnant C-4 parcel</p>
		<p><b>29. Site Cross Sections</b></p>
		<p><b>30. Natural Area Open Space Plan</b> (ESLO Areas)</p>
		<p><b>31. Topography and slope analysis plan</b> (ESLO Areas)</p>
		<p><b>32. Phasing Plan</b></p>
		<p><b>33. Landscape Plan</b></p> <ul style="list-style-type: none"> <li>(a gray-tone copy of the color Landscape Plan will not be accepted)</li> </ul>
		<p><b>34. Hardscape Plan</b></p> <ul style="list-style-type: none"> <li>(a gray-tone copy of the color Hardscape Plan will not be accepted)</li> </ul>
		<p><b>35. Transitions Plan</b></p>
		<p><b>36. Parking Plan</b></p>
		<p><b>37. 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 must include all required exhibits.</p>
		<p><b>38. Pedestrian and Vehicular Circulation</b></p>
		<p><b>39. Bikeways &amp; Trails Plan</b></p>
		<p><b>40. Building Elevations</b></p> <ul style="list-style-type: none"> <li>(a gray-tone copy of the color Elevations will not be accepted)</li> </ul>

	<p><b>41. Building Elevations Worksheet(s)</b> Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area.</p>
	<p><b>42. Perspectives</b></p>
	<p><b>43. Streetscape Elevation(s)</b></p>
	<p><b>44. Wall Elevations and Details and/or Entry Feature Elevations and Details</b></p>
	<p><b>45. Floor Plans</b></p>
	<p><b>46. Floor Plan Worksheet(s)</b> Required for restaurants, bars or development containing there-of, and multi-family developments.</p>
	<p><b>47. Roof Plan Worksheet(s)</b></p>
	<p><b>48. Demolition Plan</b></p>
	<p><b>49. Sign Details</b></p>
	<p><b>50. Exterior Lighting Site Plan (including exterior building mounted fixtures)</b></p>
	<p><b>51. Exterior Lighting Photometric Analysis</b> (policy provided)</p>
	<p><b>52. Manufacturer Cut Sheets of All Proposed Lighting</b></p>
	<p><b>53. Cultural Improvement Program Plan</b> Conceptual design of location</p> <ul style="list-style-type: none"> <li>Approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art)</li> </ul> <p>Narrative explanation of the methodology to comply with the requirement/contribution.</p>
	<p><b>54. Sensitive Design Concept Plan and Proposed Design Guidelines</b> (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p>
	<p><b>55. Master Thematic Architectural Character Plan</b></p>
	<p><b>56. Drainage Report</b> <b>Waiver</b> See Chapter 4 of the city's <u>Design Standards &amp; 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.</p> <ul style="list-style-type: none"> <li>Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions)</li> </ul>
	<p><b>57. Master Drainage Plan</b> See the city's <u>Design Standards &amp; 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.</p>
	<p><b>58. Final Basis of Design Report for Water</b> See the city's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. Must include detailed design parameters of special infrastructure, such as PRV and/or booster pump station if required to serve the development. The report must include all required exhibits and plans.</p>
	<p><b>59. Final Basis of Design Report for Wastewater</b> See the city's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. Must include detailed design parameters of special infrastructure, such as sewer lift station if required to serve the development. The report shall be bound and must include all required exhibits and plans.</p>

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		<b>60. Fire Flow Test</b>
		<b>61. Water Sampling Station</b> <ul style="list-style-type: none"> <li>Show location of sample stations on the site plan.</li> </ul>
		<b>62. Approval For Fountains Or Water Features from the Water Conservation Office</b> Please contact Water Resources at 480-312-5650, <a href="mailto:waterconservation@scottsdaleaz.gov">waterconservation@scottsdaleaz.gov</a> <ul style="list-style-type: none"> <li>Approval from the Water Conservation Office</li> </ul>
		<b>63. Native Plant Submittal:</b> Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development.
		<b>64. Transportation Impact &amp; Mitigation Analysis (TIMA)</b> (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. <ul style="list-style-type: none"> <li>Category 1 Study</li> <li>Category 2 Study</li> <li>Category 3 Study</li> </ul>
		<b>65. Revegetation Site Plan, including Methodology and Techniques</b>
		<b>66. Cuts and Fills Site Plan</b>
		<b>67. Cuts and Fills Site Cross Sections</b>
		<b>68. Environmental Features Map</b>
		<b>69. Geotechnical Report</b>
		<b>70. Unstable Slopes / Boulders Rolling Map</b>
		<b>71. Bedrock &amp; Soils Map</b>
		<b>72. Conservation Area, Scenic Corridor, Vista Corridor Plan</b>
		<b>73. Other:</b> _____

**PART III – SAMPLES & MODELS**

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
		<b>74. Color Cards or Paint Color Drawdowns</b> (digital images) <ul style="list-style-type: none"> <li>1 set of 5" x 7" (min. size) of each paint color and material identification names and numbers.</li> </ul>
		<b>75. Exterior Building Color &amp; Material Sample Board(s):</b> <ul style="list-style-type: none"> <li>A digital photo of the sample drawdowns is required for 1st submittal. Actual sample board must be submitted prior to DRB Hearing.</li> <li>8-1/2" x 14" material sample board(s)            The material sample board shall include the following:           <ul style="list-style-type: none"> <li>A color elevation of one side of the building</li> <li>3" x 3" Glass samples mounted on the board with reflectivity identify</li> <li>3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.)</li> <li>2"x 2" of proposed paint colors</li> <li>All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation.</li> </ul> </li> </ul>

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		<p><b>76. Electronic Massing Model:</b>                  Scaled model indicating building masses on the site plan and the mass of any building within:                  750-foot radius from site                  Other: _____                  (The electronic model shall be a computer-generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
		<p><b>77. Electronic Detail Model:</b>                  Scaled model indicating building masses on the site plan and the mass of any building within:                  750-foot radius from site                  Other: _____                  (The electronic model shall be a computer-generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<b>PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION</b>		
<b>Req'd</b>	<b>Rec'd</b>	<p><b>Description of Documents Required for Complete Application.</b>  <b>No application shall be accepted without all items marked below.</b></p>
		<b>78. Notify your coordinator by e-mail after you have completed your submittal.</b>
<input checked="" type="checkbox"/>		<b>79. Submit all items indicated on this checklist pursuant to the submittal requirements.</b>
<input checked="" type="checkbox"/>		<b>80. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon.</b>
<input checked="" type="checkbox"/>		<b>81. 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.
		<p><b>82. Other</b> _____                  _____                  _____                  _____                  _____                  _____</p>
		<p><b>83. If you have any questions regarding this application checklist, please contact your Project Coordinator.</b>  <b>Coordinator Name (print):</b> _____ <b>Phone Number: 480-312-</b> _____  <b>Coordinator e-mail:</b> _____ <b>@scottsdaleaz.gov</b> <b>Date:</b> _____  <b>Coordinator Signature:</b> _____</p> <p><b>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.</b></p> <p>This application needs a: <span style="float: right;">New Project Number, or A New Phase to an old Project Number: _____</span></p>

**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

# Development Application Process

## Enhanced Application Review Development Review (DR & PP)

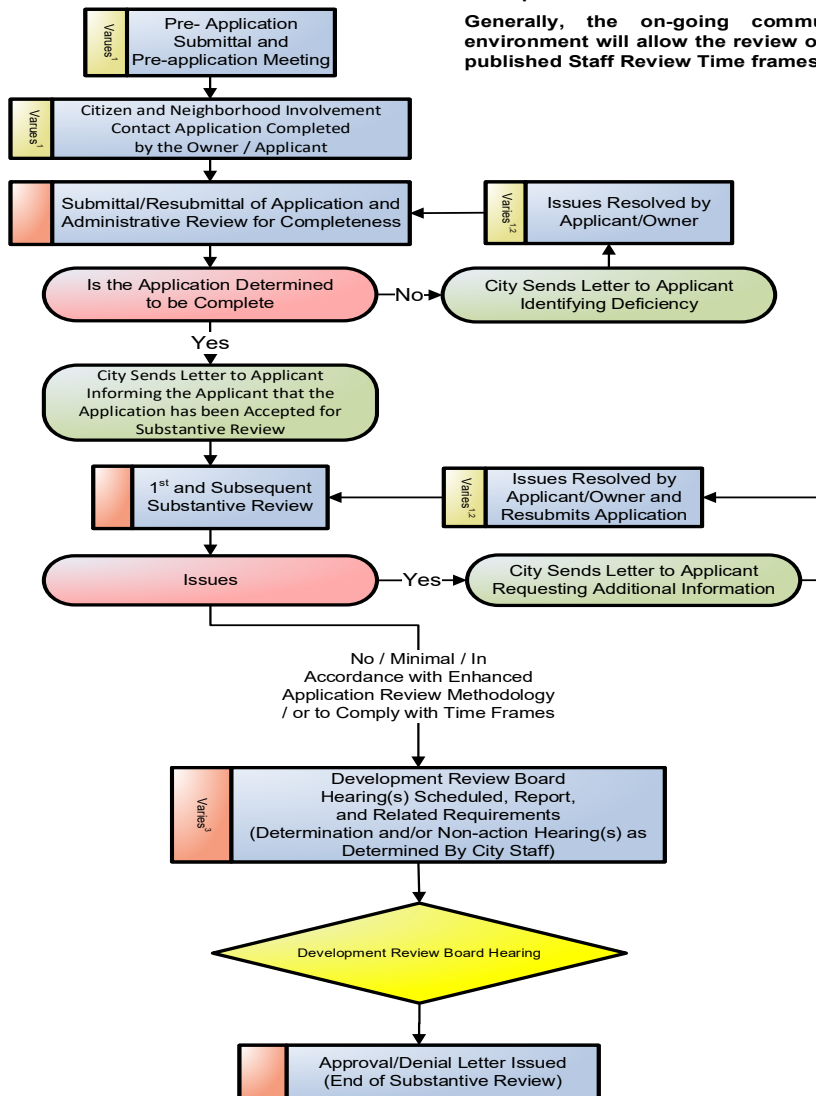


### Enhanced Application Review Methodology

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 15 Staff Working Days Per Review	Substantive Review 95 Total Staff Working Days, Multiple Reviews in This Time Frame <sup>2,3,4</sup>	Public Hearing Process Time Frames Vary <sup>3</sup>	Approval/Denial Letter Issued
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# Development Application Process

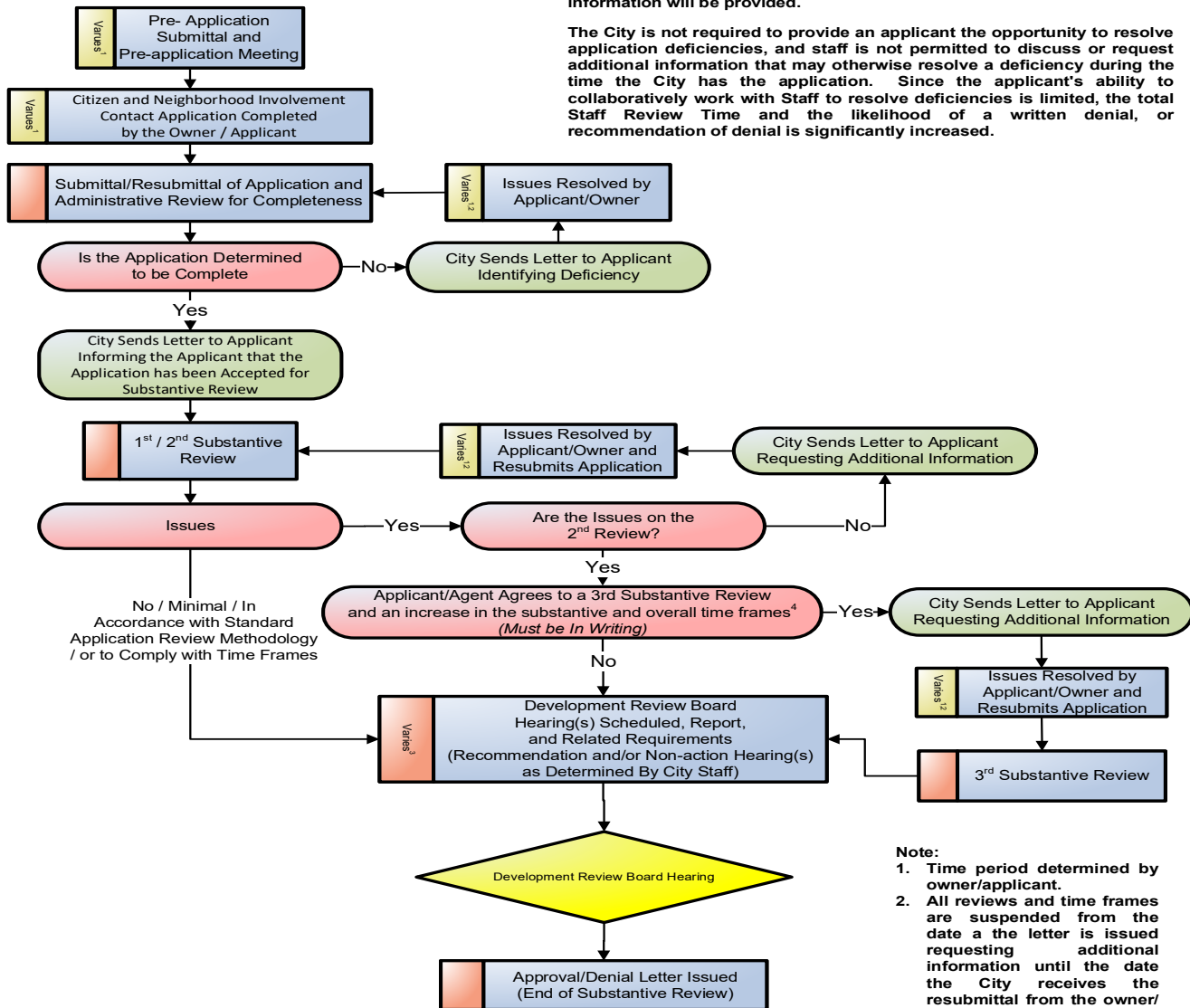
## Standard Application Review Development Review (DR & PP)



### 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 15 Staff Working Days Per Review	Substantive Review 95 Total Staff Working Days, Two Reviews in This Time Frame <sup>2,3,4</sup>	Public Hearing Process Time Frames Vary <sup>3</sup>	Approval/Denial Letter Issued
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# Public Participation

- DR  
- PP



Public participation ensures early notification and involvement prior to formal application submittal, which is an integral component of Scottsdale's public hearing process.

## Step 1: Complete Neighborhood Involvement Outreach

### Hold a minimum of 1 Open House Meeting prior to formal application submittal

- Send open house invite via 1st Class Letter to property owners & HOAs within 750', to the city's interested parties list, and to the city project coordinator. Invitations need to be sent at least 10 calendar days prior to the open house meeting, and include the following information:
  - Project request and description
  - Pre-application number (xx-PA-xxxx)
  - Project location (street address)
  - Size (e.g. Number of Acres of project, Square Footage of Lot)
  - Zoning
  - Applicant and city contact names, phone numbers, and e-mail addresses
  - Scheduled open house(s) - including time, date, and location
- Post **Project Under Consideration** sign at least 10 calendar days prior to your Open House Meeting (See Project Under Consideration (White Sign) posting requirements)
- E-mail open house information to the project coordinator and to: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov)
- Provide sign-in sheets and comment sheets at the open house meeting
- Avoid holidays, weekends, and working hours
- Maintain contact with neighbors during the process and make as many contacts that are warranted to achieve productive neighborhood involvement
- Hold additional open house meetings as necessary to ensure public participation

- OR -

### Complete Neighborhood Notification Outreach

- Mail Neighborhood Notification 1st Class Letter to property owners & HOAs within 750', the city's standard interested parties list, and to the city project coordinator at least 10 calendar days prior to formal application submittal (include the following information):
  - Project request and description
  - Pre-application number (xx-PA-xxxx)
  - Project location (street address)
  - Size (e.g. Number of Acres of project, Square Footage of Lot)
  - Zoning
  - Conceptual site plan/elevations
  - Applicant and city contact names and phone numbers

## Step 2: Document your Project Notification efforts as follows:

- Provide a list of names, phone numbers/addresses of contacted parties
- Provide a map showing where notified neighbors are located
- Provide the dates contacted, and the number of times contacted
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery
- Provide copies of letters or other means used to contact parties
- Provide originals of all comments, letters, and correspondence received

# Public Participation

- DR
- PP



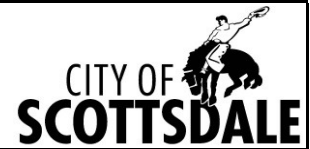
Public participation ensures early notification and involvement prior to formal application submittal, which is an integral component of Scottsdale's public hearing process.

## City will post public hearing sign notices and provide other public notification

- Mailing out postcards to property owners within 750 feet
- Posting case information on the city website
- Posting on social media
- Sending to e-mail subscribers



# Application Fee Schedule



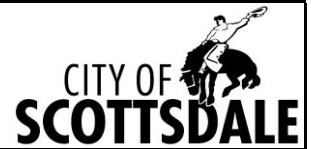
Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

<b>Pre-Application</b>	\$100
<b>Records Packet</b>	\$24
<b>Abandonment of Right of Way</b>	
Single Family Lot	\$1,880
All Other Abandonments, including Subdivisions	\$2,675
<b>Annexation / De-annexation</b>	\$2,320
<b>Board of Adjustment</b>	
Appeal	\$180
Residential Variance (Single Family Lot)	\$180
All Other Variances	\$1,460
<b>Building Advisory Board of Appeals</b>	
Commercial	\$370
Residential	No charge
<b>Conditional Use Permit</b>	
Major	\$2,860
Minor	\$730
<b>Development Agreement Application</b>	\$2,120
<b>Development Review (DRB)</b>	
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
<b>Development Review (Minor) – Staff Approval</b>	
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
<b>General Plan Amendments</b>	
Major	\$4,635
Non-major	\$2,320
<b>Hardship Exemption</b>	\$180
<b>In-lieu Parking</b>	\$180
<b>Minor Amendment</b>	\$180
<b>Reasonable Accommodation</b>	
Residential	\$730
All Other Reasonable Accommodations	\$1,460

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# Application Fee Schedule



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

<b>Records Changes</b>	
Street Name Change	\$295
Address Change - Residential	\$58
Address Change - Commercial	\$115
<b>Special Exception</b>	\$180
<b>Zoning District Map Amendment</b>	
Residential District	\$1,350 + per acre fee
Commercial District	\$2,540 + per acre fee
Industrial District	\$2,540 + per acre fee
Mixed-use District	\$6,570 + per acre fee
Historic Property	No fee
Supplementary District	
Parking P-1	\$2,540 + per acre fee
Parking P-2	\$2,540 + per acre fee
Western Theme Park	\$2,540 + per acre fee
Open Space	\$1,350 + per acre fee
Conservation Open Space	\$1,350 + per acre fee
ESL Amendments to Map	\$435
ESL Density Transfer	\$2,540 + per acre fee
ESL Density Incentive	\$1,350 + per acre fee
All other	Underlying district fees only
Time extension/revision	\$870
<b>Rezoning per acre</b>	
0 - 20	No additional fees
21 - 100	\$80
101 - 600	\$63
601+ acres	\$58
<b>Zoning Text Amendment</b>	
Major	\$2,860
Minor	\$1,040

*Note: This fee schedule is not all-inclusive and other fees may apply.*

## Planning and Development Services

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# Marshalling / Storage Yard Fee Schedule



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

<b>Marshalling/Storage Yard</b>	\$1,000 + \$0.10 per sq. ft. per week
If development goes beyond the applied timeframe, another application fee applies	\$2,000 + \$0.10 per sq. ft. per week

*Note: This fee schedule is not all-inclusive and other fees may apply.*

## Planning and Development Services

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# Plan Review Fee Schedule

## Commercial



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

<b>Commercial</b>	
Livable area with A/C	\$0.42 sq. ft.
Covered area (non A/C)	\$0.27 sq. ft.
<b>Foundation Only</b>	
	\$0.42 sq. ft. x 25% + \$250
<b>Shell Only</b>	
Livable area with A/C	\$0.42 sq. ft. x 95%
Covered area (non A/C)	\$0.27 sq. ft.
<b>Commercial Addition</b>	
Livable area with A/C	\$0.42 sq. ft.
Covered area (non A/C)	\$0.27 sq. ft.
<b>Commercial Remodel / Tenant Improvement</b>	
Livable area with A/C	\$0.42 sq. ft. x 30%
<b>Apartments/Condos</b>	
Livable Area with A/C	\$0.42 sq. ft.
Covered area (non A/C)	\$0.27 sq. ft.
<b>Engineering Review (per sheet)</b>	
Civil and Improvement Plans	\$820
Preliminary Grading	\$280
Revision to Approved Civil and Improvement Plans	\$280
Easements – Dedications/Releases	\$820
Landscape	\$820
Condominium Plat	\$820

*Note: This fee schedule is not all-inclusive and other fees may apply.*

### Planning and Development Services

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# Plan Review Fee Schedule

## Single Family Residential



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

<b>Single Family Custom Homes</b>	
Livable area with A/C	\$0.42 sq. ft.
Covered area (non A/C)	\$0.27 sq. ft.
Fences	\$0.15 ln. ft
Retaining walls	\$0.15 ln. ft
<b>Single Family Addition</b>	
Livable area with A/C	\$0.42 sq. ft.
Covered area (non A/C)	\$0.27 sq. ft.
<b>Single Family Remodel</b>	
Livable area with A/C	\$0.42 sq. ft. x 30%
<b>Single Family Standard Plan</b>	
Livable area with A/C	\$0.42 sq. ft.
Covered area (non-A/C)	\$0.27 sq. ft.
Additional elevations (maximum 5)	\$95 each
<b>Engineering Review (per sheet)</b>	
Civil and Improvement Plans	\$820
Revision to Civil and Improvement Plans	\$280
Easements – Releases	\$820
<b>Miscellaneous Plan Reviews</b>	
Native plant	\$95 per hour
Fence only	\$95 per hour + \$0.15 ln. ft.
Retaining walls only	\$95 per hour + \$0.15 ln. ft.
Revision to approved plan	\$95 per hour
Minimum review	\$95 per hour
Benchmark revision	\$95 per hour

*Note: This fee schedule is not all-inclusive and other fees may apply.*

### Planning and Development Services

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# Plan Review Fee Schedule

## Miscellaneous



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

<b>Miscellaneous Plan Review Fees</b>	
After 3rd Review	50% of original fee
Barricade Plan Review	\$95 per hour
Benchmark Revision	\$95 per hour
Dry Utility Review	\$95 per hour
Fence Only	\$95 per hour + \$0.15 ln. ft.
Retaining Walls	\$95 per hour + \$0.15 ln. ft.
Minimum Plan Review	\$95 per hour
Minor Revision to Approved Civil Plans (requires management approval)	\$95 per hour
Native Plant Review	\$95 per hour
Pool	\$95 per hour
Plan Review Extension Request	\$295
Revision to Approved Building Plans	\$95 per hour
Solar Review - Residential	\$153
Solar Review - Commercial	\$305
Update Expired Improvement Plans (no changes)	\$95 per hour
<b>Plat Fees</b>	
Final Plat	
Major Subdivisions	\$5,300 + \$145 per lot
Minor Subdivision	\$2,650 + \$145 per lot
Certificate of Correction	\$95 per hour
Land Combination - Residential	\$670
Land Combination - Commercial	\$1,350
<b>Recordation Fees (may vary based upon specific submittal)</b>	
Maps of Dedications/Releases & Land Divisions	
Administrative fee	\$36
First set	\$16 per sheet
Additional set	\$3 per sheet
Standard size (8 ½ x 11)	\$15
<b>Signs</b>	
0-20 sq. ft	\$31 per sign
21-30 sq. ft	\$68 per sign
31 sq. ft & over	\$100 per sign
Revision	\$95 per hour

*Note: This fee schedule is not all-inclusive and other fees may apply.*

### Planning and Development Services

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# Customized Expedited Plan Review Program



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

## Customized Expedited Plan Review Program:

Per the Planning & Development Services fee schedule, the fee is two times the amount for the type of plan submitted.

For phased plan submittals, the base fee is considered to be phased plan review fee.

An additional 20% of the expedited plan review will be charged if a 3rd review is required.

*Note: This fee schedule is not all-inclusive and other fees may apply.*

## Planning and Development Services

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# Permit Fee Schedule

## Commercial



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

### Commercial Building Permit

Base fee	\$185
Area with A/C	\$0.74 sq. ft.
Covered area (non A/C)	\$0.42 sq. ft.
Certificate of Occupancy	\$153
GIS fee	\$300
Lowest Floor Certificate Review	\$280

### Commercial Addition

Base fee	\$185
Area with A/C	\$0.74 sq. ft.
Covered area (non A/C)	\$0.42 sq. ft.
Certificate of Occupancy	\$153
GIS fee	\$300
Lowest Floor Certificate Review	\$280

### Commercial Remodel (Existing)

Base fee	\$185
Area with A/C	\$0.74 sq. ft. x 30%
Covered area (non A/C)	\$0.42 sq. ft.
Certificate of Occupancy	\$153
GIS fee	\$300

### Foundation Only

Base fee	\$185
Foundation (area with A/C above)	\$0.74 sq. ft. x 25%
GIS fee	\$300
Lowest Floor Certificate Review	\$280
Phasing Fee	\$280

### Shell Only for Commercial & Multi-Family

Base fee	\$185
Area with A/C	\$0.74 sq. ft. x 95%
Covered area (non A/C)	\$0.42 sq. ft.
GIS fee	\$300
Certificate of Shell	\$153
Lowest Floor Certificate Review	\$280

### Commercial T.I. (New) & Multi-Family Build Out

Base fee	\$185
Area with A/C	\$0.74 sq. ft. x 30%
Covered area (non A/C)	\$0.42 sq. ft.
Certificate of Occupancy	\$153

## Planning and Development Services

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# Permit Fee Schedule

## Commercial



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

### Commercial Vanilla Shell T.I.

Base fee	\$185
Area with A/C	\$0.74 sq. ft. x 30%
Covered area (non A/C)	\$0.42 sq. ft.
Certificate of Shell	\$153

**Walls & Fences always require a separate permit.**

### Fence Walls

Base fee	\$185
Linear footage	\$0.21 ln. ft.

### Retaining Walls

Base fee	\$185
Linear footage	\$2.00 ln. ft.

*Note: This fee schedule is not all-inclusive and other fees may apply.*

## Planning and Development Services

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# Permit Fee Schedule

## Single-Family Residential



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

### Single Family Custom

Base fee	\$185
Livable area with A/C	\$0.74 sq. ft.
Covered area (non A/C)	\$0.42 sq. ft.
Certificate of Occupancy	\$153
GIS fee	\$300
Lowest Floor Certificate Review	\$280

### Single Family Remodel

Base fee	\$185
Livable area with A/C	\$0.74 sq. ft. x 30%
Covered area (non A/C)	\$0.42 sq. ft.

### Single Family Remodel with Roof Modification

Base fee	\$185
Livable area with A/C	\$0.74 sq. ft. x 70%
Covered area (non A/C)	\$0.42 sq. ft.

### Single Family Addition

Base fee	\$185
Livable area with A/C	\$0.74 sq. ft.
Covered area (non A/C)	\$0.42 sq. ft.
Certificate of Occupancy	\$153
GIS fee	\$300
Lowest Floor Certificate Review	\$280

### Single Family Addition Less than 500 Sq. Ft.

Base fee	\$185
Livable area with A/C	\$0.74 sq. ft.
Covered area (non A/C)	\$0.42 sq. ft.
Lowest Floor Certificate Review	\$280 special flood hazards area only

### Single Family Detached Structure

Base fee	\$185
Livable area with A/C	\$0.74 sq. ft.
Covered area (non A/C)	\$0.42 sq. ft.
Certificate of Occupancy	\$153
GIS fee	\$300
Lowest floor certificate review	\$280

## Planning and Development Services

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# Permit Fee Schedule

## Single-Family Residential



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

### Single Family Standard Plan

Base fee	\$185
Livable area with A/C	\$0.74 sq. ft.
Covered area (non A/C)	\$0.42 sq. ft.
15% Admin Site Review Fee	Varies based on square footage
Certificate of Occupancy	\$153
GIS fee	\$300
Lowest floor certificate review	\$280

### Fence Walls

Base fee	\$185
Linear footage	\$0.21 ln. ft.

### Retaining Walls

Base fee	\$185
Linear footage	\$2.00 ln. ft.

*Note: This fee schedule is not all-inclusive and other fees may apply.*

### Planning and Development Services

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# Permit Fee Schedule

## Miscellaneous



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

### Miscellaneous Permit Fees

Active Permits Records Change - Residential	\$95
Active Permits Records Change - Commercial	\$150
Administrative Site Review Fee	15.0% of sq. ft. / In. ft. fee
Annual Facilities Permit (renewals expire on 12/31 of calendar year)	Pro-rated by date of purchase:
January - March	\$4,200
April - June	\$3,200
July - September	\$2,100
October - December	\$1,100
Building Permit Extension Request	\$285
Certificate of Occupancy (visual inspection only)	\$153
Change of Occupant Permit	\$153
Demolition Permit	\$280
Industrial Racking Permit	\$300
Minimum Permit (one discipline)	\$95
Minimum Combination (all disciplines)	\$280
Native Plant Permit	\$35 + \$1 for each plant affected + \$185 base fee
Native Plant Permit Modification	\$35 + \$1 for each plant affected + \$185 base fee
Native Plant Relocation Methodology	\$42
Off Hours Civil Inspections	\$265
Off Hours Building Inspections	\$265
On Site Grading	\$95
Pools & Spas Attached	\$0.55 sq. ft. + \$153 planning insp. fee + \$185 base fee
Pools & Spas - Base Fee	\$185
Pools & Spas - Planning Inspection Fee	\$153
Refuse - Single Enclosure	\$240
Refuse - Double Enclosure	\$320
Reinspection	\$95
Stand Alone Spas	\$115
Stock Pile	\$185 base fee + \$0.10 per cu. yd.
Solar Residential	\$150
Solar Commercial	\$300
Solar Water Heaters	\$80
Temporary Power Pole	\$95
Water Heaters (except solar)	\$47

### Signs

Base fee (applied once per permit application, not per sign)	\$185
0-10 sq. ft.	\$25 per sign
11-20 sq. ft.	\$130 per sign
21-30 sq. ft.	\$210 per sign
31 sq. ft. and over	\$290 per sign
Temporary Banner	\$32

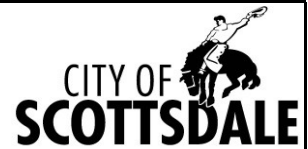
*Note: This fee schedule is not all-inclusive and other fees may apply.*

## Planning and Development Services

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# Civil Improvement Permit Fees Schedule

## Permission to Work in Right of Way (P.W.R.) & On-Site Permits



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

### IMPROVEMENT PLANS

The following inspection and permit fees are required for the specified improvements and must be paid in addition to all other required fees.

Item	Unit	Fee
<b>1. PAVING</b>		
Paving, Asphaltic concrete (base course)	Square yard	\$0.76
Paving, Overlay or top course of multicourse paving	Square yard	\$0.27
Barricading (permanent – wooden)	Each	\$40
Guard Rail	Linear foot	\$0.42
Survey Monuments	Each	\$14.30
Valve and manhole adjustments	Each	\$23
<b>2. CONCRETE</b>		
Driveways	Square yard	\$0.58
Paving, Portland cement concrete	Square yard	\$0.58
Decorative sidewalk or paving (Bomanite, Terrazzo, etc.)	Square foot	\$0.27
Sidewalk and bicycle path	Square foot	\$0.21
Curb and gutter	Linear foot	\$0.37
Valley gutter	Square foot	\$1.09
Concrete apron including curb and/or wheelchair ramps	Each	\$28.20
Scuppers & building drains	Each	\$22.47
Alley surfacing (non A.C.)	Square yard	\$0.21
Cutoff walls	Linear foot	\$0.53
Slope protection (riprap, gabions, gunnite, cobbles, scour wall, etc.)	Square yard	\$0.95
<b>3. DRAINAGE</b>		
Irrigation and storm drain pipe	Linear foot	\$2.65
Manholes	Each	\$132
Catch basins, headwalls, irrigation, S.D. and water manholes	Each	\$58
Box Culvert	Linear foot	\$42
Drywells	Each	\$133
Underground Retention Pipe	Linear foot	\$4
<b>4. WATER</b>		
Water main	Linear foot	\$0.75
Water service line	Linear foot	\$0.55
Pipe encasements (in twenty-linear-foot sections)	Each	\$21
Tapping sleeves and valves	Each	\$87
Fire hydrants	Each	\$85
Borings	Linear foot	\$7.50
Vault: meter / PRV	Each	\$125
<b>5. SEWER</b>		
Sanitary Sewer main	Linear foot	\$0.95
Sanitary Sewer taps and service line	Linear foot	\$0.55
Sanitary Sewer manholes	Each	\$87

### Planning and Development Services

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# Civil Improvement Permit Fees Schedule

## Permission to Work in Right of Way (P.W.R.) & On-Site Permits



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

### IMPROVEMENT PLANS

The following inspection and permit fees are required for the specified improvements and must be paid in addition to all other required fees.

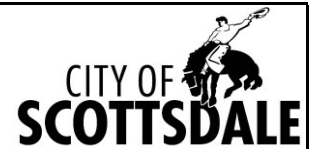
Item	Unit	Fee
<b>5. SEWER (continued)</b>		
Cleanouts and drop connections	Each	\$53
Sewer line television inspection	Linear foot	\$0.69
Pipe encasements (in twenty-linear-foot sections)	Each	\$20
Lift stations	Each	\$400
<b>6. DRY UTILITIES</b>		
Underground cable and conduit; includes trenching and backfill	Linear foot	\$0.48
Splice and repair pits (backfill and patch)	Each	\$64
<b>7. FILL AND CUT</b>		
Less than 100 cubic yards	Cubic yards	No charge
101 – 10,000 cubic yards	1,000 cubic yards	\$63
10,001 or more cubic yards	10,000 cubic yards	\$280
<b>8. MISCELLANEOUS</b>		
Streetlights	Each	\$14
Traffic Signals	Per leg	\$424
Street Cut to pavement less than 12 months old	Per square feet	\$200
Street Cut to pavement 12 to 24 months old	Per square feet	\$125
Street Cut to pavement 25 to 48 months old	Per square feet	\$65
Sprinkler system, piping (for landscaping)	Per linear foot	\$0.27
Signs (regulatory, warning, street, etc.)	Each	\$10
As-Builts	Per permit	\$305
<b>9. INSPECTIONS</b>		
Planning	Per permit	\$153
Off Hours	Per hour	\$265
Reinspection	Per inspection	\$95
<b>10. BASE FEES</b>		
ROW Permit	Per permit	\$185
Annual ROW permit	Per permit	\$2,120
Multiple permits - base fee: if more than one permit is required for a single project, only the highest base fee shall be paid.		
Oversize/Overweight Permits (Single Trip)	Per permit	\$27
Oversize/Overweight Permits (30 Days)	Per permit	\$63
Haul Permits	Per cubic yard	\$0.11
On-Site Permit	Per permit	\$185

**Note: This fee schedule is not all-inclusive and other fees may apply.**

## Planning and Development Services

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# Records Fee Schedule



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

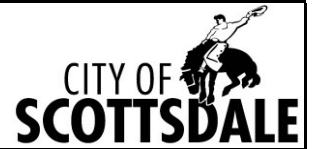
<i>Item</i>	<i>Unit</i>	<i>Fee</i>
<b>1. COPIES (black and white)</b>		
8 ½" x 11"	more than 24	\$0.25
11" x 17"	Each	\$1.00
24" x 36"	Each	\$5.00
<b>2. COPIES (color)</b>		
8 ½" x 11"	Each	\$1.00
11" x 17"	Each	\$2.00
<b>3. AERIALS</b>		
8 ½" x 11"	Each	\$3.00
11" x 17"	Each	\$5.00
<b>4. AERIALS - Custom</b>		
Regular Paper – 30" x 36"	Each	\$35.00
Photo Paper – 30" x 36"	Each	\$65.00
<b>5. TOPOGRAPHY – Map and Aerial</b>		
8 ½" x 11"	Each	\$4.00
<b>6. TOPOGRAPHY – Map</b>		
8 ½" x 11"	Each	\$2.00
15" x 18"	Each	\$7.00
30" x 36"	Each	\$15.00
<b>7. OFFSITE RECORDS BOX RETRIEVAL</b>		
Retrieve and Refile	Each	\$4.00
Deliver	Each	\$10.00
Staff Time	Per hour	\$30.00
<b>8. MICROFICHE IMAGED RECORDS COPIES</b>		
8 ½" x 11"	per sheet	\$0.50
11" x 17"	per sheet	\$1.00
<b>9. GENERAL PLAN</b>		
CD-ROM	Each	\$10.00
Summary Map	Each	\$10.00
General Plan (Book)	Each	*\$45.00
<b>10. COMPACT DISCS</b>		
Custom CD	Each	\$5.00
<b>11. ORDINANCE</b>		
Zoning (Book)	Each	*\$100.00
Floodplain	Each	\$5.00

\*Current Production Cost

## Planning and Development Services

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# Records Fee Schedule



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

<i>Item</i>	<i>Unit</i>	<i>Fee</i>
<b>12. COMMERCIAL RECORDS RESEARCH (non-refundable)</b>		
Commercial Research Base Fee	Each	\$85.00
Research (Staff Time)	Per Hour	\$30.00

*Note: This fee schedule is not all-inclusive and other fees may apply.*

**Planning and Development Services**  
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# Stormwater Management Fee Schedule



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

<b>Appeal of Floodplain Administrator's Interpretation of Special Flood Hazard Area Provisions</b>	
Appeal	\$250
<b>Variance from Floodplain Management Regulations in a Special Flood Hazard Area</b>	
Variance	\$2,600
Continuance (Applicant's Request)	\$50
New Posting Required	\$170
<b>Conditional Letter of Map Revision Review (CLOMR)</b>	
CLOMR (MT-1)	\$880
CLOMR (MT-2)	\$3,000
<b>Letter of Map Revision Review (LOMR)</b>	
LOMR (MT-1)	\$880
LOMR (MT-2)	\$3,000
<b>Stormwater Storage Waiver</b>	
In-lieu fee	\$3.00 per cu. ft.
<b>Stormwater Quality Charge</b> \$4.10 per customer/per month	
Sewer Fund for O&M related to stormwater	\$0.30
General Fund for O&M related to stormwater	\$0.85
Drainage and Flood Control capital projects	\$2.95

*Note: This fee schedule is not all-inclusive and other fees may apply.*

## Planning and Development Services

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# Annual Fees For SWF & WCF In The Right-Of-Way



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

## Annual Right-of-Way Use Fees for Small Wireless Facilities

Small Wireless Facility (SWF) on City-owned Pole in the ROW

*Antenna area 6 cubic feet or less with associated equipment 28 cubic feet or less.*

A. \$50.00 per SWF site per calendar year for use of the right-of-way.

B. \$50.00 per SWF site per calendar year for the co-location of a SWF on a City-owned streetlight, traffic signal pole or other City-owned wireless support structure.

Small Wireless Facility (SWF) on a Third Party-owned Pole in the ROW

*Antenna area 6 cubic feet or less with associated equipment 28 cubic feet or less.*

\$50.00 per SWF site per calendar year for the co-location of a SWF on a Third Party-owned utility pole of wireless support structure in the ROW. Wireless provider shall provide documentation from the Third Party pole owner authorizing the use of the pole as a SWF.

## Annual Right-of-Way Use Fees for non-SWF Wireless Communication Facilities (WCF)

Category 1 – WCF with antenna(s) mounted on an EXISTING vertical element or pole and any associated ground equipment. Each WCF site will have an Antenna Base Fee of \$4,137 for a WCF site on the ROW, plus a Ground Equipment Fee (if applicable) for the cubic feet of ground equipment in the ROW, as set forth below:

	Antenna Base Fee	Equipment Fee	Total WCF Annual Fee
A) Total is 29 cu. ft. up to 50 cu. ft.	Included	Included	\$4,137
B) Total is 51 cu. ft. up to 200 cu. ft.	\$4,137	\$7,850	\$11,988
C) Total is 201 cu. ft. up to 300 cu. ft.	\$4,137	\$11,723	\$15,860
D) Total is 301 cu. ft. up to 400 cu. ft.	\$4,137	\$15,648	\$19,786
E) Total is 401 cu. ft. or more	\$4,137	\$19,520	\$23,658

Category 2 – WCF with antenna(s) mounted on a NEW vertical element that is stealth or utilizes alternative concealment when existing vertical elements are not available, and any associated ground equipment. Each WCF site will have an Antenna Base Fee of \$4,455 for a WCF site on the ROW, plus a Ground Equipment Fee (if applicable) for the cubic feet of ground equipment in the ROW, as set forth below:

	Antenna Base Fee	Equipment Fee	Total WCF Annual Fee
A) Total is 29 cu. ft. up to 50 cu. ft.	Included	Included	\$4,455
B) Total is 51 cu. ft. up to 200 cu. ft.	\$4,455	\$7,850	\$12,306
C) Total is 201 cu. ft. up to 300 cu. ft.	\$4,455	\$11,723	\$16,179
D) Total is 301 cu. ft. up to 400 cu. ft.	\$4,455	\$15,648	\$20,104
E) Total is 401 cu. ft. or more	\$4,455	\$19,520	\$23,976

## Planning and Development Services

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# Annual Fees For SWF & WCF In The Right-Of-Way



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

Category 3 – WCF with antenna(s) mounted on a NEW vertical element that is neither stealth nor concealed in appearance, and any associated ground equipment. Each WCF site will have an Antenna Base Fee of \$5,941 for a WCF site on the ROW, plus a Ground Equipment Fee (if applicable) for the cubic feet of ground equipment in the ROW, as set forth below:

	Antenna Base Fee	Equipment Fee	Total WCF Annual Fee
A) Total is 29 cu. ft. up to 50 cu. ft.	Included	Included	\$5,941
B) Total is 51 cu. ft. up to 200 cu. ft.	\$5,941	\$7,850	\$13,791
C) Total is 201 cu. ft. up to 300 cu. ft.	\$5,941	\$11,723	\$17,664
D) Total is 301 cu. ft. up to 400 cu. ft.	\$5,941	\$15,648	\$21,589
E) Total is 401 cu. ft. or more	\$5,941	\$19,520	\$25,461

## Annual Fees for WCF in the ROW (Instructions) For Non-SWF Wireless Communication Facilities

The annual encroachment permit fees for wireless communications facilities in the rights-of-way categories above shall be administered according to the following rules:

- 1) The fee structure shall apply to the installation of any antennas, antenna structures, ground equipment, electronics, cabinets, and other appurtenances required or associated with the operation of a wireless communications facility (WCF) in the City's rights-of-way (ROW).
  - a. All existing WCF in ROW that have been constructed or received permits by July 2, 2009 will be eligible to have the annual WCF in ROW fee set at a rate of \$11,833 for FY 2020-2021 (July 1, 2020 through June 30, 2021). The rate of \$11,833 is subject to annual increases adopted by the City Council.
  - b. WCF sites in the ROW that were "on-air" prior to July 3, 2009 and are subsequently modified will be subject to the Annual Fees for WCF in the ROW when the vertical element is replaced or when the original ground mounted equipment is expanded.
- 2) Antenna Structures and Base Fee – In cases where the existing vertical element is replaced for structural purposes with a pole designed to support the antennas and cabling, the WCF will be categorized as being installed on an existing vertical element. The Antenna Base Fee includes up to 50 cubic feet of ground equipment and any electrical conductors necessary to operate the WCF site.
- 3) Ground Equipment Fee – The ground equipment measurement is calculated by the size of a flat, four-sided "box" (parallel sides of equal length) with a top panel that is parallel to the ground so that the box will cover the ground equipment from the top of the equipment to the ground (non-improved dirt surface), and from side-to-side, including any foundation or pad for the equipment. For situations where there is more than one ground equipment fixture or cabinet (adjacent to each other or within the same use area), the equipment fixtures, cabinets and generators are deemed to be part of the same contiguous ground equipment space and will be measured together within the same box. Any Remote Radio Heads or Remote Radio Units mounted to a cabinet, post or wall in the same area with the ground equipment shall be included in the measurement for the ground equipment. Electrical meters and telecom pedestals are not included in the ground equipment.
- 4) WCF site that has both the vertical element and ground equipment in the ROW will be assessed an amount equal to the Antenna Base Fee plus the Ground Equipment Fee, except that:
  - A) WCF sites that have the antennas installed on a vertical element in the ROW but the ground equipment installed on private property will be assessed the Antenna Base Fee only.

## Planning and Development Services

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# Annual Fees For SWF & WCF In The Right-Of-Way



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

B) WCF sites with antennas on a vertical element located on private property but with the ground equipment in the ROW, will be assessed the Ground Equipment Fee only. If the ground equipment is less than 50 cubic feet, the annual Ground Equipment Fee shall be the actual cubic feet of the ground equipment multiplied by the FY 2020/21 fee of \$37 per cubic foot. If the ground equipment is greater than 50 cubic feet, the applicable ground equipment fee shall apply as provided in the schedule on page 1 of the Annual Fees for WCF in the ROW document.

5) All WCF in the ROW must have an Antenna Site Right-of-Way License Agreement (ARLA) document submitted to the City for each WCF site installed and operated in the ROW.

6) An invoice for the annual WCF in the ROW permit fee is sent to the person and address provided on the ARLA document, one month prior to the anniversary of the ARLA permit issuance date.

7) The ARLA is an encroachment permit allowing the WCF to be in the ROW; a WCF owner or applicant must obtain a "Permission to Work in the ROW" permit to construct, repair or maintain the WCF site.

8) The annual WCF in the ROW permit fee does not include fees and charges for any other planning & development fees, permits, plan review fees, inspection fees, or any other services or approvals that may be required by the City of an owner or applicant of a WCF in the ROW.

*Note: This fee schedule is not all-inclusive and other fees may apply.*

## Planning and Development Services

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# Wireless Communication Facility (WCF) & Small Wireless Facility (SWF) Fee Schedule



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

<b>Wireless Communication Facilities Application Fees</b>	
Pre-Application	\$100
Conditional Use Permit (Major) for new WCF	\$2,860
Conditional Use Permit (Minor) for WCF Conditional Use Permit Renewals	\$730
Development Review Board (DRB)	\$1,800
Development Review (Minor) – Staff Approval for WCF	\$545
<b>Wireless Communication Facilities Plan Review and Permit Fees</b>	
WCF Plan Review	\$100 per hour (first hour paid at submittal)
WCF Permit (Cellular)	\$185
ROW Permit (Cell Site)	\$185
<b>Small Wireless Facility (SWF) Application Fees</b>	
<i>Fees below cover plans review and permit fees</i>	
Pre-Application	No fee
Small Wireless Facility (SWF) Not Subject to Zoning	\$750
Small Wireless Facility (SWF) Subject to Zoning	\$1,000
<i>*Batched Small Wireless Facility (SWF) applications- up to 25 sites total</i>	
First site	\$750
Sites 2-5	\$100 each
Sites 6-25	\$50 each
<i>*Subject to staff approval prior to submittal</i>	

**Note: This fee schedule is not all-inclusive and other fees may apply.**

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# In-Lieu Parking



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

Permanent Credit Lump Sum Payment	\$14,075
Permanent Credit Purchase Utilizing Monthly Installment Payment Program – Minimum Deposit per Credit	\$950
Monthly Term (Temporary Lease) and Minimum Permanent Installment Monthly Payment per Credit Not Including Interest	\$133
Evening Term Only (Temporary Lease) Monthly Payment per Credit – Night Time Only	\$38

*Note: This fee schedule is not all-inclusive and other fees may apply.*

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# Public Electric Vehicle Charging Fee Schedule



Official Schedule of City of Scottsdale Rates and Fees at: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) - keyword "Fees".

Public Electric Vehicle Charging

\$2 per charge

*Note: This fee schedule is not all-inclusive and other fees may apply.*

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# 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.

# 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.

# Request To Submit Concurrent Development Applications

## Acknowledgment and Agreement



The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
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 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"/>

Owner: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): \_\_\_\_\_ Title: \_\_\_\_\_

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

Signature

<b>Official Use Only:</b>	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

### Planning and Development Services

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# Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:
  - a. Street Address: \_\_\_\_\_
  - b. County Tax Assessor's Parcel Number: \_\_\_\_\_
  - c. General Location: \_\_\_\_\_
  - d. Parcel Size: \_\_\_\_\_
  - e. Legal Description: \_\_\_\_\_  
 (If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)
2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	Date	Signature
_____	_____, 20__	_____
_____	_____, 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 or 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 violation 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 or 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.

## Planning and Development Services

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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:

---

(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

---

Date

## Requirements for Submitting Evidence of Title to the City of Scottsdale Planning Department



The City of Scottsdale planning department requires applicants for various zoning applications, building permits and other approvals to provide evidence of land ownership. Unless city staff directs otherwise, the required evidence shall be a title insurance commitment meeting the following requirements:

1. The applicant shall instruct the title insurance company to prepare a normal title insurance commitment.
2. The title commitment must cover the whole project site, just as if the city were a commercial real estate developer who was going to buy the whole site from whoever owns it today.
3. The title insurance commitment must be in the same form and have the same wording that the title insurer usually uses when a sophisticated real estate purchaser is buying land from a sophisticated seller. For example, it must not have any extra notes, disclaimers or other language that is not in a normal title insurance commitment for a straightforward land purchase.
4. The City of Scottsdale must be listed as the proposed insured.
5. The proposed insurance amount must be a reasonable estimate of the actual dollar value of the whole site. (The price for the most recent arms-length sale of the whole site is usually an acceptable amount.)
6. The Schedule B requirements must call for:
  - a. A deed from the current owner to the city.
  - b. Releases of all liens, as if the city were going to pay cash for the land and not assume any liens or take subject to any liens.
  - c. Termination of all leases. (Leases with 24 or fewer months remaining in their term may be listed in the Schedule B exceptions instead.)
  - d. Any other specific payments or specific document recordings that the title insurer would normally call for (such as payment of delinquent property taxes).
7. The Schedule B exceptions must show any other specific title matters that may exist.
8. Title companies sometimes state in their title commitments that they will update the title search before issuing a title insurance policy. That's o.k. if the language is clear that the update will only include new title documents that are recorded after the title commitment date. For example, it is o.k. to have wording that says: "Additional items may be added based on new documents recorded before closing." But there must not be vague wording such as this: "Check with title examiner for additional items before closing."
9. The title search date on the title commitment must be less than 30 days old.
10. Both "standard coverage" and "extended coverage" title commitments are acceptable. (The title information on an extended coverage commitment must be identical to the title information that would be on a standard coverage commitment. The only difference is that the Schedule B requirements for an "extended coverage" commitment will call for a survey and will allow the title company to add Schedule B exceptions or requirements for any problems the survey reveals.)
11. There is no need to open an escrow to make a routine dedication. The city will record the dedication directly without sending it through the title company. Often, the city will not actually buy the title insurance described in the commitment or require the applicant to buy it. But, if the city decides to do it (or require the applicant to do it), then the city or the applicant will follow up with the title insurer to pay the insurance premium and satisfy the Schedule B requirements so that the title insurer will issue the policy.
12. The applicant shall inform city staff in writing of any and all title changes that occur after the title commitment is issued.
13. The city reserves the right for city staff to require additional evidence of title, including but not limited to an extended title insurance policy in favor of the city.

# Request for Site Visits and/or Inspections

## Construction Document Application



**This request concerns all property identified in the construction document (plan review) application.**

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

### 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 construction document.

### 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 construction document 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: \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Plan review number: \_\_\_\_\_

### Planning and Development Services

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

Printed Name: \_\_\_\_\_

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.

# Addressing Requirements



Make all addressing requests using the city's online application form online: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) and search: address request form

Prior to your application submittal to Current Planning for your entitlement approval (Development Review Board, Planning Commission, City Council) the City will need to assign an address to your property. This will be used for all future submittals and permit issuance. Prior to final plan submittal the records department will work with applicants on assigning suite, units, or apartment numbers and any additional addresses.

The City is responsible for assigning addresses/suite, and apartment numbers. If any developer/builder or owner performs this, it is subject to change by the City. Any and all costs associated with these changes will be the responsibility of the developer/builder or owner.

The City of Scottsdale utilizes the Maricopa Association of Government Standards (MAG) for all addressing. This policy was developed to aid emergency and first responders. We have a Mutual Aid agreement with the City of Phoenix Fire Department, it is essential that we maintain this policy.

To provide the commercial suite assignments please provide the records department with a floor plan showing the different suites within your building. The second floor being in the 200 range, and the third floor 300 range, etc. Suite numbering for commercial suites will be provided in a sequence of fives to allow for future suite division. For example: if you had 5 suites on the first floor we would assign them as 100, 105, 110, 115 & 120.

Individual living spaces (Condominiums and Apartments) are designated as units and numbered in the thousand ranges (4 digits). First floor units get 1000 numbers; second floor units get 2000 numbers, etc.

## Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

# Request for Neighborhood Group/ Homeowners Association



## For Staff Use Only

Time/Date Received \_\_\_\_\_

Time/Date Completed \_\_\_\_\_

### REQUESTOR'S INFORMATION

Requestor's Name: \_\_\_\_\_

Date of request: \_\_\_\_\_ Requestor's Phone #: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

#### Method to receive Group/Homeowner information (select one)

E-mail \_\_\_\_\_

Mail Address: \_\_\_\_\_, \_\_\_\_\_, AZ, \_\_\_\_\_

### SITE LOCATION/PROJECT INFORMATION

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

Project Parcel Number(s): \_\_\_\_\_

Radius around parcel(s) requested:     300'     750'

City Pre-application/Case#: \_\_\_\_\_ City Project Coordinator: \_\_\_\_\_

Notification Type?     Citizen Review Plan     Neighborhood Involvement

Any additional information that may be helpful to collect data: \_\_\_\_\_

\_\_\_\_\_

#### *Please note:*

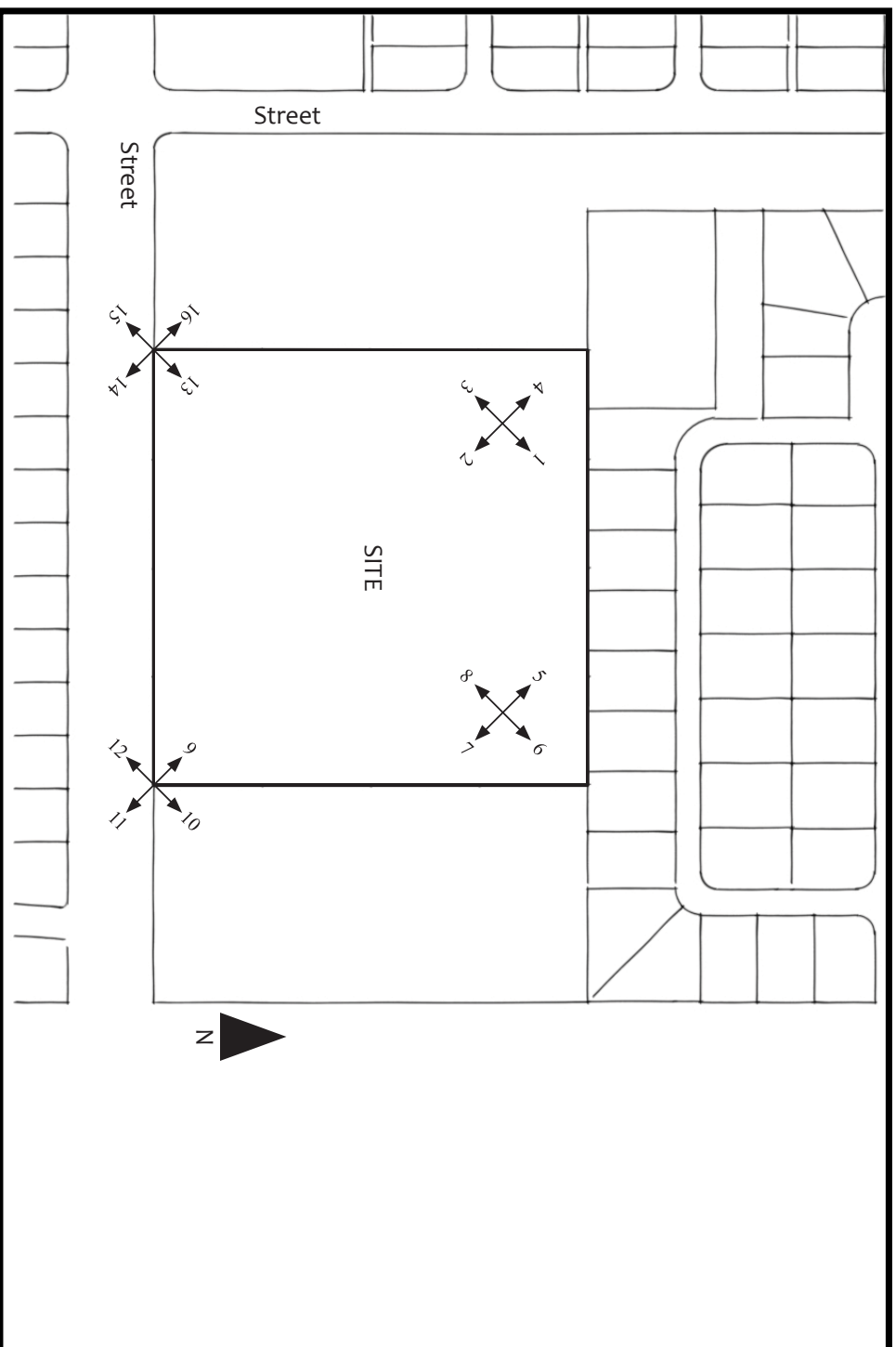
This list is provided as a one-time use only for preparing a City Planning and Development Service Department application. Currently there is no charge for this service, however, this may change based on demand. Results provided are based only on registered neighborhood groups or associations with the City. All requests will be processed and returned to your attention as soon as possible; in most cases within two business days.

#### **To Submit your request, or for additional information, please contact:**

**Current Planning Services**  
7447 E. Indian School Rd Suite 105  
Scottsdale, AZ 85251

**Phone: (480) 312-7000**  
e-mail: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov)

# Photos of Existing Conditions



Please Note:  
 = Photograph Number and Direction of View

Please Note:  
 Color photographs are to be taken indicating site conditions and adjacent property.  
 Color photographs are also to be taken of newly developed properties within ¼ mile - Please provide street address on photographs.

# Protection of Archaeological Resources



## Applicant Fact Sheet

Scottsdale Revised Code, Chapter 46, Article VI

To help identify, preserve, and protect archaeological sites, an **archaeological survey and report** by a qualified archaeologist is required to be submitted for all public or private development project applications within the City of Scottsdale. A qualified archaeologist is an individual or firm meeting the Arizona State Museum's standards and professional qualifications for an archaeologist. The qualifications for archaeologists and a list of qualified archaeological consultants are available from the Arizona State Museum (<https://statemuseum.arizona.edu/crm>).

**Please contact the Historic Preservation Office at 480-312-2831 or your Project Coordinator for more information on archaeology requirements. The attached list of questions includes the answers to commonly asked questions about the ordinance. For complete information regarding the Preservation of Archaeological Resources Ordinance, please refer to the Scottsdale Revised Code.**

### Applicable Development Projects Requiring an Archaeology Survey and Report:

A development project is anything leading to potential ground disturbance, including:

- Rezoning, use permits, master plans, and general plan amendments
- Development Review Board cases, preliminary and final plats
- Lot splits and infrastructure improvements
- Building and grading permits, and native plant removal
- Wash Modification

### Development Projects Exempt from Requiring an Archaeology Survey and Report (See attached ordinance text if needed):

- **Pending Applications:** Applications for building permits, single family lot splits, development review board, and final plats that are submitted or approved prior to effective date of Ordinance 3243(August 12, 1999).
- **Single Family Homes:** A private single family residence on a single family lot.
- **Less than 1 Acre Disturbed:** Non-residential development with 1 acre or less ground disturbance. *A report by a qualified archaeologist on a records check is still required to identify potential archaeological resources.*
- **Previously Developed Sites:** Projects on previously disturbed land where 50% or more of the land was already built. *A report by a qualified archaeologist on a records check is still required to identify potential archaeological resources.*
- **Approved Master Plan:** Master planned development with a previously completed Archeological Survey and Report within the past five (5) years (depending on what is being disturbed). *A mitigation plan may necessary.*
- **Development/Redevelopment Agreements:** Projects subject to a development or redevelopment agreement that already contain specific provisions on archaeological resources.
- **Mapped Exempt Area:** Projects within a land area that has been mapped by the Historic Preservation Commission to be exempt based upon prior surveys and research. As of August 1999 there are no areas mapped as exempt from surveys and reports.

**Note: Requirements on discoveries during construction are applicable to all developments (no exemptions).**

### Review of Archaeology Survey and Report

**The archaeology survey and report is submitted along with the development project application. The City Historic Preservation Officer and/or City Archaeologist review the archaeological survey and report for completeness, significant sites identified within the project, and the impacts of the project on identified sites prior to the application acceptance date.**

### Archaeological Impact Assessment

- **No Impacts:** If it is determined that survey and report are complete, and the project has no significant resources, or it is documented that the project will not impact significant archaeological resources, then the Preservation Division will sign and issue a Certificate of No Effect. With a Certificate of No Effect, the application may be accepted and the project may proceed.
- **Mitigation Plan:** If it is determined that the project has archaeological impacts, the applicant must submit a mitigation plan. The Historic Preservation Officer and/or City Archaeologist may approve the mitigation plan. More complicated mitigation plans require approval by the Historic Preservation Commission before the application can be accepted. Upon approval of the mitigation plan, the application may be accepted and the project may proceed. Land disturbance can not proceed until the Certificate of Approval is signed. When the approved mitigation plan is satisfactorily completed, a Certificate of Approval can be signed.
- **Economic Hardship:** The Historic Preservation Commission may issue a Certificate of Economic Hardship following a hearing that grants an exemption from the requirement to implement a mitigation plan for reasons of economic hardship. Upon issuance of a Certificate of Economic Hardship, the application may be accepted and the project may proceed.

## Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)



City of Scottsdale

**ARCHAEOLOGY REQUIREMENTS FOR DEVELOPMENT PROJECTS WITHIN MASTER PLANNED DEVELOPMENTS OR LARGER PROJECT AREAS THAT HAVE A PREVIOUS ARCHAEOLOGICAL SURVEY**

**PURPOSE:**

Since some master planned and other projects in Scottsdale completed archaeology surveys as an ESL requirement prior to August 1991, the archaeology survey reports were not reviewed according to current ordinance standards and there is no signed Certificate of No Effect. Therefore this review process was developed to ensure ordinance compliance for new applications on land within larger developments.

**SCOPE OF PROCEDURE**

The intent of this process is to review development project applications that are within larger approved project areas for their compliance with the city’s archaeology ordinance requirements. The procedure applies to projects on land within larger projects that have previously submitted an archaeology survey to the City of Scottsdale to meet local requirements. The procedures apply to: 1. Rezoning, use permits and development review board (DRB) applications, including plats, within master planned developments, and 2. Development applications for pads or parcels within a larger property (20 acres or larger property).

**SUBMITTAL REQUIREMENTS**

Applicants for projects on land that is part of a larger project should submit map(s) and text with their application submittal as follows:

1. Proof that an archaeology report was previously submitted and/or approved (Submit a copy of the prior report or a copy of the approved Certificate of No Effect)
2. Map showing the current project location within the total land area covered by the prior archaeology report.
3. Map clearly identifying within the current project area any significant or potentially significant surveyed sites and any recorded archaeological sites with their AZ Site or other reference number.
4. If there are significant, potentially significant or recorded sites within the project area, a narrative describing how the recorded site(s) will be impacted by the proposed development and describing any measures that will be taken to protect the site(s), such as placing the site in an Natural Area Open Space (NAOS) or conservation easement.
5. Map(s)/narrative for any archaeological resources within a Master Planned Development or larger project – 1 copy

**CITY REVIEW OF SUBMITTAL**

The Historic Preservation Office is responsible for managing the archaeology review process. The purpose of the review will be to determine the following:

1. The location of the current project within the larger project land area and if there are any recorded sites on the development parcel.
2. Determine what measures are proposed to protect any sites on the development parcel and whether the proposed measures are adequate to satisfy the requirements of the Scottsdale Revised Code (SRC), Chapter 46, Article VI.
3. If a significant recorded site will be impacted by the project, are a Mitigation Plan and a Certificate of Approval now required to comply with the SRC? *Note: A Mitigation Plan or any additional work will not be required if the larger project area already has an approved Certificate of No Effect.*

The applicant can satisfy the archaeology requirements if the larger area has a Certificate of No Effect, if there are no recorded sites located on the project and if there are no impacts from the project on archaeological resources. If the protection measures proposed are inadequate and/or the project will have an impact on significant or potentially significant archaeological resources, the applicant will be asked for additional information and may be asked to prepare and implement a Mitigation Plan to meet the archaeology requirements that took effect in August 1991.

**Planning and Development Services**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)



# SCOTTSDALE AIRPORT VICINITY DEVELOPMENT SHORT FORM

For development projects within 20,000 feet of Scottsdale Airport NOT located on an Airpark taxilane or adjacent to airport property

The owner of developments within the Airport Influence Area shall complete forms required by the City and Scottsdale Airport to comply with the Scottsdale Revised Code, Chapter 5 – Aviation and the Airpark Rules and Regulations; and submit the completed forms with final plans to the assigned city project manager.

Project Name:	Plan#:
Site Address:	
Contact name:	Phone:

## 1. HEIGHT ANALYSIS, CH. 5, SEC. 5-354. GENERAL REQUIREMENTS

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- Applicants must conduct a height analysis for all projects located within 20,000 feet of Scottsdale Airport.
  1. Complete a height analysis for all structures, appurtenances or construction equipment through the FAA at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>, click on the Notice Criteria Tool (left side). If you do not exceed criteria, submit this FAA response from the website with your packet or you must complete step 2.

### **IF required by FAA, complete Step 2**

2. Submit an FAA form 7460-1 Notice of Proposed Construction or Alteration for review and determination. Please allow about 45 days for this process. A copy of the FAA's response will be required prior to final plan approval.

## 2. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE, CH. 5, SEC. 5-356 & SECT. 5-357

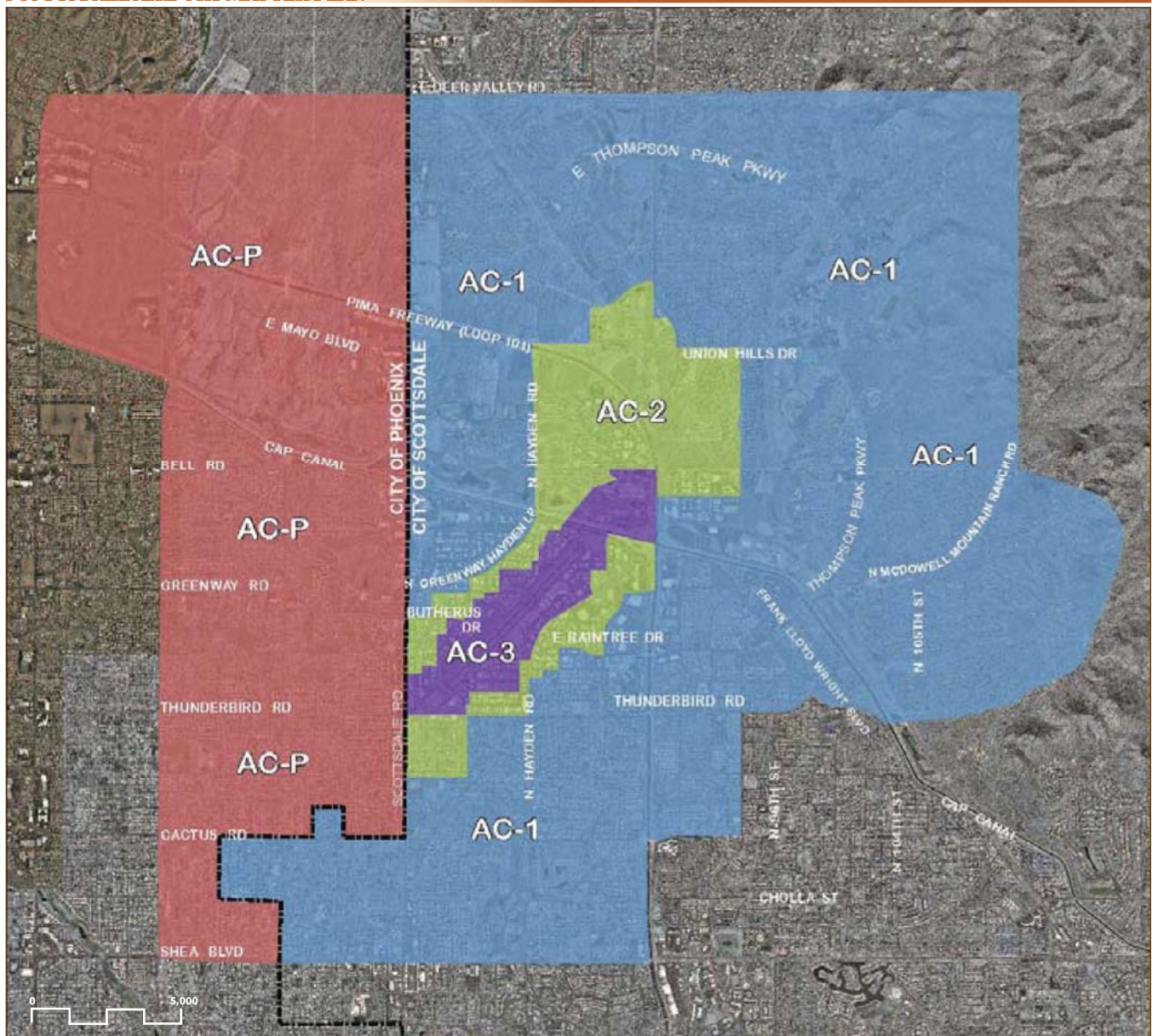
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- Incorporate the Airport Disclosure for Development around Scottsdale Airport language into the CC&Rs or other procedural documents and provide a copy. *Exhibit A*
- An aviation easement will need to be granted to the city. If not already recorded for property, submit a notarized Aviation Easement form with packet to your project manager. *Exhibit B*

For questions regarding this form or aviation-related requirements, contact Scottsdale Airport at 480-312-2321.



# SCOTTSDALE AIRPORT MASTER PLAN



## LEGEND AND TABLE KEY

----- Municipal Boundary

### Airport Influence Areas

- AC-1
- AC-2
- AC-3
- AC-P

NP - Not Permitted

P - Permitted with Use Limitations

(1) - Aviation easement required under Sec. 5-357

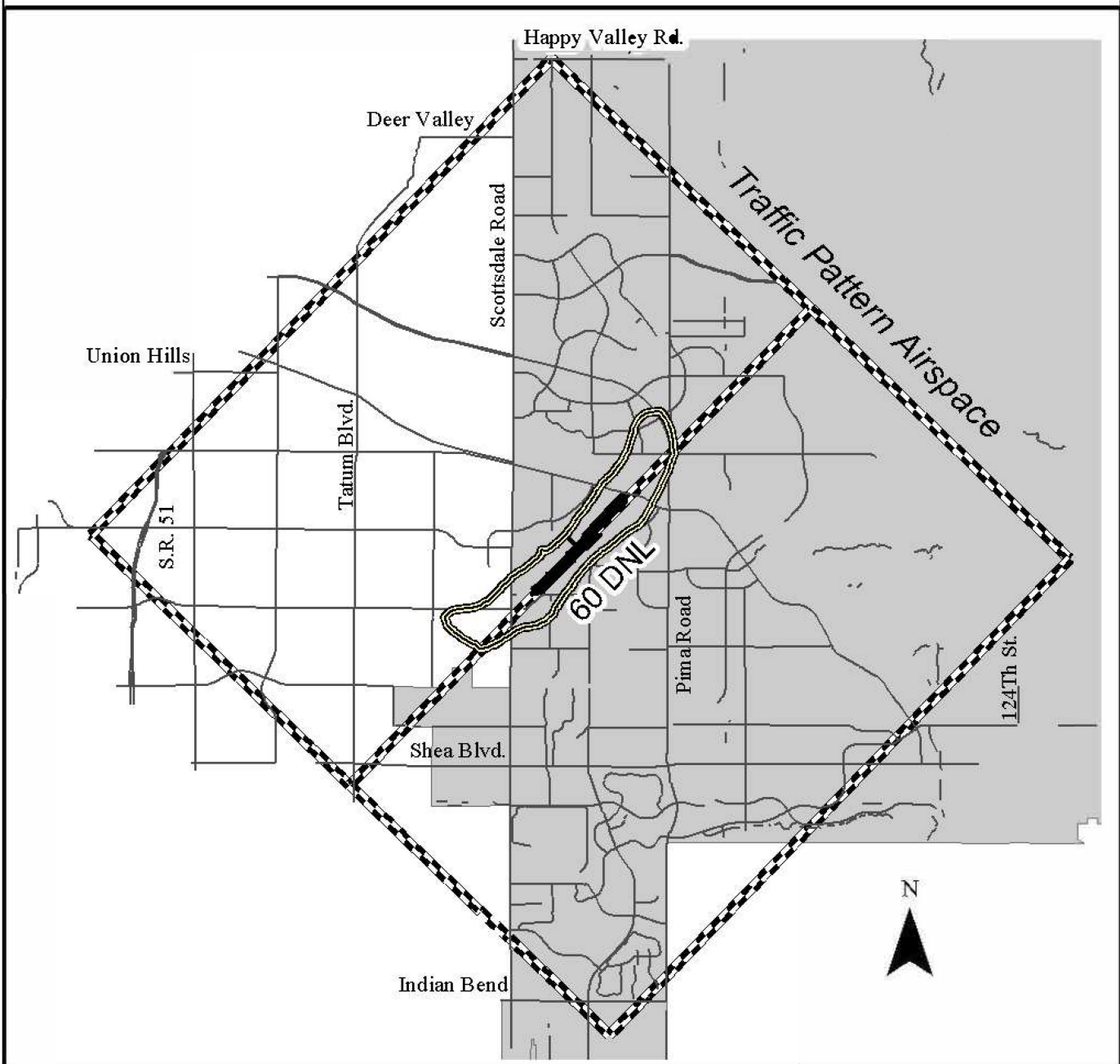
(2) - Noise attenuation required under Sec. 5-358

Noise Sensitive Uses	AC <sup>1</sup> -3	AC-2	AC-1
Dwelling unit*	NP	P (1) (2)	P (1)
Manufactured home*	NP	P (1) (2)	P (1)
Elementary and secondary school*	NP	P (1) (2)	P (1)
Hospital*	NP	P (1) (2)	P
Travel accommodation*	NP	P (1) (2)	P
Place of worship	NP	P (1) (2)	P (1)
Cultural, civic, and social organization	NP	P (1) (2)	P (1)

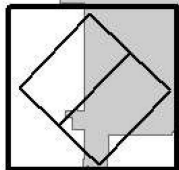
\* The terms dwelling unit, manufactured home, elementary and secondary school, hospital and travel accommodation defined in the Basic Zoning Ordinance.

<sup>1</sup> AC - Airport Compatibility District

# Scottsdale Airport Traffic Pattern Airspace



SCOTTSDALE



Area of Map  
Detail



Map Date: ●ctober 18, 2001

**EXHIBIT A**

**SAMPLE FAIR DISCLOSURE FOR DEVELOPMENT AROUND SCOTTSDALE**

**AIRPORT NOTICE TO PURCHASERS**

**OF PROXIMITY TO THE SCOTTSDALE AIRPORT**

To include in CC&R's or disclosure notice:

**Proximity to Airport.**

Each Owner of a Lot in the Airport Influence Area identified in Chapter 5 of the Scottsdale Revised Code acknowledges that, as of the date of this notice:

(a) The Lot is close to the Scottsdale Airport (the "Airport"), located generally between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south and Scottsdale Road on the west.

(b) The Airport is operated as a general aviation reliever/commercial service airport for Scottsdale and North Phoenix, and used generally for airplanes, jets and helicopters.

(c) Aircraft using the Airport may fly over the Lot and adjacent properties at altitudes that vary for several reasons, including weather conditions, aircraft type, aircraft performance and pilot proficiency.

(d) The majority of takeoffs and landings occur between 6:00 a.m. and 11:00 p.m., but the Airport is open 24 hours each day, so takeoffs and landings may occur at any time.

(e) The number of takeoffs and landings at the Airport average approximately 400 each day, but that number varies and may increase.

(f) Aircraft using the Airport will generate noise, the volume, pitch, amount and frequency of which will vary for several reasons, including weather conditions, aircraft type, aircraft altitude and aircraft number.

(g) Airport management attempts to minimize aircraft noise and its influence on Lots in the Airport Influence Zone, but there is no guarantee that such attempts will be effective or remain in place.

The Owner accepts and assumes any and all risks, burdens and inconvenience caused by or associated with the Airport and its operations (including noise), and agrees not to assert or make any claim arising out of the Airport and its operations against the City of Scottsdale, its elected and appointed officials, officers, directors, commissioners, representatives, employees, and agents.

Any questions regarding the operation of the Airport can be directed to the Airport Administration office at 480-312-2321.

**See City staff for official document. Signed documents accepted by City only after approval of legal description.**

**WHEN RECORDED, RETURN TO:**

City of Scottsdale  
One Stop Shop/Records  
7447 E. Indian School Road, Suite 100  
Scottsdale, AZ 85251

Exempt from Affidavit of Value  
under A.R.S. § 11-1134(A)(2, 3)



**CITY OF SCOTTSDALE  
AVIGATION EASEMENT**

Project No. \_\_\_\_\_

APN \_\_\_\_\_

FOR ONE DOLLAR (\$1.00) and other good and valuable consideration received \_\_\_\_\_ (collectively "Grantor") grants to the City of Scottsdale, an Arizona municipal corporation ("Grantee"), a perpetual, non-exclusive easement upon, over and across the parcel of land (the "Property") described on the legal description and the sketch attached hereto as Exhibits "A" and "B". The purpose of the easement is for a right of flight for aircraft in the airspace above the Property.

1. "Aircraft" means any manned or unmanned device that flies.
2. Without limitation, the right of flight includes the right to operate aircraft over and near the Property, and cause any noise, vibration, fumes, light, exhaust, odors, fuel vapor particles, electronic interference, dust, annoyances, nuisances, emissions, and any other effects relating to operating aircraft (collectively "Aircraft Effects").
3. All Aircraft Effects are included within the scope of the easement, including without limitation those that reach or affect the Property or improvements to the Property, interfere with other uses of the Property, annoy users of the Property, and are caused or made worse by any changes in the following:
  - 3.1 The size, number, method of propulsion, weight, noisiness, design, fuel, category, type or other characteristics of aircraft, and in any aircraft practices, laws, rules, policies, circumstances, customs, protocols or procedures.
  - 3.2 The airport size, orientation, configuration, location, runway length, improvements or other characteristics, and in any airport practices, laws, rules, policies, circumstances, customs, protocols or procedures.
  - 3.3 The flight paths, flight frequency, flight timing, airport operations, climbing and descending, altitudes, takeoff and landing, air traffic control, and in any related aircraft and airport practices, laws, rules, policies, circumstances, customs, protocols or procedures.

**See City staff for official document. Signed documents accepted by City only after approval of legal description.**

- 3.4 Grantor's or others' personal perceptions of Aircraft Effects or sensitivity to Aircraft Effects.
- 4. Grantor shall not cause or allow the Property to be used to discharge fumes; smoke; dust; or electronic, light, laser or other emissions, which may obstruct visibility or adversely affect or interfere with the operation of aircraft or any navigational facilities. No building, mast, tree, vegetation, or other thing upon the Property shall exceed Federal Aviation Administration approved height restrictions.
- 5. Grantor has been advised and understands that:
  - 5.1. All or a portion of the Property is located in a noise-influence area.
  - 5.2. Aircraft Effects might be annoying to users of the Property and might interfere with the unrestricted use and enjoyment of the Property.
  - 5.3. Aircraft Effects will likely increase over time.
- 6. Grantor waives all rights and claims that Grantor may ever have against, and agrees not to sue, Grantee regarding Aircraft Effects. Grantor makes its waivers and agreements for itself, its successors and assigns, in favor of Grantee, and all Grantee's officers, officials, employees, agents, lessees, permittees, invitees, successors and assigns.

Grantor warrants and covenants to Grantee and its successors and assigns that Grantor is lawfully seized and possessed of the Property; that Grantor has a good and lawful right to make the conveyance described herein; and that Grantee shall have title and quiet possession against the claims of all persons.

The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs with the land in favor of Grantee's successors and assigns.

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTOR: \_\_\_\_\_

for \_\_\_\_\_

\_\_\_\_\_

for \_\_\_\_\_

STATE OF ARIZONA )  
                                  ) ss.

**See City staff for official document. Signed documents accepted by City only after approval of legal description.**

County of Maricopa )

This document was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_ for and on behalf of \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

\_\_\_\_\_

STATE OF ARIZONA )

) ss.

County of Maricopa )

This document was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_ for and on behalf of \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

\_\_\_\_\_



# SCOTTSDALE AIRPORT VICINITY DEVELOPMENT LONG FORM

For development projects with taxilane access and/or parcels adjacent to airport property

The owner of developments within the Airport Influence Area shall complete forms required by the City and Scottsdale Airport to comply with the Scottsdale Revised Code, Chapter 5 – Aviation and the Airpark Rules and Regulations; and submit the completed forms with final plans to the assigned city project manager.

Project Name:	Pre-App:
Site Address:	
Contact name:	Phone:

## 1. HEIGHT ANALYSIS, CH. 5, SEC. 5-354. GENERAL REQUIREMENTS

---

- Applicants must conduct a height analysis for all projects located within 20,000 feet of Scottsdale Airport.
1. Complete a height analysis for all structures, appurtenances or construction equipment through the FAA at: <https://oeaaa.faa.gov/oeaaa/external/portal/jsp>, click on the Notice Criteria Tool (left side). If you do not exceed criteria, submit this FAA response from the website with your packet or you must complete step 2.

### **IF required by FAA, complete Step 2**

2. Submit an FAA form 7460-1 Notice of Proposed Construction or Alteration for review and determination. Please allow about 45 days for this process. A copy of the FAA's response will be required prior to final plan approval.

## 2. TAXILANE ACCESS REVIEW, AIRPARK RULES AND REGULATIONS

---

- Submit a full-size site plan** at a 1"= 20' scale and elevation plan for aviation staff review. The plans must depict the following: **Taxilane centerline, proposed based aircraft (if known), hangar space dimensions, staging area dimensions, vehicle access path and gate.**
- A staging area shall be greater than or equal to the size of the largest hangar on the site per *Definitions section*.
  - Also proposed parcel site must include enough hangar space for each proposed aircraft to fit simultaneously inside. Sec. 310.

- The taxilane easement safety area must be a weight-bearing surface. Gravel for ground cover is discouraged, and if requested, must be between 2" -3" diameter. *FAA Advisory Circular Airport Design.*
  - The Maximum Recommended Wingspan for aircraft stored in the airpark is 66 feet or less as stated in the *Airpark Rules and Regulations, Sec. 206*
  - Vehicular access to hangar/staging area must not traverse taxilane easement and requires a gate. *Sec. 404*
- Existing or proposed fuel facility.** A fuel storage area must be constructed and maintained in accordance with the regulations in *Sec. 511.*
  - Proposed architectural barriers** (buildings, walls, bollards, etc.) that will separate auto parking area and taxilane easement safety area.
  - Drop-offs, objects** exceeding 3" in height or vegetation in the taxilane safety area (50' from airpark taxilane centerline) are not permitted. *FAA Advisory Circular Airport Design.*
  - Exterior lighting locations.** Lighting must be illuminated downward toward taxilane.
  - Landscape plan.** Slope gradients should not exceed 5%; storm water retention is prohibited.
  - Refuse collection dumpster storage locations.** Locate away from aircraft staging, taxilane access points and airport property fence line.
  - Helicopter landing area** (if applicable). Proposed helicopter operations require approval from both the city and FAA and a conditional use permit. A conditional use permit is required by the City of Scottsdale. The FAA requires completion of an FAA 7480-1 Notice of Landing Area Proposal.

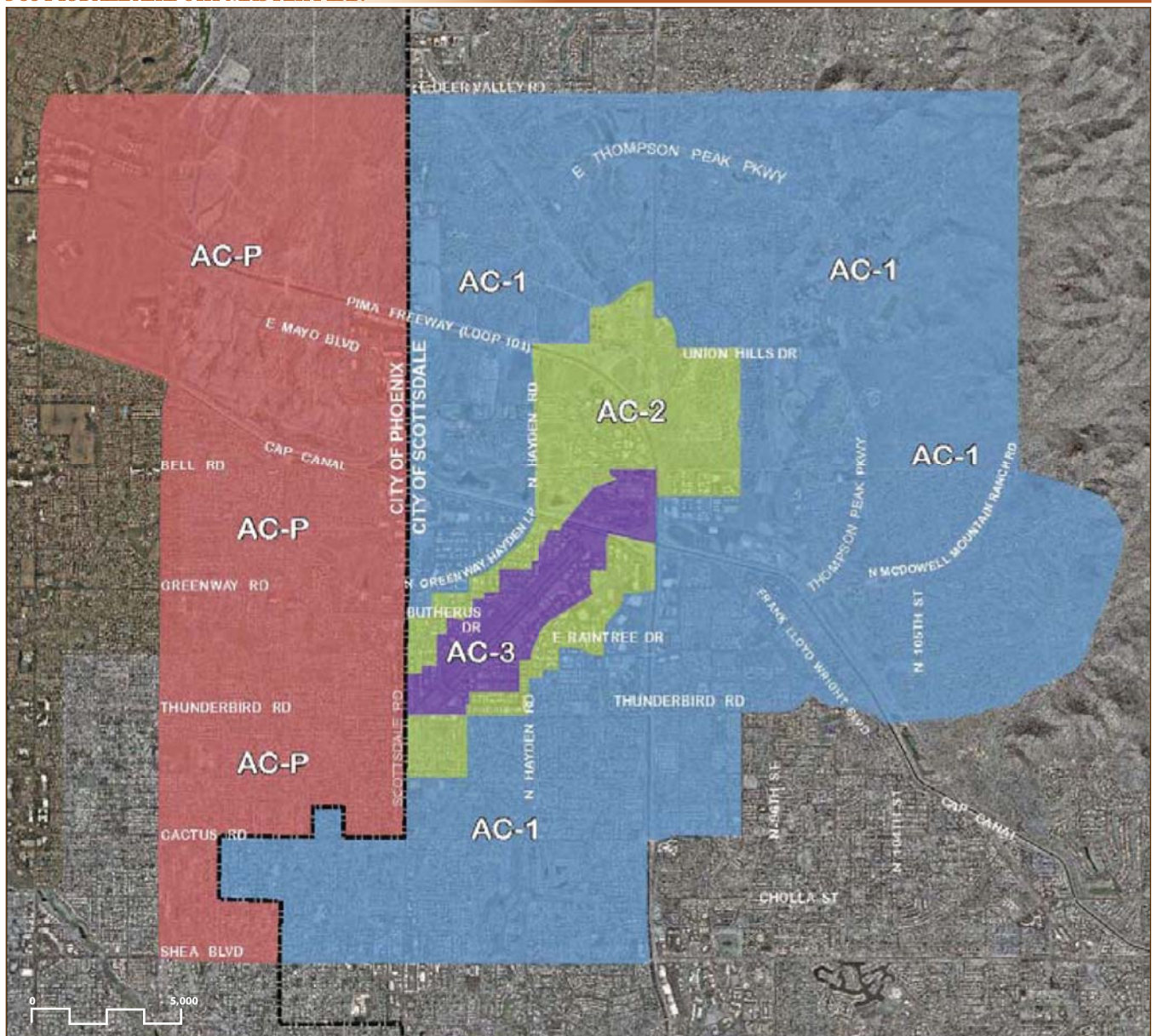
### **3. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE, CH. 5, SEC. 5-356 & SECT. 5-357**

---

- Incorporate the Airport Disclosure for Development around Scottsdale Airport language into the CC&Rs or other procedural documents and provide a copy.
- An avigation easement will need to be granted to the city. If not already recorded for property, submit a notarized Avigation Easement form with packet to your project manager.



# SCOTTSDALE AIRPORT MASTER PLAN



## LEGEND AND TABLE KEY

----- Municipal Boundary

### Airport Influence Areas

■ AC-1     ■ AC-3  
■ AC-2     ■ AC-P

NP - Not Permitted

P - Permitted with Use Limitations

(1) - Aviation easement required under Sec. 5-357

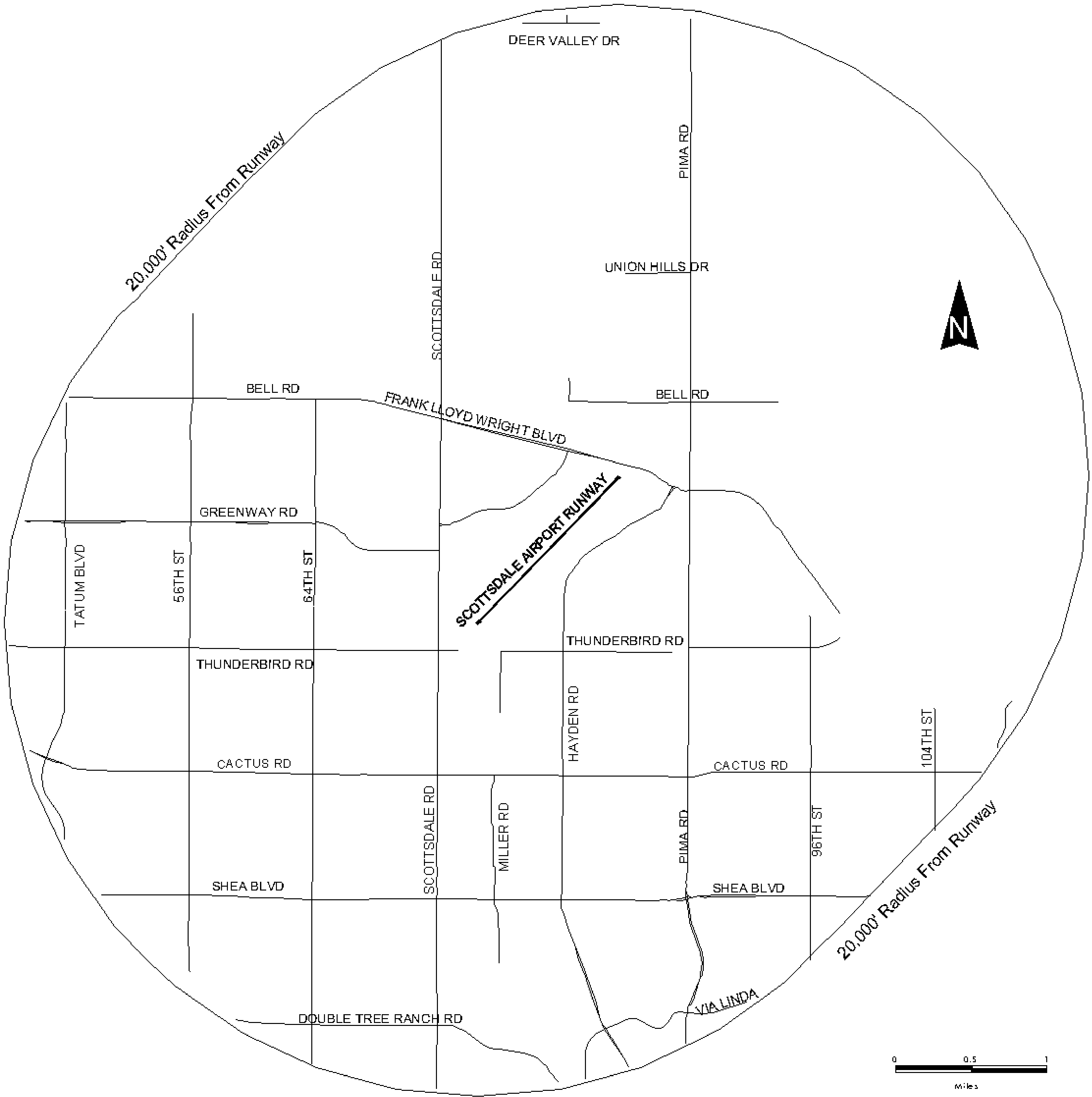
(2) - Noise attenuation required under Sec. 5-358

Noise Sensitive Uses	AC <sup>1</sup> -3	AC-2	AC-1
Dwelling unit*	NP	P (1) (2)	P (1)
Manufactured home*	NP	P (1) (2)	P (1)
Elementary and secondary school*	NP	P (1) (2)	P (1)
Hospital*	NP	P (1) (2)	P
Travel accommodation*	NP	P (1) (2)	P
Place of worship	NP	P (1) (2)	P (1)
Cultural, civic, and social organization	NP	P (1) (2)	P (1)

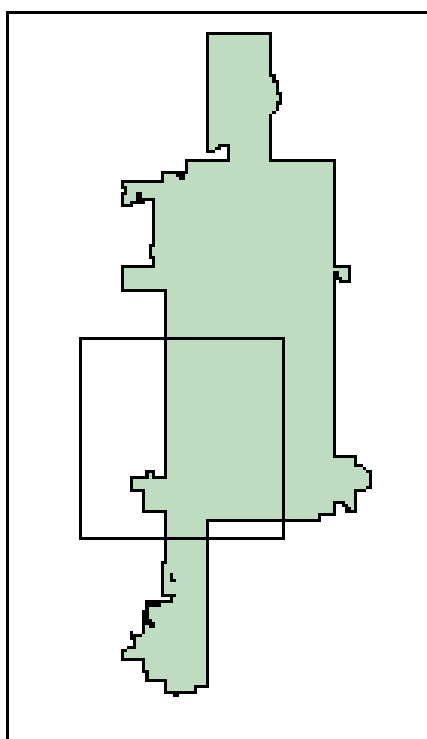
\* The terms dwelling unit, manufactured home, elementary and secondary school, hospital and travel accommodation defined in the Basic Zoning Ordinance.

<sup>1</sup> AC - Airport Compatibility District

# Scottsdale Airport Vicinity, FAA Notice of Proposed Construction

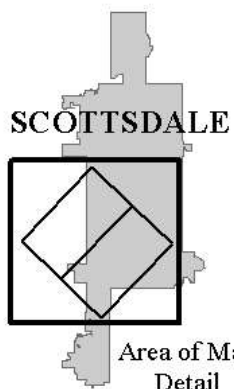
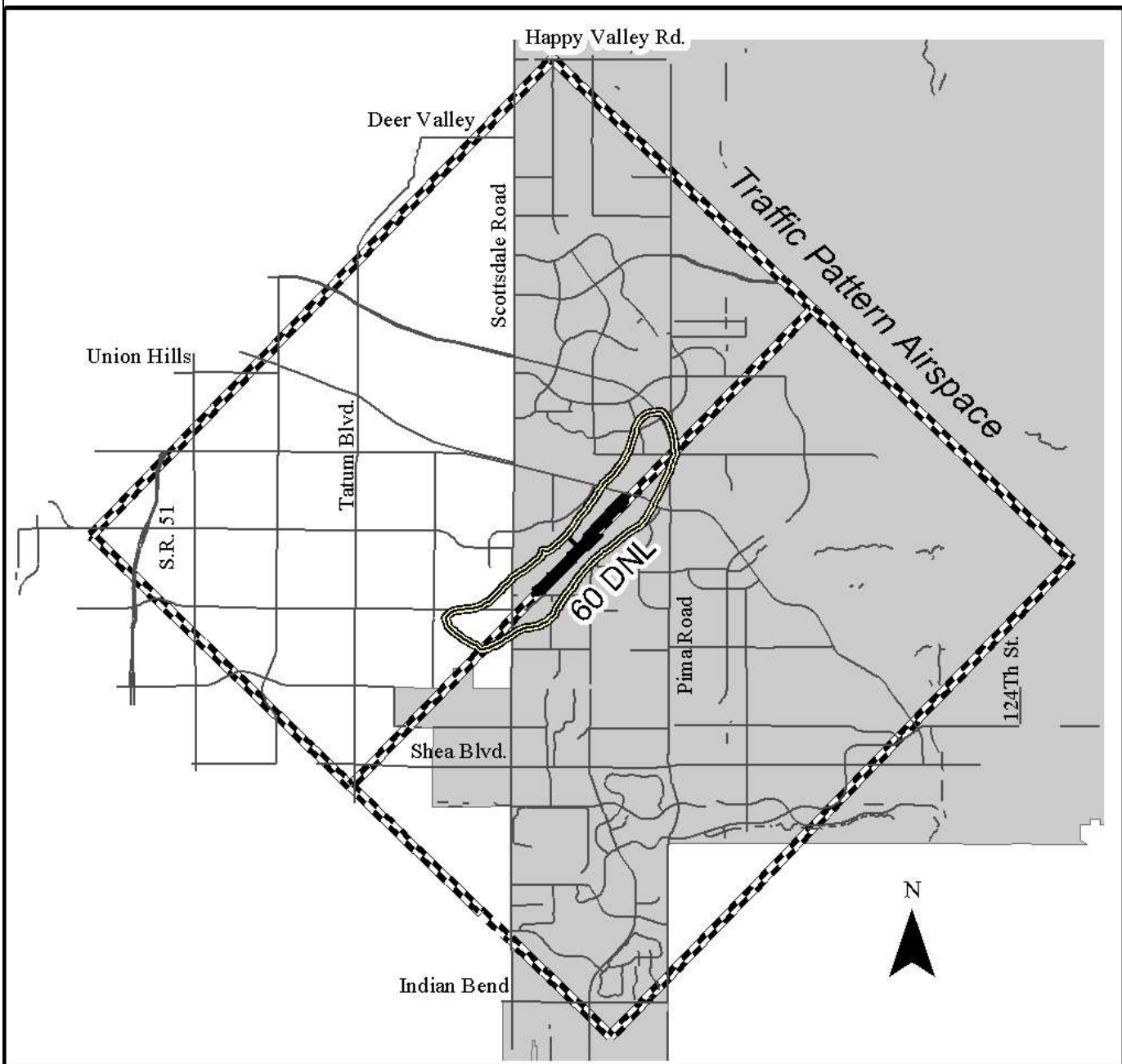


Area Of Detail



**INSTRUCTIONS:** Proposed temporary cranes or structures which exceed a height of 100:1 slope (100 ft horizontally for 1 foot vertically) from the nearest point of the runway must provide notice to the FAA via a 7460-1 form. Forms are available at the FAA Flight Standards District Office (480 419-0111) or the Scottsdale Airport Administration Office (480 312-2321).

# Scottsdale Airport Traffic Pattern Airspace



Map Date: October 18, 2001

***SAMPLE FAIR DISCLOSURE FOR DEVELOPMENT AROUND SCOTTSDALE AIRPORT***

**NOTICE TO PURCHASERS**

**OF PROXIMITY TO THE SCOTTSDALE AIRPORT**

To include in CC&R's or disclosure notice:

**Proximity to Airport.**

Each Owner of a Lot in the Airport Influence Area identified in Chapter 5 of the Scottsdale Revised Code acknowledges that, as of the date of this notice:

(a) The Lot is close to the Scottsdale Airport (the "Airport"), located generally between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south and Scottsdale Road on the west.

(b) The Airport is operated as a general aviation reliever/commercial service airport for Scottsdale and North Phoenix, and used generally for airplanes, jets and helicopters.

(c) Aircraft using the Airport may fly over the Lot and adjacent properties at altitudes that vary for several reasons, including weather conditions, aircraft type, aircraft performance and pilot proficiency.

(d) The majority of takeoffs and landings occur between 6:00 a.m. and 11:00 p.m., but the Airport is open 24 hours each day, so takeoffs and landings may occur at any time.

(e) The number of takeoffs and landings at the Airport average approximately 400 each day, but that number varies and may increase.

(f) Aircraft using the Airport will generate noise, the volume, pitch, amount and frequency of which will vary for several reasons, including weather conditions, aircraft type, aircraft altitude and aircraft number.

(g) Airport management attempts to minimize aircraft noise and its influence on Lots in the Airport Influence Zone, but there is no guarantee that such attempts will be effective or remain in place.

The Owner accepts and assumes any and all risks, burdens and inconvenience caused by or associated with the Airport and its operations (including noise), and agrees not to assert or make any claim arising out of the Airport and its operations against the City of Scottsdale, its elected and appointed officials, officers, directors, commissioners, representatives, employees, and agents.

Any questions regarding the operation of the Airport can be directed to the Airport Administration office at 480-312-2321.

**See City staff for official document. Signed documents accepted by City only after approval of legal description.**

**WHEN RECORDED, RETURN TO:**

City of Scottsdale  
One Stop Shop/Records  
7447 E. Indian School Road, Suite 100  
Scottsdale, AZ 85251

Exempt from Affidavit of Value  
under A.R.S. § 11-1134(A)(2, 3)



**CITY OF SCOTTSDALE  
AVIGATION EASEMENT**

Project No. \_\_\_\_\_

APN \_\_\_\_\_

FOR ONE DOLLAR (\$1.00) and other good and valuable consideration received \_\_\_\_\_ (collectively "Grantor") grants to the City of Scottsdale, an Arizona municipal corporation ("Grantee"), a perpetual, non-exclusive easement upon, over and across the parcel of land (the "Property") described on the legal description and the sketch attached hereto as Exhibits "A" and "B". The purpose of the easement is for a right of flight for aircraft in the airspace above the Property.

1. "Aircraft" means any manned or unmanned device that flies.
2. Without limitation, the right of flight includes the right to operate aircraft over and near the Property, and cause any noise, vibration, fumes, light, exhaust, odors, fuel vapor particles, electronic interference, dust, annoyances, nuisances, emissions, and any other effects relating to operating aircraft (collectively "Aircraft Effects").
3. All Aircraft Effects are included within the scope of the easement, including without limitation those that reach or affect the Property or improvements to the Property, interfere with other uses of the Property, annoy users of the Property, and are caused or made worse by any changes in the following:
  - 3.1 The size, number, method of propulsion, weight, noisiness, design, fuel, category, type or other characteristics of aircraft, and in any aircraft practices, laws, rules, policies, circumstances, customs, protocols or procedures.
  - 3.2 The airport size, orientation, configuration, location, runway length, improvements or other characteristics, and in any airport practices, laws, rules, policies, circumstances, customs, protocols or procedures.
  - 3.3 The flight paths, flight frequency, flight timing, airport operations, climbing and descending, altitudes, takeoff and landing, air traffic control, and in any related aircraft and airport practices, laws, rules, policies, circumstances, customs, protocols or procedures.







## SCOTTSDALE AIRPARK FUEL DISPENSING INSTALLATION APPROVAL FORM

*(Required for installation of an airpark aircraft fuel dispensing and storage facility)*

**PURPOSE:** Scottsdale Airpark Rules and Regulations specify requirements relating to fueling, flammable fluids and safety in the airpark. Proposed installation plans for fuel dispensing facilities in the airpark must be reviewed and approved by airport staff to ensure compliance with all applicable laws, ordinances, rules and regulations. Airport approval is required prior to issuance of any other applicable City permits.

**INSTRUCTIONS:** Please complete Section A below and submit this form with a site plan, project description and system design for review and approval by Scottsdale Airport staff prior to final plans approval or fire department inspection. After project review, Airport staff will complete Section B and return the form to the Applicant at the specified address, fax, or email address.

**Section A – To be completed by Applicant. Please “x” the boxes and complete the requested information as it applies to the project.**

**Applicant Name and Fuel Dispensing location:**

Applicant: \_\_\_\_\_  
 Installation Address: \_\_\_\_\_  
 APN: \_\_\_\_\_  
 Authorized Representative: \_\_\_\_\_ Title: \_\_\_\_\_  
 Indicate where approval should be sent: \_\_\_\_\_

**Specify the number of dispensing sites, tanks, capacity of each tank, and type of fuel:**

	<u>Tank 1 (Indicate capacity and fuel type below)</u>	<u>Tank 2 (Indicate capacity and fuel type below)</u>	<u>Tank 3 (Indicate capacity and fuel type below)</u>	<u>Tank 4 (Indicate capacity and fuel type below)</u>
<u>Dispensing Site 1</u>				
<u>Dispensing Site 2</u>				
<u>Dispensing Site 3</u>				

**I have reviewed and understand the applicable sections of the Airpark Rules and Regulations including, without limitation, Article 500 pertaining to Fueling, Flammable Fluids, and Safety.**

*I certify that the statements made in this application are true and complete to the best of my knowledge. The undersigned representative certifies he/she is authorized to sign for the applicant.*

\_\_\_\_\_  
 Authorized Representative’s Signature Date signed

**Return this completed form to: Airport Administration, 15000 N. Airport Drive, Suite 200, Scottsdale, AZ 85260**

**Section B – To be completed by Airport Staff and returned to Applicant.**

Airport staff has reviewed the submitted information pertaining to (AP#)\_\_\_\_\_, and has determined the proposed project complies with current Airpark Rules and Regulations. Total gallons for the site: \_\_\_\_\_.

Airport staff cannot approve this project based upon the submitted information. The proposed project must address the following stipulations before airport staff can approve the project:

Stipulations:

*Attach copies of applicable documents*

Approved Conditional Use Permit

Self-fueling Permit No. \_\_\_\_\_

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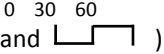
Airport Director (or designee)

Date signed

# Plan & Report Requirements for Development Applications



The following information should be utilized as a guide, but shall not be considered a complete list of required information. Since each development/project is different, the City of Scottsdale reserves the right to request additional information to ensure a project is in compliance with all City requirements, codes, ordinances, policies and approvals. The information contained within is not the requirements for final plan approval. Contact the Planning and Development Services Department for the Quality Submittal information.

- Additional information may be required depending on zoning district, development, Zoning Case (ZN), Use Permit (UP), Master Design Concept Plan (MDCP), Building and Fire codes, previous Development Review Board (DRB) stipulations, and/or the Design Standards & Policies Manual (DS&PM).
- All plans shall be label and dated.
- All fonts shall be 12 point unless otherwise indicated.
- All plans shall contain a written and bar scale on each plan sheet. (Example 1" = 30'-0" and )
- All plans shall contain the project name, design professional(s), and Owner.
- The plans shall contain the following information indicated with an "☒". The information that is not marked may be required by the district and shall be provided if the district has the development standard. The owner/agent shall provide any item that is not marked if it is included in the development proposal.
- All plans must be folded

## CONTEXT AERIAL WITH THE PROPOSED SITE PLAN SUPERIMPOSED

The context aerial with the proposed site plan superimposed shall contain the following information indicated with an "☒".

- Show the proposed site plan in relation to surrounding development including the following:
  - Building footprints and other site improvements such as drives, parking areas, site walls (indicate height of buildings and site walls);
  - Label surrounding zoning and land uses;
  - Streets including sidewalks, and any surrounding driveways or intersections;
  - Show bike paths and trails; and
  - Development plans approved by the Development Review Board during the past year that have not been constructed. (Approved plans are available at the Scottsdale Records Division at 7447 East Indian School Road, Suite 105).

**SITE PLAN**

The site plan shall contain the following information indicated with an “☒”. The information that is not marked may be required by the district and shall be provided if the district has the development standard.

- The site plan shall address all Zoning Ordinance requirements, ZN, and UP stipulations. The site plan shall match the civil plans, landscape plans, open space plan, Natural Area Open Space (NAOS) plan, and electrical site plan.

• **Project Information**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Project name   | <input checked="" type="checkbox"/> Vicinity map |
| <input checked="" type="checkbox"/> Parcel address | <input type="checkbox"/> Other _____             |

• **Project Data**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Gross and Net lot areas in square feet  | <input checked="" type="checkbox"/> Label all adjacent parcel’s zoning |
| <input checked="" type="checkbox"/> Parcel Zoning   | <input type="checkbox"/> Lot Coverage                                  |
| <input checked="" type="checkbox"/> Gross Floor Area  | <input type="checkbox"/> Other _____                                   |
| <input checked="" type="checkbox"/> Bike parking (required, provided, show calculations)  |  |
| <input checked="" type="checkbox"/> Open space (required, provided, show calculations)  |  |
| <input type="checkbox"/> Private open space per unit type (required, provided, show calculations)   |  |
| <input type="checkbox"/> Number of residential units identified by the number of bedrooms   |  |
| <input type="checkbox"/> Natural Area Open Space (NAOS) (required, provided, show calculations)   |  |
| <input type="checkbox"/> Density (allowable, provided, show calculations)   |  |
| <input type="checkbox"/> Floor Area Ratio (allowable, provided, show calculations)  |  |
| <input type="checkbox"/> Gross Floor Area Ratio (allowable, provided, show calculations) (All Downtown Area applications)   |  |
| <input checked="" type="checkbox"/> Parking (required, provided, show calculations) (Floor plan work sheets, addressing the parking requirements, shall be provide for all bar and live entertainment applications) |  |
| <input checked="" type="checkbox"/> Accessible parking (required, provided, show calculations)  |  |
| <input type="checkbox"/> Covered parking if provided:   |  |
- (In a commercial establishment, when covered parking is provided for employee use only, then an equal percentage of accessible covered parking is not required. When covered parking is provided for the general public use in a commercial establishment, an equal percentage of accessible cover parking shall be provided.)
- (When covered and/or garage parking is provided in a multi-family uses, an equal percentage of accessible covered and/or garage parking shall be provided. An accessible route shall be stripped from the accessible covered parking to the nearest sidewalk).

• **Plan**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Scale minimum 1” = 40’-0”                             | <input checked="" type="checkbox"/> North arrow                          |
| <input checked="" type="checkbox"/> Dimensions parcel from nearest monument line          | <input checked="" type="checkbox"/> Parcel Dimensions                    |
| <input checked="" type="checkbox"/> Show each structure’s/building’s footprint            | <input checked="" type="checkbox"/> Dimension and label the right-of-way |
| <input checked="" type="checkbox"/> Dimension between each structure/building             | <input checked="" type="checkbox"/> Dimension and label all easements    |
| <input checked="" type="checkbox"/> Dimension from building(s) to each property line      | <input type="checkbox"/> Proposed median improvements                    |
| <input checked="" type="checkbox"/> Indicate sidewalk locations, pavement types, and size | <input checked="" type="checkbox"/> Dimension parking aisle and stalls   |
| <input type="checkbox"/> Label and dimension the Scenic Corridor easement                 | <input type="checkbox"/> Label the NAOS easement                         |

**Planning and Development Services**

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

## Plan & Report Requirements for Development Applications

- Show the location of the proposed trails
- Identify the location of the bike parking.
- Lowest finished floor for each building is labeled (may be provided on the civil plans)
- Perimeter wall(s) and screen wall(s) locations shall be shown graphical
- Provide a dimension from the right-of-way centerline to the face of curb
- Show all right-of-way improvements (street, sidewalk, driveway, etc.)
- Indicate location of above ground utility equipment and screening (screening may be landscaping).
- Whenever an accessible route is separated from a building by a drive aisle, a stripped accessible route shall be provided to the nearest public entrance.
- Provide a minimum of three top-of-curb elevations (large site will require more) on each adjacent street (may be provided on the civil plans)
- Provide the total number of parking stalls in a consecutive line.
- Fountains/water features shall be in conformance with section 49-242. All fountains require the approval of City of Scottsdale's Water Resource Department.
- The site plan shall address ADA accessibility access requirements.
- Sight visibility triangles (SVT), drawn pursuant to the Design Standards and Policy Manual (DS&PM), shall be shown to the curb line. (DS&PM Figure 5.3-26 at driveway entrances, and DS&PM Figures 5.3-26 and 5.3-27 at intersections)
- Landscape islands when required shall be provided at a minimum of every fifteen (15) parking spaces (ten (10) spaces in the Downtown Area). Landscape islands are required when twenty (20) parking spaces are provided on a property.
- A Landscape islands shall have an interior curb dimension of 7'-0" (This is required if the Landscape islands is to be counted as parking lot landscaping). A Landscape islands shall have a minimum interior curb dimension of 4'-0" if a tree is to be planted. Provide dimensions on the plan.
- Periodic typical standard parking stall dimensions shall be provided on the plans.
- All accessible stalls (11'-0" and 5'-0" aisle access without bollards) dimensions shall be provided on the plans.
- Drive aisles shall be dimensioned.
- Landscape buffer zones pursuant to Article X of the Zoning Ordinance.
- Show the location of the refuse enclosure. The refuse enclosure and design shall be in conformance with the C.O.S. Supplement to the MAG details (the detail number shall be provided on the plan).
- For all development in the Downtown Area that has buildings with a façade width of two hundred (200) feet or greater, shall provide separate Site Plan that includes the Prevailing Setbacks for Buildings Adjacent to a Public Street as defined by the Downtown District "D" of Zoning Ordinance. The area utilized to calculate the Prevailing Setback shall be graphically shown, hatched and dimensioned.
- Fire Department requirements. (See requirements at the end of this packet)
- Other \_\_\_\_\_

### SITE DETAILS

Site Detail may be required for some developments and shall contain the information indicated with an "☒". Requirements may vary depending on the zoning district, development, ZN, and UP stipulations.

- The site details may be provided on the site plan or a separate sheet.

- Lot light pole details shall include color, finish and height.
- Screen wall and site wall elevation details shall be provided, call out colors and material finishes.
- Provide the elevations of the refuse enclosure. The refuse enclosure and designed shall be in conformance with the C.O.S. Supplement to the MAG details (the detail number shall be provide on the plan).

### Planning and Development Services

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## Plan & Report Requirements for Development Applications

- Carport details (if approval is desired as part of overall approval). Call out the color and finish of the canopy structure. If lighting is proposed, then a canopy cross-section must be provided showing that the proposed light fixture is recessed and shielded by the canopy fascia. (Accessible carport minimum clearance is 98" measured from the highest stall grade beneath canopy to the lowest cross member of the canopy.)
- Other \_\_\_\_\_

### PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

Pedestrian and Vehicular Circulation Plan may be required for some developments and shall contain the information indicated with an "☒". Requirements may vary depending on the zoning district, development, ZN, and UP stipulations.

- The Pedestrian and Vehicular Circulation Plan shall clearly delineate the pedestrians and vehicle routes through a site. In addition, the Pedestrian and Vehicular Circulation Plan shall clearly delineate the hierarchy of the pedestrian and vehicular circulation routes.
- The pedestrian and vehicular circulation routes shall have separate unique identification symbols that also are unique in the manner to identify the hierarchy of the routes.
- Other \_\_\_\_\_

### FLOOR PLAN WORK SHEETS

Floor plan work sheets may be required for some developments and shall contain the information indicated with an "☒". Requirements may vary depending on the zoning district, development, ZN, and UP stipulations.

- Floor plan work sheets for bars and restaurants shall graphical identify Bar area, and kitchen area, as defined by the Zoning Ordinance. Each separate area shall identify the total square footage to the hundredth place, the gross floor area shall be provided.
- Floor plan worksheet for multi-family residences shall identify the total gross floor area of the individual unit
- The required private open space calculations shall also be provided on the plans.
- The private open space area for each unit shall by hatching and identify the total square footage to the hundredth place.
- Other \_\_\_\_\_

### FLOOR PLAN WORK SHEETS ADDITIONAL REQUIREMENTS (PROJECTS IN THE DOWNTOWN AREA)

Floor plan work sheets may be required for some developments and shall contain the information indicated with an "☒". Requirements may vary depending on the zoning district, development, ZN, and UP stipulations.

- Dimension the maximum building length of each as defined by the Zoning Ordinance.
- Dimension the horizontal exterior wall surface of each break and offset as defined by the Zoning Ordinance.
- Dimension the width of the Private Outdoor Living Space.
- Each separate Private Outdoor Living Space area shall identify the total square footage to the hundredth place.

### OPEN SPACE PLAN (SITE PLAN WORK SHEET)

The following information indicated with an "☒" shall be provided on the open space plan. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

- An open space plan shall be provided addressing all Zoning Ordinance requirements, ZN and UP stipulations.
- Total open space area required (show calculations), and the total area provided in square feet shall be identified on the plan.

## Planning and Development Services

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## Plan & Report Requirements for Development Applications

- Each calculated area on the open space plan shall be separately identified, and each area's individual square footage shall be identified to the hundredth place. The 2'-0" overhang of a parking stall shall not be counted toward the parking lot landscape or the open space requirements.
- Front open space shall be identified by a distinctively different hatch pattern.
- All retention surface areas in the front open space shall be separately identified, and each area's individual square footage shall be identified to the hundredth place. The retention area shall not be deducted from the front open space area.
- Parking lots that have more than 20 parking spaces, shall provide an area equal to a minimum of 15% of the parking lot, as landscape open space. Parking lot landscaping is in addition to the district's open space requirements. A median planter, that is to be counted as landscape open space, shall have an interior curb dimension of 7'-0" and a minimum square footage of 120 sqft. The 2'-0" overhang of a parking stall shall not be counted toward the landscape open space requirement. Landscape area that is located more than ten (10) feet from a drive aisle or parking shall is not considered parking lot landscape open space.
- Other \_\_\_\_\_

### NAOS PLAN (ELS Areas)

When a NAOS plan is required, the following information indicated with an "" shall be provided on the NAOS plan. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

- The NAOS plan and the open space plan address different Zoning Ordinance requirement and are to not be combined in to one plan.
- A slope analysis graphic shall be provided with the NAOS plan.
  - The slope analysis shall be sealed and signed by a Civil Engineer, Landscape Architect, or Surveyor Registered in Arizona.
  - The slope analysis graphic shall clearly identify all slope categories, as defined by the Zoning Ordinance, by hatching, separate colors, etc.
  - Based on the gross lot area, the slope analysis shall identify all slope category total square footage to the hundredth place. The chart shall be representative of the Table 6.1060.A of the Zoning Ordinance.
- Total NAOS area required in sqft (show calculations based on the slope category), and the total area provided shall be identified on the plan.
- The total allowable revegetated NAOS in sqft (show calculations) and the total provided revegetated NAOS areas shall be identified on the plan.
- Each total calculated NAOS area on the NAOS plan shall be separately identified, and each area's individual square footage shall be identified to the hundredth place.
- Each calculated area's revegetated NAOS on the NAOS plan shall be separately identified, and each area's individual square footage shall be identified to the hundredth place.
- Each calculated area minimum square footage and width must meet the Zoning Ordinance requirements.
- Sidewalks, drive aisles, rip rap, drainage structures, streets, paved path, and similar shall not be counted as NAOS.
- NAOS that is to be dedicated adjacent to a wall shall be identified as revegetated NAOS for a width of 5'-0" and the length of the wall.
- NAOS that is to be dedicated adjacent to a driveway or parking lot shall be identified as revegetated NAOS for a minimum width of 5'-0" and the length of the driveway or parking lot.
- NAOS that is to be dedicated over public utility, water line, and sewer line easements shall be identified as revegetated NAOS for a width and length of the easement within the NAOS easement.

- NAOS that is to be dedicated over private utilities shall be identified as revegetated NAOS for a minimum width of 10'-0" and the length of the improvement within the NAOS easement. Additional area may be required based on the type and size of the improvements.
- NAOS shall not be dedicated within 5'-0" of a building.
- NAOS dedicated within 10'-0" of a building shall be identified as revegetated NAOS.
- Other \_\_\_\_\_

**BOULDER FEATURES, BOULDER COLLAPSE, UNSTABLE SLOPES, NATURAL LANDMARKS AND ARCHAEOLOGICAL SITES, AND PROTECTED PEAKS AND RIDGES PLANS**

**(ESL areas – When required)**

- The Boulder Features, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Plans are color aeriels of the parcel(s) to be developed addressing the Zoning Ordinance requirements.
- Two plans are required:
  - The Boulder Features, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Existing Conditions Plan, and
  - The Boulder Features, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Proposed Development Plan.

**The Boulder Features, Boulder Collapse, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Existing Conditions Plan:**

- 1-foot Contour lines are to be shown, and every 5 foot contour is to be labeled with the elevation.
- Existing parcel lines are to be shown and dimensioned.
- Boulder features, boulder collapse, boulder outcrops, unstable slopes, natural landmarks and archaeological sites and protected peaks and ridges as defined by the zoning ordinance shall be identified with a separate line type and labeled on the plan.

**The Boulder Features, Boulder Collapse, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Proposed Development Plan:**

- Proposed parcel lines are to be shown and dimensioned.
- Proposed building envelopes are to be shown.
- Existing parcel lines are to be shown and dimensioned.
- Boulder features, boulder collapse, boulder outcrops, unstable slopes, natural landmarks and archaeological sites and protected peaks and ridges as defined by the zoning ordinance shall be identified with a separate line type and labeled on the plan.
- Other \_\_\_\_\_

**MASTER THEMATIC ARCHITECTURAL CHARACTER PLAN**

- The Master Thematic Architectural Character Plan shall include the primary and secondary architectural themes and design guidelines for all structures within a development.

**ELEVATIONS**

The following information indicated with an “☒” shall be provided on the elevations for all developments. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

- The elevations shall address Zoning Ordinance requirements, ZN, and UP stipulations.
- The building height shall be measured pursuant to the Zoning Ordinance. Dimensions, at a minimum, shall be provided from the Lowest Finished Floor (as identified by the Civil Engineer) to the top of building. Additional dimensions may be required.
- Building colors and materials shall address the Zoning Ordinance requirements, and their locations shall be clearly indicated on the elevations.
- All roof-mounted equipment shall be dashed in on all elevations. Roof-mounted equipment shall be completely screened by parapet or a screen wall. Screen walls shall utilize architectural colors and material finishes that match the building. (Line of sight is not a recognized method of screening.)
- Any wall-mounted lights shall be labeled and dimensioned to the top of the fixture. Exterior wall-mounted lights are considered site lighting and shall be included in the photometrics calculations.
- The colors and materials shown on the color elevations shall match the color and material board.
- Other \_\_\_\_\_

**ELEVATION WORKSHEET(S)**

The following information indicated with an “☒” shall be provided on the elevation work sheets for all developments. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

- Required for all Development applications for/with Planned Unit Development (PUD), Downtown, or Downtown Overlay zoning when elevations are required to be submitted.

**Inclined Step Back Elevation Plans**

- The elevations shall include the location of the curb adjacent to the building and a dimension from the curb to the closest building wall.
- Show and dimension the location of the inclined step back plane on all elevations.
- Label the corresponding line, 1:1 and 2:1 for the incline setback.
- Dimension the height of the inclined step back plane and each transition between the 1:1 and 2:1 step back on all elevations.
- The building height shall be measured pursuant to the Zoning Ordinance. Dimensions, at a minimum, shall be provided from the Lowest Finished Floor (as identified by the Civil Engineer) to the top of building. Additional dimensions may be required.
- Dimension the height of the mechanical screening.
- Provide the total surface area and the total allowable area of encroachment in a data table to the hundredth place.
- Indicate the location of the areas of the building that encroaches into the inclined step back with a hatch pattern. Each area shall be calculated separately, and each area's individual square footage shall be identified to the hundredth place. Provide the total area of encroachment in the data table.

**ROOF PLAN WORKSHEET(S)**

The following information indicated with an “☒” shall be provided on the roof plan for all developments. Requirements may vary and additional information may be required depending on the zoning district, development, ZN, and UP stipulations.

- Roof plans shall be required when the mechanical screening will exceed the allowable building height.
- ☒ The total area of the roof shall be provided in a data table on the plan.
- ☒ The area of the mechanical screen shall be identified by hatching, etc. Each separate area shall identify the total square footage to the hundredth place, and the total are shall be provide in the data table on the plan.
- ☒ Developments in the ELS areas shall label to all parapets, peaks, and ridges with the above sea level elevations based on the '88 datum and 1 foot contours shown.
- ☒ Dimension the location mechanical screening from the parapet.

**PERSPECTIVE ELEVATIONS**

- ☒ The perspective elevation shall be drawn to scale.
- ☒ The colors and materials shown on the color elevations shall match the color and material board.
- ☒ Any plant shown in the perspective shall match the plant type and location shown in the landscape plan.

**STREETSCAPE ELEVATIONS**

- ☒ The streetscape plans shall include at least the buildings on both sides of the elevation; the project coordinator may require the elevation to include additional buildings of the existing streetscape.
- ☒ The material and color shall match the material board

**TRANSITIONS PLAN(S)**

- ☒ The dimensioned transition plans shall include site cross sections with the proposed and adjacent development shown. In addition, plans shall be provided to demonstrate how the proposed development transitions to existing development, and how the proposed development will mitigate real and perceived impacts on the adjacent property.

**ELECTRICAL SITE PLAN**

The following information indicated with an “☒” shall be provided on the electrical site plan for all developments. Requirements may vary and additional information may be required depending on the zoning district, development, ZN, and UP stipulations.

- ☒ The electrical site plan shall address the Zoning Ordinance, ZN, and UP stipulations regarding onsite lighting.
- ☒ The electrical site plan shall match the architectural site plan, and shall provide a light fixture schedule that includes symbol, manufacture number, and lamp wattage.
- ☒ All exterior lighting shall be identified on this plan.
- ☒ All exterior lights shall include an identifier (symbol or letter, ex. ⊖ or SA) that shall be cross-referenced to the light schedule and photometrics.
- ☒ The locations of the light poles shall not be located in the parking stall overhang.
- Landscape lighting is considered on site lighting and shall be identified on the Plans. Landscape lighting maybe shown on a separate plan sheet
- Other \_\_\_\_\_

**EXTERIOR ON SITE LIGHTING DETAILS**

The following information indicated with an “☒” shall be provided on the electrical site plan for all developments. Requirements may vary and additional information may be required depending on the zoning district, development, ZN, and UP stipulations.

- ☒ All exterior fixture lighting manufacture cut sheets shall be provided on 24"x36" paper, 8 ½" x 11" separate sheets will not be accepted. Each cut sheet shall clearly identify the light fixture manufacture number utilized, the plan cross-reference identification, and be legible. (State law prohibits Mercury Vapor lighting.) The cut sheets shall include:
  - Light fixture manufacture number
  - Plan identification symbol or abbreviation
  - Fixture graphic
  - Fixture type
  - Fixture add-ons if utilize
  - Lamp type utilized
  - All photometric data
  - Candela distribution curve
  
- ☒ All exterior lighting manufacture cut sheets shall address the Zoning Ordinance, ZN, and UP stipulations. All cut sheet information shall be legible. Information that is not legible shall not be accepted. (State law prohibits Mercury Vapor lighting.)
  
- Up-lighting, if proposed, must be identified at the time of the DRB application. (State law prohibits the use of High Intensity Discharge up-lights over 70 watts.)
  
- Other \_\_\_\_\_

**PHOTOMETRICS**

The following information indicated with an “☒” shall be provided on the with the Photometrics plans that are to be provided for the entire site addressing Zoning Ordinance, ZN, UP, DRB, Design Guidelines, and the Staff Policy for Site Lighting. Additional information may be required by staff after they have evaluated the design.

- There is a minimum of two photometric studies required for each project. They are (1) the horizontal illuminance on the site, and (2) the vertical light trespass around the perimeter of the site. Each plan requires the following information:
  - A point-by-point foot-candle reading. The horizontal photometric plan grid points, utilizing distinctive grip point symbols (example: \*), shall have a maximum spacing of 10'-0" between each point across the entire site, and 10'-0" past the property line. The vertical photometric plan grid point shall be provided only along the property line with a maximum spacing of 10'-0" between each point.
  - A foot-candle reading shall also be provided under at least one of each light fixture type.
  - The plan shall include the lighting templates generated by the lighting design software program to calculate the foot-candle readings. The template shall be for the fixture and lamp specified on the plans. The plan's fixture type identification shall match the cut sheets, electrical site plans, and the lighting schedule. This information shall be provided in a summary table.
  - The plan shall identify the initial maximum, minimum, and average illuminance on the horizontal photometric plan and vertical photometric plan.
  - The plan shall identify the total maintenance (light loss) factor utilized.
    - The maintained light loss factor for all horizontal photometric analysis shall not be below 0.70.

Plans shall only include one horizontal reading across the entire site. Only the building footprint shall be masked out from the reading. (Acceptable additional horizontal reading grids may be: gas station canopies, ATM drive-thrus, walk-up ATMs, and parking garage entries/exits. When separate grids are utilized on the same plan, a separate grid symbol (example: %) must be utilized, and a separate maintained maximum, minimum, average illuminance shall be provided for the grid.)

- The Light Trespass plan (vertical illuminance) shall provide point-by-point foot-candle readings 6'-0" above grade along the entire property line, with the reader at 90-degrees nadir and aimed perpendicular into the site. All light trespass plans reading shall be based on the initial illuminance, 1.00.
- The horizontal illuminance photometric plan, and the vertical light trespass plan may be combined into one sheet if the readings utilize distinctive symbols, a separate summary table for all fixtures utilized, and separate total light loss factors utilized.
- The Photometrics plan shall provide a lighting fixture summary table that presents the following information:
  - Plan identification symbol or abbreviation
  - Fixture type (include the manufacture product identification catalog number)
  - Lamp type (include the manufacture product identification catalog number and wattage)
  - Lamp Lumens
  - Lamp degree Kelvin
  - Fixture lens height above lowest adjacent finished grade
  - Total Light loss factor utilized.

### LANDSCAPE PLAN

The following information indicated with an "☒" shall be provided on the landscape plan. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

#### Plant Palette:

- The landscape plans shall contain an over plant palette.
  - ☒ Each plant type shall be identified by its common and botanical name
  - ☒ Each plant type including salvage plant material shall have its own individual symbol. (When the same plant is utilized in multiple sizes, each size shall be identified separately.)
  - ☒ All plants shall be assigned a planting size.
  - ☒ Trees over 15 gallons shall be identified by the trunk caliper size.
  - ☐ Turf shall be identified by the total square footage (sqft) provided.
  - ☒ All plants utilized in the right-of-way shall be listed on the Arizona Department of Water Resource's (ADWR) Phoenix Active Management Area plant list. All plant material utilized in the right-of-way in Environmental Sensitive Lands (ESL) areas shall be on the ADWR and ESLO the plant lists.
  - ☐ All plants utilized on site shall be listed on the Arizona Department of Water Resource's (ADWR) Phoenix Active Management Area plant list.
  - ☒ If water-intensive plants (any plant not on the ADWR) are utilized, the maximum allowable square feet (sqft) shall be indicated adjacent to the plant list, pursuant to the City of Scottsdale City Code Section 49-245,

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## Plan & Report Requirements for Development Applications

49-246, and 49-247 (show the calculation). The total growth area in sqft of the water intensive plants shall be provided.

- When water- intensive plants are utilized, the total landscape water usage shall be provided on the plans. The maximum water usage for the entire development shall not exceed 10 acre-feet per year. If usage exceeds this amount, written approval must be obtained from the City of Scottsdale's Water Resource Department (SWRD).

- All plant palettes in the ESL overlay zoning shall utilize plants from the City of Scottsdale's ESL Plant List.
- Hydro-seed mixtures shall be identified separately from the plant list. Each plant in the Hydro-seed mixture shall be identified by its common and botanical name. Depending on the location in the city, the mixture may be required to be selected from the ESLO plant list.

### Landscape Planting Plan

- The scale of the landscape plan shall match the scale utilized for the site plan.
- North arrow
- All disturbed areas without structures or hardscape improvements shall be revegetated.
- Show the location of all plants to be planted in accordance with the Zoning Ordinance and any landscaping to remain.
- Hydro-seed area shall be clearly indicated on the plans by hatching, etc. The maximum separation of planted plants in a hydro-seed area is 10 feet.
- Scenic Corridors shall be maintained and/or revegetated in accordance with the City of Scottsdale's Scenic Corridors Design Guidelines.
- Medians landscaping shall be provided in accordance with the DS&PM.
- All easements shall be shown and labeled.
- All NAOS areas, natural and revegetated shall be shown and labeled.
- Trees shall not be planted in the Public utility Easements(s).
- All right-of-way improvements (streets, sidewalks, trails, etc.) adjacent to the project shall be shown and dimensioned.
- Sight visibility triangles (SVT), drawn pursuant to the Design Standards and Policy Manual (DS&PM), shall be shown to the curb line. (DS&PM Figure 5.3-26 at driveway entrances, and DS&PM Figures 5.3-26 and 5.3-27 at intersections).
- Multi-trunk trees shall not be provided in the SVT.
- Trees shall not be planted within 7'-0" of a public water line and/or sewer line.
- Boulders are considered fixed objects and shall not be placed within the roadside clear zone. Refer to DS&PM for placement criteria.
- Other \_\_\_\_\_

### WATER AND WASTEWATER BASIS OF DESIGN REPORTS

- The Water and Wastewater Basis of Design Reports shall be prepared in accordance with the DS&PM requirements. The reports shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

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### WATER AND WASTEWATER MASTER PLANS

- The Water and Sewer Master Plans shall be prepared in accordance with the DS&PM requirements. The reports shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

### DRAINAGE REPORT

- The drainage report shall be prepared in accordance with the DS&PM requirements. The reports shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

### CIVIL GRADING AND DRAINAGE PLAN

- The civil grading and drainage plan shall be prepared in accordance with the DS&PM requirements. The plan shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

Proposed roadway and driveway slopes shall be indication on the plans.

- Driveway and roadway slopes shall comply with the DS&PM. ESL zoned areas also shall comply with the Design Guidelines & Policies for Environmentally Sensitive Lands handbook.

Other \_\_\_\_\_

### FIRE DEPARTMENT REQUIREMENTS

The following information is to be utilized as a guide; all projects are subject to the City of Scottsdale's Fire Ordinance and shall be designed accordingly.

Show Fire Department design requirement in accordance with the DS&PM.

Show the fire truck turning radii on site at all drive corners and turns in accordance DS&PM.

Show the location of the Fire Riser Room in accordance with the Fire Code.

Show the proposed and existing fire hydrate locations on the site plan.

A knox and strobe access system shall be provided for all gates. The location is to be shown on the site plan.

Two points of fire department access shall be provided unless otherwise determined by the Fire Department. These locations shall be shown on the site plan and shall address all Fire Ordinance requirements.

- There shall be no parking within a fire lane. Fire lane shall be indicated on the site plan.
- A minimum cross section for two-way traffic for drive aisle without parking adjacent shall be 20-feet. When parking is provided adjacent to the drive aisle, additional width requirements are required.
- The minimum street cross section for one-way traffic shall be 20-feet in width from the face of curb to the face of curb.
- The gate opening for gated entries shall be a minimum of 20-feet.
- Looped water systems shall be provided on site as required by the Fire Ordinance.

# Project Narrative

## Development Review Board



While preparing the project narrative, please refer to the Development Review Board Criteria (Attachment A), which serve as the basis for the review and approval of your proposal. Provide information, descriptions, and explanations that are indicated by the Project Coordinator.

**Ordinances, Master Plans, General Plan, and Standards**

Describe how the proposed development will comply with the design and character elements of the General Plan, the appropriate character area plan, all applicable city-wide master plans, the zoning ordinance development standards, the Design Standards and Policies Manual, all applicable city-wide design guidelines, and the appropriate Master Environmental Design Concept Plan.

**Architectural Character, Landscaping, and Site Design**

Explain how the proposed development has been designed so that it:

- Promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
- Avoids excessive variety and monotonous repetition;
- Recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
- Conforms to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
- Incorporates unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.

**Ingress, Egress, On-Site Circulation, Parking, and Pedestrians**

Describe how the site layout of the proposed development has been designed to promote safety and convenience, relative to ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways.

**Mechanical and Utility Equipment**

Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation, and has utilized screening devices that are integral to the design of the building, in order to screen mechanical equipment, appurtenances and utilities.

**Old Town Scottsdale**

If the development proposal is within Old Town Scottsdale, specify through narrative and graphical exhibits how the proposal is in conformance with the Old Town Scottsdale Urban Design and Architectural Guidelines.

**Location of Artwork** (refer to Zoning Ordinance Sections 1.905 and 7.1010)

If the development proposal is required to participate in the Cultural Improvement Program or Public Art Program, then determine whether or not the proposed location of artwork complies with the following criteria:

- Accessible by the public;
- Location near pedestrian circulation routes consistent with existing or future development or natural features;
- Location near the primary pedestrian or vehicular entrance of a development;
- Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
- Location in conformance to standards for public safety.

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# Development Review Board Criteria

(Scottsdale Zoning Ordinance Sec. 1.904) (December 14, 2012)



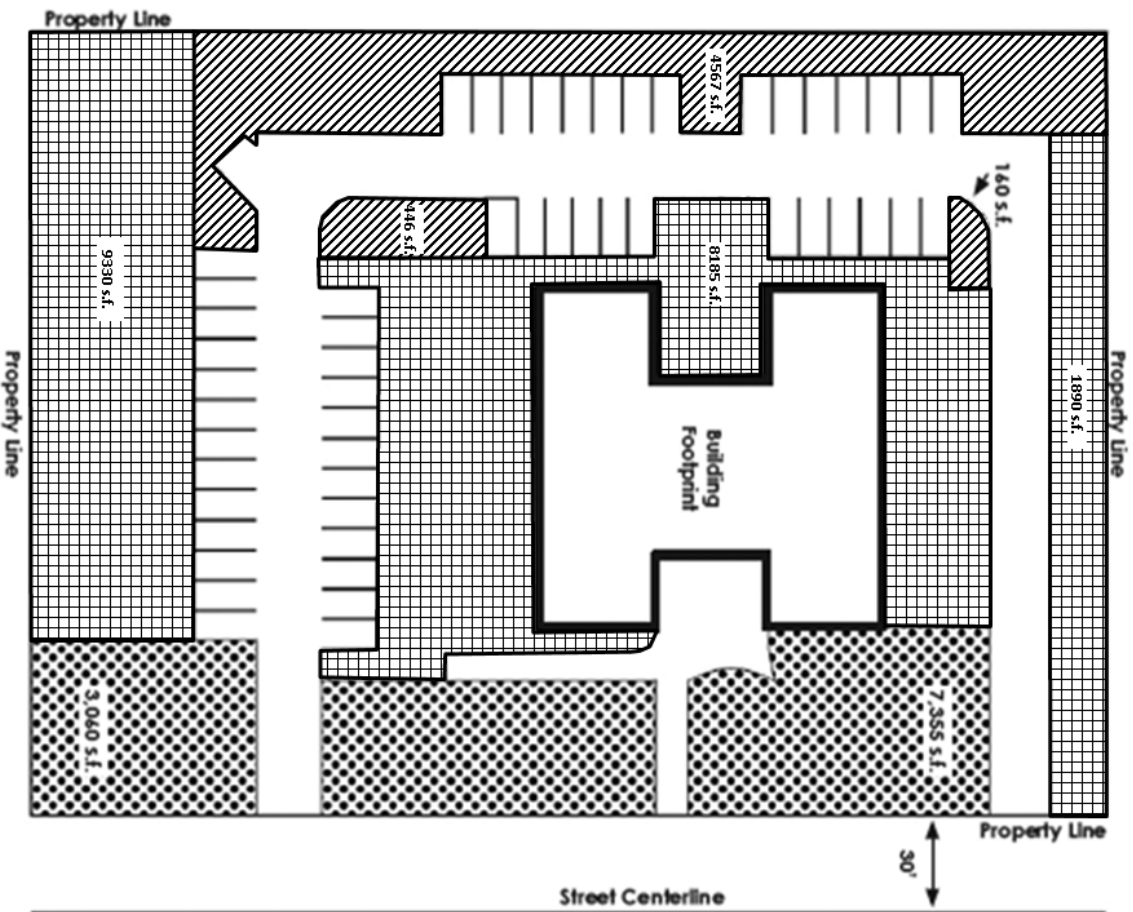
- A. In considering any application for development, the Development Review Board shall be guided by the following criteria:
1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
  2. The architectural character, landscaping and site design of the proposed development shall:
    - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
    - b. Avoid excessive variety and monotonous repetition;
    - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
    - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
    - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
  3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.
  4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
  5. Within the Downtown Area, building and site design shall:
    - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
    - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
    - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
    - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
    - e. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
  6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
    - a. Accessibility to the public;
    - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
    - c. Location near the primary pedestrian or vehicular entrance of a development;
    - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
    - e. Location in conformance to standards for public safety.
- B. The burden is on the applicant to address all applicable criteria in this section.

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# Open Space Plan (Site Plan Worksheet)

Sample



Project Data Zoning: I-1  
 Net Lot Area: 79,008 s.f.  
 Building Height: 22'

(SEE ZONING ORDINANCE FOR ZONING DISTRICT REQUIREMENTS)




Open Space Calculations

Required Open Space:  
 maximum building height = 22' proposed (36' allowed)  
 first 12' of height = 10% x net lot area  
 = .10 x 79,008 = 7,900.8 s.f.  
 next 10' of height = 10' x .004 x 79,008 = 3,160.32 s.f.

Open Space Required (not including parking lot landscaping)  
 = 7,900.8 + 3,160.32 = 11,061.12 s.f. (14%)  
 Open Space Provided = 27,668 s.f.

Parking Lot Landscaping Required  
 parking lot area x 15%  
 18,037 s.f. x .15 = 2,706 s.f.  
 Parking Lot Landscape Provided = 5,596 s.f.

NOTE: PARKING LOT LANDSCAPING REQUIREMENTS IN ADDITION TO REQUIRED OPEN SPACE

-  Denotes Front Open Space  
10,927 s.f. total
-  Denotes Open Space other than Frontal Open Space  
15,982 s.f. total
-  Denotes Parking Lot Landscaping  
5,595 s.f. total

NOTE: COLORS MAY BE SUBSTITUTED FOR PATTERNS

# City Policy for Exterior and Site Lighting



## PURPOSE:

Encourage quality site lighting design while providing a sense of safety and security by reducing excessive light levels, light trespass and glare.

## DESIGN PRINCIPLES:

- The use of lighting should be integrally designed as part of the built environment and should reflect a balance for the lighting needs with the contextual ambient light level and surrounding nighttime characteristics of our community. In conjunction with the Zoning Ordinance, recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA) in the IESNA Lighting Handbook (current edition) should be considered when determining appropriate lighting design solutions. All exterior lighting design require the approval of the Development Review Board (DRB).
- Lighting designs must be designed to minimize glare, light trespass, energy conservation and to maintain dark skies. The lighting designers should consider utilizing per-curfew and post-curfew lighting designs with automatic control systems to eliminate excessive light during non-active hours of site and building operation.
- Full cut-off fixtures, mounting heights and shielding must be utilized to effectively control glare and light trespass.
- Any exterior lighting designs shall take into account all existing and proposed exterior lighting sources.
- Architectural lighting, if proposed, shall be included with the DRB application. Architectural lighting should only be utilized at the pedestrian scale and to highlight special features. Lighting of expansive wall planes, towers and roofs or the use of architectural lighting that results in “hot spots” must be avoided.
- Landscape lighting, if proposed, shall be included with the DRB application. Landscape lighting should only be utilized to accent landscaping, be pointed away from property lines, and fixtures shall contain extension shields to minimize glare and light source visibility. In areas with the Environmentally Sensitive Lands Overlay (ESL), lighting must be shielded and directed downward.

## ILLUMINANCE RECOMMENDATIONS

Ambient Light Level *	Recommended Maintained Footcandles ( <i>based on IESNA RP-20-98</i> ) (horizontal fc measured at grade)	
	Average	Maximum
E-1 – Intrinsically Dark Areas	1	4
E-2 – Estate/Rural Areas	1.5	6
E-3 – Suburban Areas	2	8
E-4 – Urban/Pedestrian Activity Areas	2.5	10

## LIGHT TRESPASS LIMITATIONS

Ambient Light Level *	Recommended Maintained Footcandles ( <i>based on IESNA RP-33-99</i> ) (vertical fc measured six (6) feet above grade at property line)
E-1 – Intrinsically Dark Areas	0.1
E-2 – Estate/Rural Areas	0.3
E-3 – Suburban Areas	0.8
E-4 – Urban/Pedestrian Activity Areas	1.5

\* Refer to the Design Standards & Policy Manual for general Environmental Zone Locations (E-#). These locations are a guide, but are not conclusive and are subject to the approval of the DRB.

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# City Policy for Exterior and Site Lighting



## SUBMITTAL REQUIREMENTS:

### Exterior On-Site Lighting Details:

- All exterior fixture lighting manufacture cut sheets (to be provided on 24" x 36" paper). Each cut sheet shall clearly identify the light fixture manufacture number utilized, the plan cross-reference identification, and be legible. (State law prohibits Mercury Vapor lighting.)
  - Plan identification symbol or abbreviation
  - Fixture graphic
  - Fixture type
  - Fixture add-ons, if utilized
  - Lamp type utilized
  - All photometric data
  - Candela distribution curve

### Photometrics:

- Photometric plans shall be provided for the entire site addressing Zoning Ordinance, rezoning cases (ZN), conditional use permit cases (UP), Development Review Board cases (DR), Design Guidelines, and this City Policy for Exterior and Site Lighting. Additional information may be required by staff after they have evaluated the design.
- There is a minimum of two photometric studies required for each project. They are: (1) a horizontal illuminance analysis for the site, and (2) a vertical light trespass analysis around the perimeter of the site. Each plan requires the following information:
  - A point-by-point foot-candle reading. The horizontal photometric plan grid points, utilizing distinctive grid point symbols (example: \*), shall have a maximum spacing of ten (10) feet between each point across the entire site, and shall extend ten (10) feet beyond the property line or area of site. The vertical photometric plan grid point shall be provided only along the property line or edge of site with a maximum spacing of ten (10) feet between each point.
  - A foot-candle reading shall also be provided under at least one of each light fixture type.
  - The plan shall include the lighting templates generated by the lighting design software program to calculate the foot-candle readings. The template shall be for the fixture and lamp specified on the plans. The plan's fixture type identification shall match the cut sheets, electrical site plans, and the lighting schedule. This information shall be provided in a summary table.
  - The plan shall identify the initial maximum, minimum, and average illuminance on the horizontal photometric plan and vertical photometric plan.
  - The plan shall identify the total maintained maintenance (light loss) factor utilized.
- The total maintained light loss factor for all horizontal photometric analysis shall not be below 0.70.
  - Plans shall only include one horizontal reading across the entire site. Only the building footprint shall be masked out from the reading. (Acceptable additional horizontal reading grids may be: gas station canopies, ATM drive-thrus, walk-up ATMs, and parking garage entries/exits. When separate grids are utilized on the same plan, a separate grid symbol (example: %) must be utilized, and a separate maintained maximum, minimum, and average illuminance shall be provided for the grid.)
- The light trespass plan (vertical illuminance) shall provide point-by-point foot-candle readings six (6) feet above the grade along the entire property line, with the reader at 90-degrees nadir and aimed perpendicular into the site. All light trespass plan readings shall be based on the initial illuminance, 1.00.
- The horizontal illuminance photometric plan, and the vertical light trespass plan may be combined into one sheet if the readings utilize distinctive symbols, a separate summary table for all fixtures utilized, and separate total light loss factors are utilized.
- The photometric plan(s) shall provide a lighting fixture summary table that presents the following information:
  - Plan identification symbol or abbreviation
  - Fixture type (include the manufacture product identification catalog number)
  - Lamp type (include the manufacture product identification catalog number and wattage)
  - Lamp lumens
  - Lamp degree Kelvin
  - Fixture lens height above lowest adjacent finished grade
  - Total light loss factor utilized

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# Development Application

## Transportation Impact and Mitigation Analysis Submittal Information



### Purpose:

The purpose of the information document is to assist applicants and City Staff determine what Transportation Impact and Mitigation Analysis information will be required with a Development Application to demonstrate compliance with the Scottsdale Revised City Code and the Design Standards and Policies Manual. This is a guide. Final determination will be provided by City Staff on the application checklist. Additional information may be required upon review of a formal application.

The detailed guidelines for the preparation of the analysis are contained in Chapter 5-1, Transportation Impact Studies, of the City's *Design Standards and Policies Manual*. For additional information about the analysis requirements, contact Traffic Engineering staff at 480-312-7645.

### Category 1 Study:

- Site Plan
- Adjacent Street Volumes
- Trip Generation Comparison – Proposed development plan vs. existing development, previously approved development plan, and allowed development under current zoning (all that are applicable).

### Category 2 Study:

- Site Plan
- Adjacent Street Volumes
- Collision History
- Trip Generation Comparison – Proposed development plan vs. existing development, previously approved development plan (if applicable), and allowed development under current zoning.
- Traffic Impact Analysis – Analysis of on-site circulation, site driveways, roadway segments and major intersections located adjacent to the site; signalized intersections located within one mile of the site.

### Category 3 Study:

- Site Plan
- Adjacent Street Volumes
- Collision History
- Trip Generation Comparison – Proposed development plan vs. existing development, previously approved development plan (if applicable), and allowed development under current zoning.
- Traffic Impact Analysis – Analysis of on-site circulation, site driveways, roadway segments and major intersections located adjacent to the site; signalized intersections located within one mile of the site.
- Additional issues to be addressed by the analysis:
  - Need for right-turn deceleration lanes.
  - Traffic signal warrant analysis.
  - Pedestrian and bicycle access to site.
  - Proposed driveway locations; conflicts with existing intersections.
  - Left turn storage for site driveways or at nearby intersections.
  - Impacts on adjacent residential neighborhood streets.
  - Other:

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# Development Application

## Drainage Submittal Information



### Purpose:

The purpose of the information document is to assist applicants and City Staff determine what drainage information will be required with a Development Application to demonstrate compliance with the Scottsdale Revised City Code and the Design Standards and Policies Manual. This is a guide. Final determination will be provided by City Staff on the application checklist. Additional information may be required upon review of a formal application.

Pre Development Site Condition		Case Type	Development Application Requirements	Comments
<input type="checkbox"/>	Any project site having a 50 cfs wash or is designated as SFHA.	ZN, DR, PP, II, UP, AB, BOA	Drainage Report per the DSPM.	
<input type="checkbox"/>	Any project that will increase the amount of impervious area on the site.	ZN, UP	No Drainage report per the DSPM.	Adding pavement or buildings over natural or landscaped areas. Assuming a drainage report will be provided with the DR, PP, or II case.
<input type="checkbox"/>	Any project that will increase the amount of impervious area on the site.	DR, PP, II, AB, BOA	Drainage report per the DSPM.	Adding pavement or buildings over natural or landscaped areas.
<input type="checkbox"/>	Any project that disturbs or alters an existing water course or drainage easement.	ZN, DR, PP, II, UP, AB, BOA	Drainage report per the DSPM.	Cell sites disturbing a water course or drainage easement.
<input type="checkbox"/>	Any small project that will not increase the impervious area. Less than 1 acre of disturbed area.	ZN, UP, AB, BOA	No drainage report per the DSPM.	Includes new and redevelopment type projects.
<input type="checkbox"/>	Any small project that will not increase the impervious area. Less than 1 acre of disturbed area.	DR, PP, II	A detailed grading and drainage plan showing the lowest floor elevations for all structures, per the DSPM. No drainage report.	Includes new and redevelopment type projects. Cell Sites.
<input type="checkbox"/>	Any large project, that will not increase the impervious area. More than 1 acre of disturbed area.	ZN, DR, PP, II, UP, AB, BOA	Drainage Report per the DSPM.	Includes new and redevelopment type projects. Drainage report is needed to ensure pre development flowrates don't exceed post development flowrates.

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# 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

[www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

# 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: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Project Name/Description: \_\_\_\_\_ Case No.: \_\_\_\_\_

Project Location/Address: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_  
Title/ Company

## Planning and Development Services

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