Development Application



Development Application Type: Please check the appropriate box of the Type(s) of Application(s) you are requesting					
Zoning	Development Review		Land Divisions		
Rezoning (ZN)	Development Rev	view (Major) (DR)	Subdivision (PP)		
In-fill Incentive (II)	Development Rev	view (Minor) (SA)	Subdivision (Minor) (MD)		
Conditional Use Permit (UP)	Wash Modificatio	n (WM)	Land Assemblage		
Text Amendment (TA)	Historic Property	(HP)	Other		
Development Agreement (DA)	Wireless Communication Facilities		Annexation/De-annexation (AN)		
Exceptions to the Zoning Ordinance	Small Wireless Facilities (SW)		General Plan Amendment (GP)		
Minor Amendment (MN)	Type 2 WCF DR Review Minor (SA)		In-Lieu Parking (IP)		
Hardship Exemption (HE)	Signs		Abandonment (AB)		
Variance/Accommodation/Appeal (B/) Master Sign Progr	ram (MS)	Other Application Type Not Listed		
Special Exception (SX)	Community Sign I	District (MS)	Other:		
Project Name: Project Address: Property's Current Zoning District Designation:					
The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the city regarding this Development Application. The agent/applicant shall be responsible for communicating all city information to the owner and the owner application team.					
Owner:		Agent/Applicant:			
Company:		Company:			
Address:		Address:			
Phone: Fax:		Phone:	Fax:		
E-mail:		E-mail:			
Designer:		Engineer:			
Company:		Company:			
Address:		Address:			
Phone: Fax:		Phone:	Fax:		
E-mail:		E-mail:			
 Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2). This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications will be reviewed in a format similar to the Enhanced Application Review methodology. 					
Enhanced Application Review: I hereby authorize the city of Scottsdale to review this application utilizing the Enhanced Application Review methodology.					
Standard Application Review: I hereby authorize the city of Scottsdale to review this application utilizing the Standard Application Review methodology.					
Owner Signature		Agent/Applicant Signature			
Official Use Only: Submittal Date: Development Application No.:					

Planning and Development Services 7447 E. Indian School Road, Suite #105, Scottsdale, AZ 85251 ● www.ScottsdaleAZ.gov

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Review Methodologies

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

1. Enhanced Application Review Methodology

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

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

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

2. Standard Application Review Methodology:

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

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

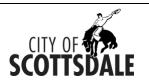
In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

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

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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			
	the types of applications that you are rec			
Zoning	Development Review	Signs		
☐ Text Amendment (TA)	☐ Development Review (Major) (DR)	☐ Master Sign Program (MS)		
Rezoning (ZN)	Development Review (Minor) (SA)	☐ Community Sign District (MS)		
In-fill Incentive (II)	☐ Wash Modification (WM)	Other		
☐ Conditional Use Permit (UP)	☐ Historic Property (HP)	☐ Annexation/De-annexation (AN)		
Exemptions to the Zoning Ordinance	Land Divisions (PP)	☐ General Plan Amendment (GP)		
☐ Hardship Exemption (HE)	Subdivisions	☐ In-Lieu Parking (IP)		
☐ Special Exception (SX)	☐ Condominium Conversion	☐ Abandonment (AB)		
☐ Variance (BA)	☐ Perimeter Exceptions	Other Application Type Not Listed		
☐ Minor Amendment (MA)	☐ Plat Correction/Revision	Plat Correction/Revision		
Owner:				
Company:				
Address:				
Phone:				
E-mail:				
As the property owner, by providing my s applications are processed at the property ovarising in connection with the concurrent depertaining to Concurrent Applications; 4) to concurrent development application that is r City review(s) of the development applications	vner's risk; 2) to hold the City harmless of velopment applications; 3) to the City of placing a development application on elated to an another development application.	all cost, expense, claims, or other liability Scottsdale's Substantive Policy Statement hold in order to continue processing a ation; and 5) that upon completion of the		
Property owner (Print Name):	Title:			
		Date:		
Signato	ıre			
Official Use Only:	Submitta	al Date:		
·				
Request: ☐ Approved or ☐ Denied				
Staff Name (Print):				
Staff Signature:	Date:			

Planning and Development Services

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