



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning		Development Review		Signs	
<input type="checkbox"/>	Text Amendment (TA)	<input type="checkbox"/>	Development Review (Major) (DR)	<input type="checkbox"/>	Master Sign Program (MS)
<input type="checkbox"/>	Rezoning (ZN)	<input type="checkbox"/>	Development Review (Minor) (SA)	<input type="checkbox"/>	Community Sign District (MS)
<input type="checkbox"/>	In-fill Incentive (II)	<input type="checkbox"/>	Wash Modification (WM)	Other:	
<input type="checkbox"/>	Conditional Use Permit (UP)	<input type="checkbox"/>	Historic Property (HP)	<input type="checkbox"/>	Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance		Land Divisions (PP)		<input type="checkbox"/>	General Plan Amendment (GP)
<input type="checkbox"/>	Hardship Exemption (HE)	<input type="checkbox"/>	Subdivisions	<input type="checkbox"/>	In-Lieu Parking (IP)
<input type="checkbox"/>	Special Exception (SX)	<input type="checkbox"/>	Condominium Conversion	<input checked="" type="checkbox"/>	Abandonment (AB)
<input type="checkbox"/>	Variance (BA)	<input type="checkbox"/>	Perimeter Exceptions	Other Application Type Not Listed	
<input type="checkbox"/>	Minor Amendment (MA)	<input type="checkbox"/>	Plat Correction/Revision	<input type="checkbox"/>	

Project Name: Scottsdale Substation Land Exchange (728-PA-2016)

Property's Address: 6816 E Indian School Rd.

Property's Current Zoning District Designation: C-2

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: Shawn Yari c/o Hugh Hallman	Agent/Applicant: Sheri Furrow-Hadley
Company: Scottsdale Canal Holdings, LLC	Company: Salt River Project Agricultural Improvement & P
Address: 4501 N Scottsdale Rd.	Address: 1521 N Project Dr., Tempe AZ 85281
Phone: 480.682.3909 Fax: 480.385.2757	Phone: 602.236.5390 Fax: 602.236.8193
E-mail: hh@berryriddell.com	E-mail: scfurrow@srpnet.com
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 applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

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

Owner Signature _____

Agent/Applicant Signature _____

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

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

City of Scottsdale's Website: www.scottsdaleaz.gov



Development Application

Review Methodologies

Review Methodologies

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

1. Enhanced Application Review Methodology

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

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

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

2. Standard Application Review Methodology:

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

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

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

Note:

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

Planning, Neighborhood & Transportation

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City of Scottsdale's Website: www.scottsdaleaz.gov



Development Application

Arizona Revised Statues Notice

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

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

Planning, Neighborhood & Transportation

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

City of Scottsdale's Website: www.scottsdaleaz.gov

PROJECT NARRATIVE

Abandonment of ROW Easement, Docket 7546, P.524

I. Background.

In 1969, the City of Scottsdale was granted a Right of Way Easement, pursuant to an instrument recorded at Docket 7546, Page 524, Official Records of Maricopa County ("ROW Easement"). The ROW Easement appears to have been intended to connect Indian School Road with the old alley that was located adjacent to the SRP canal. The alley was abandoned in 2010 pursuant to City of Scottsdale Resolution 7674. The ROW Easement is not currently in use, and does not appear to have previously been used as a right of way.

II. Abandonment.

SRP requests the abandonment of the ROW Easement. SRP is developing the property (Parcel number 173-48-048E) as a SRP well site (the "Well Site"). Use of the current ROW area is required to provide an adequate foot print for the Well Site. Additionally, the ROW Easement dead ends immediately after it leaves Indian School Road. It does not provide access to anything. Additionally, any vehicles that utilized the ROW Easement would be unable to turn around and return to Indian School Road. Finally, because the property has access directly from Indian School Road, the ROW Easement is not needed for access.

III. SRP Request.

For the reasons set forth above, SRP respectfully requests the abandonment of the ROW Easement.

11-AB-2016
10/25/2016



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 728 - PA - 2016

Project Name: Scottsdale Land Exchange

Project Address: 6816 N. Indian School Rd

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Sheri Furrow-Hadley
Print Name

[Handwritten Signature]
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services
 7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

11-AB-2016
10/25/2016



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: *Sheri Furrew-Hadley* Date: 10/25/2016

Printed Name: Sheri Furrew-Hadley

Check box if signature refused

Copy of Bill of Rights left at: _____

11-AB-2016
10/25/2016

- 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.

11-AB-2016
10/25/2016



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.

11-AB-2016
10/25/2016

Planning and Development Services

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



City of Scottsdale Cash Transmittal

108412

108412
 00943499
 10/25/2016 PLN-1STOP
 CRIV HPDC600552
 10/25/2016 9:56 AM
 \$2,250.00

Received From :

SALT RIVER PROJECT/ ACCOUNTS PAYABLE ISB334
 PO BOX 52025
 PHOENIX, AZ 85072
 602-236-5390

Bill To :

Reference # 728-PA-2016

Issued Date 10/25/2016

Address 6816 E INDIAN SCHOOL RD

Paid Date 10/26/2016

Subdivision

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR

County No

Metes/Bounds No

APN 173-48-048E

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

Scottsdale Canal Holdings LLC
 4501 N Scottsdale Road
 Scottsdale, AZ 85251
 480-682-3909

Net Lot Area

Sewer Type

Number of Units 1

Meter Size

Density

QS 17-44

Code	Description	Additional	Qty	Amount	Account Number
3136	ABANDONMENT		1	\$2,250.00	100-21200-44209

11-AB-2016
10/25/2016

SIGNED BY SHERI FURROW ON 10/25/2016

Total Amount **\$2,250.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 108412



Abandonment

Development Application Checklist

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application Checklist are required.

To avoid delays, all documents in your Development Application must be complete and comply with the following:

- The General Plan
- The Scottsdale Revised Code, including the Zoning Ordinance
- Stipulations of any Development Application approved before this application is submitted
- Scenic Corridor Design Guidelines
- Transportation Master Plan and related local plans
- The Design Standards & Policies Manual

A Development Application that does not include all the required items, does not meet the standards above, or is inconsistent with previously submitted pre-application information may not be accepted. A Development Application received by the City does not mean that the application meets the minimum submittal requirements. The City may request additional information to facilitate review, even if the Development Application is deemed complete.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

X When Items 1 through 16 are ready for submittal, call 480-312-7000 to schedule a submittal meeting with a Planning Specialist; provide your pre-application number: 728-PA-2016

SUBMITTAL REQUIREMENTS

Req'd	Rec'd	Documents required for a complete application. Unless otherwise indicated, all documents shall be provided in an 8 1/2" x 11" format.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Abandonment Development Application Checklist (this Checklist)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>2,250</u> (subject to change)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Development Application Form (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Application Narrative <ul style="list-style-type: none"> • Reason for request • Consideration for Abandonment • 4 copies
		5. Consideration for Abandonment Information

11-AB-2016
10/25/2016

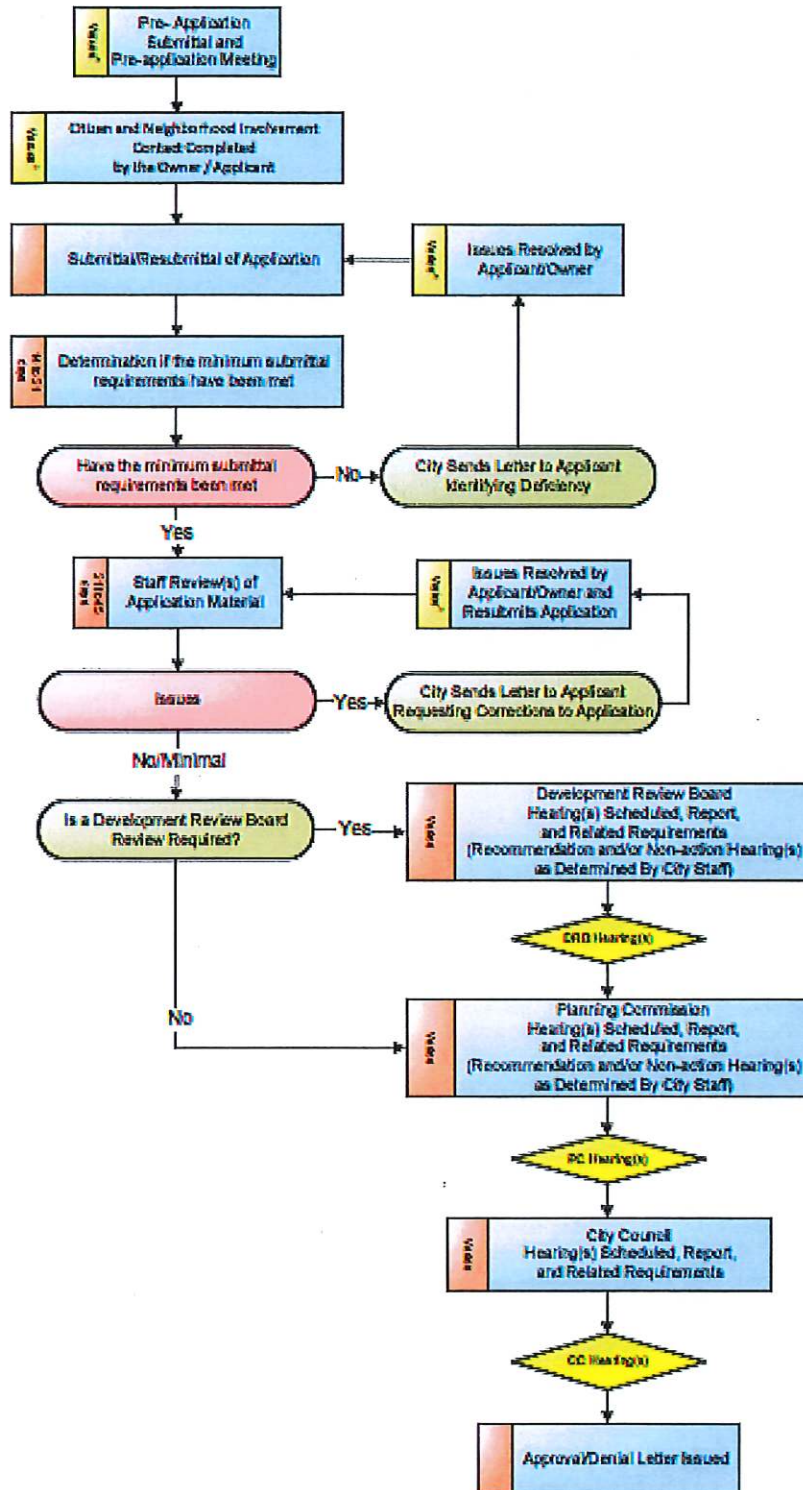
Planning and Development Services

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



Development Application Process

Abandonment (AB), Municipal Use Master Site Plan (UP), Infill Incentive (II) & Zoning District Map Amendment (ZN)



Note:
1. Time period determined by owner/applicant.

Planning and Development Services Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251+ Phone: 480-312-7000 + Fax: 480-312-7088

11-AB-2016
10/25/2016



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application Request form and all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>Abandonment of ROW Easement, Docket 7546, P 524</u>	
Property's Address: <u>6816 E. Indian School Road</u>	APN: <u>173-48-048E</u>
Property's Zoning District Designation:	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>Scottsdale Canal Holdings LLC</u>	Applicant: <u>Salt River Project Ag Improvement Power District</u>
Company:	Company:
Address: <u>4501 N. Scottsdale Road, Scottsdale</u>	Address: <u>1521 N. Project Drive, Tempe</u>
Phone: <u>480-682-3909</u> Fax:	Phone: <u>602-236-5390</u> Fax:
E-mail: <u>hh@berryriddell.com</u>	E-mail: <u>scfarrow@srpnet.com</u>
Owner Signature	Applicant Signature
Official Use Only	Submittal Date: _____ Application No.: _____ -PA- _____
Project Coordinator: _____	

Planning and Development Services

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



Pre-Application Request

Development Application Type:
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> General Plan Amendment (GP)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input checked="" type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)

Pre-Application Fee: \$ _____
(No fees are charged for Historic Preservation (HP) properties.)

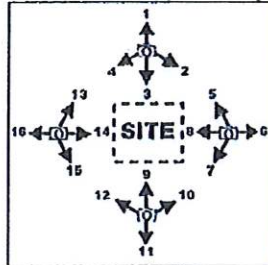
Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 1/2 x 11 paper, max. two per page.



Other

ALTA Showing Location of Right of Way _____

- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Areal of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

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



Application for Release of Easement

All easements except: NAOS, Drainage Easements, or Public Non-Motorized Access / Equestrian / Pedestrian / Trail Easements

PLEASE NOTE: This is an application only, and in no way guarantees the release of any easements.

Easement Description: VNA Easement, MCR #20100072427 Associated Project Number(s): _____
Property Address: 6816 E Indian School Road Parcel Number: 173-48-048E

Applicant: Salt River Project Ag Improvement Power District
Phone: 602-236-5390 Fax: 602-236-8193
E-mail: scfarrow@srpnet.com
Address: 1521 N. Project Drive, Tempe

Owner: Scottsdale Canal Holdings LLC
Phone: 480-682-3909 Fax: 480-385-2757
E-mail: hh@berryriddell.com
Address: 4501 N. Scottsdale Road

Others authorized to pick up plans: _____

Submittal Requirements:

Req'd Rec'd Description of Documents Required for Complete Application. **No application shall be accepted without all information in above section and without all items marked below.**

- 1. Completed application (this form) and non-refundable processing fee of \$ _____.(fees subject to change every July)
- 2. Title Insurance Commitment; issued within 30 days of this application submittal. This serves to verify that the party requesting the easement release is the party having interest in the easement and verifies other encumbrances to the property that might impact a release and/or rededication.(minimum submittal requirements <http://www.scottsdaleaz.gov/building-resources/plan-review/title>)
- 3. Copy of the original recorded plat map or document that dedicated the easement.
- 4. Letter of authorization from the property owner, or property owner's signature below.
- 5. Written explanation of the reason(s) the owner requests the easement be released, on 8 1/2" x 11" paper.
- 6. Revised 24" x 36" architectural or grading and drainage site plan identifying the proposed changes.
- 7. Legal description and graphic exhibit of the easement, or portion thereof, to be released on 8 1/2" x 11" paper. Documents must be prepared by a registered land surveyor and conform to Maricopa County Recorder's office requirements. (including: 1/2" borders on all sides, 10-point minimum font, no faxes or copies will be accepted)
- 8. If the easement is a Utility Easement, written authorization must be obtained from each of the affected utility companies (i.e. those that have a right to locate their facilities within the easement).

If it is necessary to dedicate additional easement area to replace that which is being released, the following information must also be submitted:

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NOTE:

- Easement Dedication forms (signed by owners) and Confirmation of Dedication forms (signed by beneficiary(s)) will be accepted only after the legal description and graphic exhibits are approved by City staff.
- Additional information may be requested during the review process.

Utility Company	Contact	Phone	Fax	E-Mail
APS	Michael Bouche	602-371-7033	602-371-6586	michael.bouche@aps.com
SRP	Matt Streeper	602-236-3105	602-236-8193	matt.streeper@srpnet.com
Century Link	Right-Of-Way Dept.	N/A	N/A	phnxrow@centurylink.com
City Water Dept.	Ron Dolan	480-312-5676	480-312-5615	rdolan@scottsdaleaz.gov
Cox Communications	Traffic Mgmt Center	623-328-3554	623-322-7500	phx.tmc@cox.com
Southwest Gas	Greg Cooper	602-484-5276	866-747-1155	greg.cooper@swgas.com

Steve C. [Signature]
Owner/Applicant Signature

9/6/2016
Date

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-2500 ♦ Fax: 480-312-7088



Application for Release of Easement

All easements except: NAOS, Drainage Easements, or Public Non-Motorized Access / Equestrian / Pedestrian / Trail Easements

PLEASE NOTE: This is an application only, and in no way guarantees the release of any easements.

Easement Description: Vehicular Non-Access - Res 7674 Associated Project Number(s): MCR#20100073886
Property Address: 6816 E Indian School Road Parcel Number: 173-48-048E

Applicant: Salt River Project Ag Improvement Power District
Phone: 602-236-5390 Fax: 602-236-8193
E-mail: scfurrow@srpnet.com
Address: 1521 N. Project Drive, Tempe

Owner: Scottsdale Canal Holdings LLC
Phone: 480-682-3909 Fax: 480-385-2757
E-mail: hh@berryriddell.com
Address: 4501 N. Scottsdale Road

Others authorized to pick up plans: _____

Submittal Requirements:

Req'd Rec'd Description of Documents Required for Complete Application. **No application shall be accepted without all information in above section and without all items marked below.**

- 1. Completed application (this form) and non-refundable processing fee of \$ _____ (fees subject to change every July)
- 2. Title Insurance Commitment; issued within 30 days of this application submittal. This serves to verify that the party requesting the easement release is the party having interest in the easement and verifies other encumbrances to the property that might impact a release and/or rededication. (minimum submittal requirements <http://www.scottsdaleaz.gov/building-resources/plan-review/title>)
- 3. Copy of the original recorded plat map or document that dedicated the easement.
- 4. Letter of authorization from the property owner, or property owner's signature below.
- 5. Written explanation of the reason(s) the owner requests the easement be released, on 8 1/2" x 11" paper.
- 6. Revised 24" x 36" architectural or grading and drainage site plan identifying the proposed changes.
- 7. Legal description and graphic exhibit of the easement, or portion thereof, to be released on 8 1/2" x 11" paper. Documents must be prepared by a registered land surveyor and conform to Maricopa County Recorder's office requirements. (including: 1/2" borders on all sides, 10-point minimum font, no faxes or copies will be accepted)
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SRP	Matt Streeper	602-236-3105	602-236-8193	matt.streeper@srpnet.com
Century Link	Right-Of-Way Dept.	N/A	N/A	phnxrow@centurylink.com
City Water Dept.	Ron Dolan	480-312-5676	480-312-5615	rdolan@scottsdaleaz.gov
Cox Communications	Traffic Mgmt Center	623-328-3554	623-322-7500	phx.tmc@cox.com
Southwest Gas	Greg Cooper	602-484-5276	866-747-1155	greg.cooper@swgas.com

[Signature]
Owner/Applicant Signature

9/6/2016
Date

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7088



Application for Release of Easement

All easements except: NAOS, Drainage Easements, or Public Non-Motorized Access / Equestrian / Pedestrian / Trail Easements

PLEASE NOTE: This is an application only, and in no way guarantees the release of any easements.

Easement Description: Drainage Flood Control - Res 7674 Associated Project Number(s): MCR#20100073886
Property Address: 6816 E Indian School Road Parcel Number: 173-48-048E

Applicant: Salt River Project Ag Improvement Power District
Phone: 602-236-5390 Fax: 602-236-8193
E-mail: scfurrow@srpnet.com
Address: 1521 N. Project Drive, Tempe

Owner: Scottsdale Canal Holdings LLC
Phone: 480-682-3909 Fax: 480-385-2757
E-mail: hh@berryriddell.com
Address: 4501 N. Scottsdale Road

Others authorized to pick up plans: _____

Submittal Requirements:

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all information in above section and without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Completed application (this form) and non-refundable processing fee of \$ _____.(fees subject to change every July)
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NOTE:	Utility Company	Contact	Phone	Fax	E-Mail
<ul style="list-style-type: none"> Easement Dedication forms (signed by owners) and Confirmation of Dedication forms (signed by beneficiary(s)) will be accepted only after the legal description and graphic exhibits are approved by City staff. Additional information may be requested during the review process. 	APS	Michael Bouche	602-371-7033	602-371-6586	michael.bouche@aps.com
	SRP	Matt Streeper	602-236-3105	602-236-8193	matt.streeper@srpnet.com
	Century Link	Right-Of-Way Dept.	N/A	N/A	phnrow@centurylink.com
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	Southwest Gas	Greg Cooper	602-484-5276	866-747-1155	greg.cooper@swgas.com


Owner/Applicant Signature

9/6/2016
Date

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7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-2500 ♦ Fax: 480-312-7088

DKT 7546 PAGE 524

CITY OF SCOTTSDALE

EASEMENT

29-AGR

58587

STATE OF ARIZONA

County of Maricopa

I hereby certify that the within instrument was filed and recorded at request of

CITY OF SCOTTSDALE

1969 APR 2 4 45

In presence of

Witness my hand and official seal the day and year aforesaid.

PARK H. MAUSTON

County Recorder

Deputy Recorder

When recorded return to:
City of Scottsdale
City Hall - Civic Center
Scottsdale, Arizona 85261

PROJECT R-6315 68th Street

DYNAPAS CORPORATION, a Delaware corporation,

Grantor(s),

for a valuable consideration, hereby grant(s) to the CITY OF SCOTTSDALE, ARIZONA, a municipal corporation, its successors and assigns, a perpetual easement and right of way for the following purposes, namely: The right to enter upon the hereinafter described land and grade, level, fill, drain, pave, construct, operate, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, ramps, sidewalks, curbs, gutters, and cuts as may be necessary and to construct, operate and maintain any public utility lines, pipes or poles, on, over, under, and across the ground embraced within the right-of-way situated in the City of Scottsdale, State of Arizona and described as follows:

Commencing at the Southwest corner of the Southeast quarter of Section 22, Township Two (2) North, Range Four (4) East of the Gila and Salt River Base and Meridian; thence North 51° 48' 30" East, 53.37 feet along the Southeasterly right-of-way line of the Arizona Canal to a point; thence East (assumed), 25.88 feet to the Point of Beginning; thence continuing East along the North right-of-way line of Indian School Road; a distance of 20 feet; thence North along a line perpendicular to said North right-of-way line, a distance of 25.42 feet, to a point on a line bearing North 51° 48' 30" East, a distance of 32.34 feet from the Point of Beginning herein; thence South 51° 48' 30" West, a distance of 32.34 feet to the True Point of Beginning.

The said easement to include the right to cut back and trim such portion of the branches and tops of the trees now growing or that may hereafter grow or extend over said right-of-way, so as to prevent the same from interfering with the efficient maintenance and operation of said public highway and public utilities.

~~And the grantor does warrant that they own lawfully in fee simple the above described parcel of land and that they have the right to grant the same, and that they are not subject to any lien or other encumbrance which may affect the same.~~

DATED this 27th day of January, 1969

ATTEST: *[Signature]*

DYNAPAS CORPORATION

BY: *[Signature]*
Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK

This instrument was acknowledged before me this 27th day of January, 1969, by LILLIAN DiBRIZZI

In witness whereof I hereunto set my hand and official seal.

[Signature]
NOTARY PUBLIC

FORM NO 22-1 (REV. 6-68)

My Commission expires *[Signature]*

LILLIAN DI BRIZZI
Notary Public, State of New York
No. 43 0947225
Qualified in Richmond County
Certificate Filed in New York County
Term Expires March 30, 1969

SCOTTSDALE CANAL HOLDINGS, LLC
4501 NORTH SCOTTSDALE RD., SUITE 201
SCOTTSDALE, AZ 85251
OFFICE: (602) 748-8888

August 15, 2016

Planning and Development Services
City of Scottsdale
7447 East Indian School Road
Suite 105
Scottsdale, AZ. 85251

**Letter of Explanation & Authorization for
Releases of Easements & Encumbrances
Parcel Number: 173-48-048E**

Ladies & Gentlemen:

Thank you for your assistance in releasing several easements and other encumbrances associated with property located at the intersection of Indian School Road and the Arizona Canal, immediately east of 68th Street (the "Property"). The Property comprises (1) a portion of an alleyway abandoned by the City of Scottsdale pursuant to Resolution No. 7674 (more fully defined below) and recorded in the records of the Maricopa County Recorder at 2010-0073886 ("Proposed Tract 1") and (2) a portion of the current Parcel with the Number 173-48-048E ("Proposed Tract 2"). Proposed Tract 1 and Proposed Tract 2 are depicted on the attached Exhibit A to this letter.

Scottsdale Canal Holdings, LLC ("Developer") and the City, entered a Development Agreement dated June 21, 2016, recorded in the records of the Maricopa County Recorder at document 2016-0463956, and approved by the City's council pursuant to Resolution 10451 (the "Development Agreement"). As described in the Development Agreement, Developer and the Salt River Project Agricultural Improvement and Power District ("SRP") seek to cause Developer to exchange the Property (the "Exchange") for a parcel of land owned by SRP that is adjacent to the SRP Substation located at the intersection of Camelback Road and the Arizona Canal (the "Camelback Property"). If the Exchange is completed, Developer will then incorporate the Camelback Property into the development that is the subject of the Development Agreement.

Before the Exchange can take place, SRP must be assured certain encumbrances have been released so that SRP will have access to and use of the Property in accordance with SRP requirements. Such encumbrances, and the actions that SRP seeks from the City, are as follows:

- **Resolution No. 7674.** Resolution No. 7674 was recorded by the City in the Official Records of Maricopa County as instrument number 20100073886, on January 28, 2010 (the "Resolution 7674"). Pursuant to Resolution 7674, Sections 2.1, 2.2 and 2.3, respectively, the City imposed and retained certain easement restrictions for a "perpetual public utility easement," a "perpetual drainage and flood control easement," and a "perpetual vehicular non-access easement" on and around the property of which Proposed Tract 1 is a part (the "Resolution Easements"). SRP requests that the City of Scottsdale execute and record one or more instruments releasing the Resolutions Easements.

- **Covenant Regarding Canal Bank Improvements.** Included in Resolution 7674 was a requirement that the then owner of the Property execute that certain Covenant Regarding Canal Bank Improvements, which was Exhibit B to Resolution 7674, and thereafter was completed and recorded in the Official Records of Maricopa County as instrument number 20100072425, on January 28, 2010 (the "Canal Covenant"). SRP requests that the City of Scottsdale execute and record one or more instruments releasing the Canal Covenant.
- **Public Improvements Covenant to Construct.** Included in Resolution 7674 was a requirement that the then owner of the Property execute that certain Public Improvements Covenant to Construct, which was Exhibit E to the Canal Covenant, and thereafter was completed and recorded in the Official Records of Maricopa County as instrument number 20100072429, on January 28, 2010 (the "Covenant to Construct"). SRP requests that the City of Scottsdale execute and record an instrument releasing the Covenant to Construct.
- **Vehicular Non-Access Easement.** Included in Resolution 7674 was a requirement in Section 3.3 and Exhibit D to Resolution 7674 that the then owner of the Property execute that certain Vehicular Non-Access Easement, which thereafter was completed and recorded in the Official Records of Maricopa County as instrument number 20100072427 (the "VNA Easement"). SRP requests that the City of Scottsdale execute and record an instrument releasing the portions of the Property shown on Exhibit D-2 from the VNA Easement.
- **Right of Way Easement.** A City of Scottsdale Right of Way Easement for a roadway and incidental purposes was recorded in the Official Records of Maricopa County at Docket 7546, Page 524 (the "ROW Easement"). SRP requests that the City of Scottsdale execute and record an instrument releasing the Property from the ROW Easement.

Pursuant to Section 1.10 of the Development Agreement, the City agreed to release the easements and other impositions associated with the Property and those established through Resolution 7674 and the Canal Covenant, including the Resolution Easements, the Covenant to Construct, and the VNA Easement, all to the extent necessary or convenient to Developer or SRP. Accordingly, this letter of explanation is supplied in support of the Application for Release of Easement, which sets forth the extent to which, as determined by SRP, the Resolution Easements, the Covenant to Construct, the VNA Easement, and the ROW Easement need to be released.

To allow Developer to complete the Exchange and incorporate the Camelback Property into the Development, we provide authorization and respectfully request that the City of Scottsdale process the Application for Release of the above-described encumbrances at your earliest possible convenience.

Scottsdale Canal Holdings, LLC
an Arizona limited liability company


By: Shawn Yari, Manager