

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Project Data Sheet**

## Project Narrative

### Silverstone – Parcel D

Scottsdale Road & Pinnacle Peak

1-13-2015

#### I. Request:

This request is for a stipulation modification to case 15-ZN-2005. The modification is for the phasing stipulation associated with Parcel D, a 13.52+/- acre site located south of the northeast corner of Scottsdale Road and Williams Drive (the office parcel, the "Property"). The developer would like to pursue an office development without providing full street improvements for Scottsdale Road and Williams Drive Road as stipulated.



#### II. Zoning History:

The 13.52+/- acre site is zoned C-O (commercial office) with a PC (Planned Community District) overlay and was rezoned as part of the larger Silverstone rezoning approval for the Rawhide site in 2005, which included a total of 160+/- acres. Parcel D, the subject of the request, is designated as "office" on the approved Land Use Budget Summary with an allowed 165,000 s.f. and floor area ratio of 0.30. There is no modification proposed to the land use budget or square footage approved for this parcel. The only request is to remove stipulation #10. from

the original zoning case. A previous and similar stipulation amendment was approved by City Council for Parcel C (the retail parcel) under case 15-ZN-2005#2 in 2013.

***Proposed Stipulation Modification/ Legislative Draft:***

~~10. Phasing Master Plan. Timing of the development shall be dictated by improvements to the wash and street network, as illustrated on Attachment #12. No office or retail development (Parcel D) shall occur until Scottsdale Road and Pinnacle Peak Road are built to their ultimate configuration (6 lanes and 4 lanes respectively). A phasing plan shall be approved by the City Manager or designee prior to construction commencing. Any building pad, including municipal uses, which remains undeveloped for a period of 1 year from the completion of internal roadways as determined by the City Manager, shall be topped with 2" of decomposed granite or Maricopa County dust control methods by the respective owner.~~

When the Silverstone development was originally proposed in 2005, there were concerns expressed by the community regarding the increased traffic that would be generated by the development, and how the traffic might impact traffic flow along Scottsdale Road north of the Loop 101. To address these concerns, the stipulations associated with case 15-ZN-2005 included a requirement that the office and retail (Parcels C and D) would not be issued any certificate of occupancy until Scottsdale Road was completed to its planned six-lane cross section from Thompson Peak Parkway to Pinnacle Peak Road. The rezoning approval included stipulations that outlined public infrastructure requirements to be constructed by the developer and by the City, with the City's obligated to construct all of the Scottsdale Road improvements.

At the time of rezoning in January 2006 (over eight years ago), it was anticipated by the City that Scottsdale Road in this location would be fully constructed by 2010. Silverstone's developer fulfilled its obligation under this stipulation (#10 above) by completing Pinnacle Peak Road in 2009. The developer originally anticipated the ability to develop the retail (Parcel C) and office (Parcel D) in 2010 as was mentioned during the public hearings. However, the economic downturn substantially slowed development in north Scottsdale, a dynamic that directly and indirectly impacted the Silverstone development.

Currently, the section of Scottsdale Road from Frank Lloyd Wright to the Loop 101 is completed to the full six-lane cross section. The section from the Loop 101 to Thompson Peak Parkway has been completed for the eastern portion along City of Scottsdale frontage and the improvements along the City of Phoenix frontage are not currently scheduled for construction. This section of Scottsdale Road is improved to four-lanes with no raised medians.

Per recent discussion with City Transportation Staff, construction of Scottsdale Road from Thompson Peak Parkway to Pinnacle Peak Road (the portion that fronts Silverstone) Phase I was completed in June 2014 including the public art and bridge construction. The additional lanes and sidewalk improvements from Thompson Peak to Pinnacle Peak will be part of the Phase II design and construction. This project is in the Maricopa Associations of Governments (MAG) Arterial Life Cycle Program (ALCP) which is currently programmed for July 1, 2017 for design, 2018 for right-of-way and 2019 for construction (dates are subject to change).

See traffic statement prepared by Kimley-Horn regarding traffic volumes for the area and impacts to the roadway system. Below are responses that address Staff's 1<sup>st</sup> review comments:

The growth rate between 2006 and 2012 was effectively 0% per year. The 2012 ADT on Scottsdale Road north of Deer Valley is reported to be 37,800 on the City's Average Daily Traffic Volumes segment map. The 2006 ADT on Scottsdale Road north of Deer Valley Road is reported to be 37,700 on the City's Average Daily Traffic Volumes segment map. The 2010 ADT on Scottsdale Road projected in the original study was 44,200.

The existing portion of the development was estimated to account for less than 15% of the daily trip generation of the total project and could not be easily separated from the total project volumes at the Scottsdale Road and Williams Drive intersection. The slight increase in traffic, due to the inclusion of a portion of the existing development traffic in the traffic volumes at Scottsdale Road and Williams Drive collected in November 2014 makes the level of service calculations more conservative.

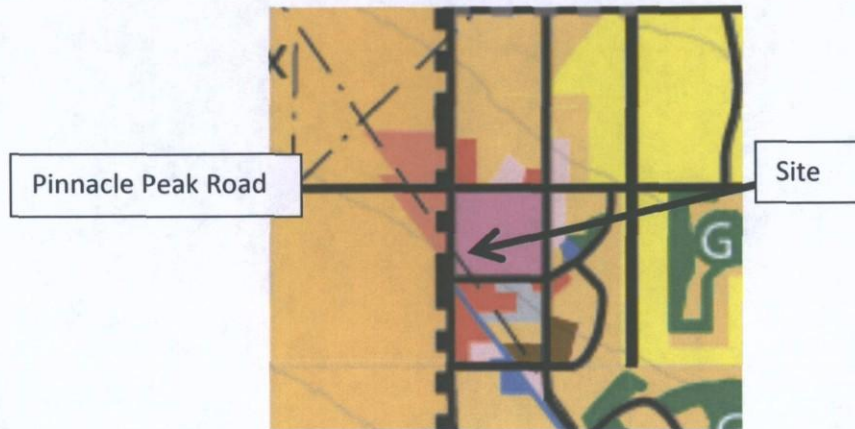
The plan for Parcel D is expected to be consistent with the access point assumptions in the original TIMA report. This includes right-in, right-out and left-in 1/8 mile north of Williams Drive on Scottsdale Road (Driveway #7) and full access from Williams Drive 1/8 mile east of Scottsdale Road (Driveway #8). A full access is also anticipated to Parcel D from 74<sup>th</sup> Street approximately 400 feet north of Williams Drive.

### **III. General Plan:**

The General Plan Land Use Element designates the Property as Mixed-Use Neighborhoods. This category includes and accommodates for higher density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods is defined below per the 2001 General Plan. There is not modification to the current land use designation with this request.

***Mixed-Use Neighborhoods:** Mixed-use Neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and*

have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office and retail uses or mixed-use structures with residential above commercial or office.



#### IV. PCD Findings:

*Before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the City Council must find:*

- A. *That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.*

**Response:** This zoning application for stipulation modification conforms to the existing General Plan land use designation of Mixed-use Neighborhoods, as outlined in the General Plan section above, there is no proposed change to the development plan, land use designation or zoning district. As approved in 2005, development plan remains compatible with the surrounding land uses in the surrounding area.

- B. *That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.*

**Response:** External roadways adjacent (or near) to the property include Scottsdale Road to the west, a major arterial, Williams Drive to the south, a major collector, and Pinnacle Peak to the north, a minor arterial. These roads maintain more than sufficient capacity to accommodate proposed vehicle trips existing entitled Silverstone mixed-use development. A traffic statement is provided with the application. The stipulation amendment would all the applicant to move forward with office development on Parcel D while the City continues to construct the improvements on Scottsdale Road.

C. *The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:*

1. *In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.*

**Response:** The proposed request will not modify the previously approved uses, densities and/or public facilities.

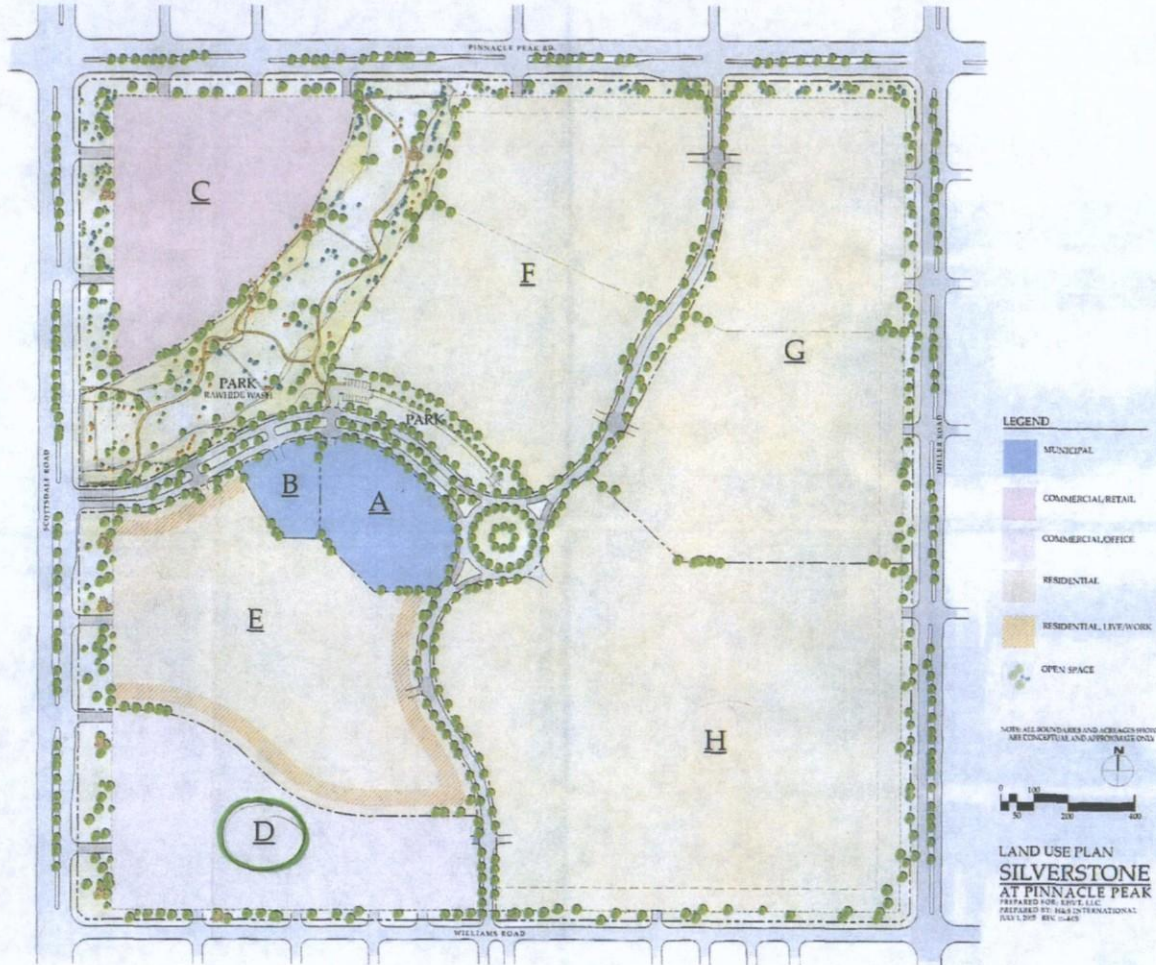
2. *In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.*

**Response:** Not applicable to this application.

3. *In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.*

**Response:** The proposed stipulation modification does not propose to modify any commercial, institutional, recreational, or non-residential uses that were previously approved by City Council. The request will allow for office development to proceed by eliminating a phasing stipulation that was drafted based on previously anticipated right-of-way improvements.

## V. MEDCP/Development Plan:



As stated above, aside from the removal of stipulation #10 all other stipulations and development plan guidelines will be adhered to with the development of the office parcel. There is no specific user selected at this time but it is the desire of the applicant to clear up this phase stipulation so that any future development can seek Development Review Board approval immediately. Staff has requested discussion regarding the follow items with this application:

- ***Open Space & Landscape***

**Response:** The development plan calls for a 100' wide Scenic Corridor along Scottsdale Road and a 30' wide landscape buffer along Williams Drive. Both of these requirements will be adhered to with the development of Parcel D which will be subject to Development Review Board (DRB) approval.

- ***Parking Plan***

**Response:** The comparable C-O (Commercial Office) development standards will be adhered to with the development of Parcel D with respect to parking requirements (Article IX of the Zoning Ordinance).

- ***Pedestrian & Vehicular Circulation***

**Response:** Vehicular access will be provided per the approved access points via Scottsdale Road, Williams Drive and 74<sup>th</sup> Street. Pedestrian connectivity will be promoted with future development of this parcel in keeping with the goals and policies of the City and the approved guidelines for Silverstone. The perimeter of the site will be provided with trails, paths and sidewalks consistent with the MEDCP to accommodate and encourage pedestrian activity to, from and around the path system of the Silverstone development and beyond.

- ***Sensitive Design Concept Plan and Proposed Design Guidelines***

**Response:** All approved MEDCP and design guidelines for Silverstone will remain in place with this requested stipulation modification. The specific site plan and architectural character will be reviewed with the future DRB application

- ***Public Benefits***

**Response:** Not applicable (PUD, PCP or Infill Incentive only).

- ***Transportation Impact & Mitigation Analysis***

**Response:** See statement prepared by Kimley-Horn.





# 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 checked="" 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"/>

Project Name: Silverstone Parcel D

Property's Address: Northeast corner of Scottsdale Road & Williams Drive (Silverstone Parcel D)

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: Michael Pacheco	Agent/Applicant: John Berry / Michele Hammond
Company: Silverstone Development	Company: Berry Riddell & Rosensteel
Address: 1550 E. Missouri Street, Suite 300, Phx 85014	Address: 6750 E. Camelback Road, Suite 100, Sct
Phone: 602-200-7573 Fax: 602-230-2826	Phone: 480-385-2727 Fax: 480-385-2757
E-mail: mpacheco@vtaig.com	E-mail: mh@brrlawaz.com
Designer: N/A	Engineer: N/A
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<sup>1</sup> 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.

see letter of authorization  
Owner Signature

Michele Hammond  
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

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

15-ZN-2005#3  
11/20/2014



# Rezoning

## Development Application Checklist

### Minimal 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 rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

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;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 11 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

### PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Zoning Application Fee <u>\$2140 + 70 per acre</u> (subject to change every July)
		3. Checklist for Minimal Information to be Accepted for Review – Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Completed Development Application Form (form provided) 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.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. 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)

### Planning, Neighborhood & Transportation Division

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

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Appeal of Required Dedications or Exactions (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> <li>8-1/2" x 11" – 1 copy</li> <li>Include complete Schedule A and Schedule B. (requirements form provided)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>8-1/2" x 11" – 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. Request for Site Visits and/or Inspections Form (form provided)
		13. Addressing Requirements and Addressing Request Application (forms provided)
<input type="checkbox"/>	<input type="checkbox"/>	14. Draft Development Agreement <ul style="list-style-type: none"> <li>8-1/2" x 11" – 2 copies</li> <li>Must adhere to the Maricopa County Recorder requirements</li> </ul>
		15. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing ) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16. Citizen and Neighborhood Involvement Process Requirements: (form provided) <ul style="list-style-type: none"> <li>Provide one copy of the Citizen and Neighborhood Involvement Report</li> <li>Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report</li> <li>If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Citizen Review Report addendum.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Request for Neighborhood Group Contact information (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> <li>Affidavit of Posting for Project Under Consideration</li> <li>Affidavit of Posting for Planning Commission Public Hearing (<b>Delayed submittal</b>). Affidavit must be turned in 20 days prior to Planning Commission hearing.</li> <li>Affidavit of Posting for City Council Public Hearing (<b>Delayed submittal</b>). Affidavit must be turned in 20 days prior to City Council hearing.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	19. School District Notification – (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> <li>8-1/2" x 11" - 1 copy of the set of prints</li> <li>See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	21. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <li><input type="checkbox"/> Certificate of No Effect / Approval Application (form provided)</li> <li><input type="checkbox"/> Archaeology Survey and Report - 3 copies</li> <li><input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies</li> <li><input type="checkbox"/> Copies of Previous Archeological Research - 1 copy</li> </ul>

### Planning, Neighborhood & Transportation Division

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

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>22. Historic Property</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Historic Property Certificate of No Effect Application (form provided)</li> <li><input type="checkbox"/> Historic Property Certificate of Appropriateness Application (form provided)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>23. 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)

### PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>24. Plan &amp; Report Requirements For Development Applications Checklist</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>25. Development Plan</b>

Req'd	Rec'd	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>a. Application Narrative</b> <ul style="list-style-type: none"> <li>• 8 1/2" x 11" – 4 copies</li> <li><input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following:             <ul style="list-style-type: none"> <li>• goals and policies/approaches of the General Plan</li> <li>• goals and polices of the applicable Character Area Plan</li> <li>• architectural character, including environmental response, design principles, site development character, and landscape character</li> </ul> </li> <li><input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc)</li> <li><input type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative:             <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards,</li> <li><input type="checkbox"/> bonus provisions and justifications,</li> <li><input type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or</li> <li><input type="checkbox"/> Historic Property – existing or potential historic property.             <ul style="list-style-type: none"> <li>○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)</li> </ul> </li> </ul> </li> </ul>

### Planning, Neighborhood & Transportation Division

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

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>b. Legislative draft of the proposed development standards, or amended development standards</b> <i>STIPULATIONS &amp; MEDCF</i></p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 2 copies</li> </ul> <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</b></p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 2 copies</li> </ul> <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>d. A dimensioned plan indicating the proposed boundaries of the application</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>e. Context Aerial with the proposed site improvements superimposed</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 color copies, folded</li> <li>• 11" x 17" – 1 color copy</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul> <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>f. Site Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 16 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>g. Subdivision Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 16 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>h. Open Space Plan (Site Plan Worksheet) (example provided) <i>NARRATIVE</i></b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>

### Planning, Neighborhood & Transportation Division

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

## Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p><del>i.</del> <b>Site Cross Sections</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded</li> <li>• 11" x 17" 1 – copy, folded</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><del>j.</del> <b>Natural Area Open Space Plan (ESL Areas)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><del>k.</del> <b>Topography and slope analysis plan (ESL Areas)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><del>l.</del> <b>Phasing Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><del>m.</del> <b>Landscape Plan</b> <i>NARRATIVE</i></p> <ul style="list-style-type: none"> <li>• All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 24" x 36" – 2 copies, folded of</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><del>n.</del> <b>Hardscape Plan</b></p> <ul style="list-style-type: none"> <li>• All plans shall be <u>black and white line drawings</u></li> <li>• (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 24" x 36" – 2 copies, folded of <u>black and white line drawings</u></li> <li>• 11" x 17" – 1 copy</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><del>o.</del> <b>Transitions Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><del>p.</del> <b>Parking Plan</b> <i>NARRATIVE</i></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>

### Planning, Neighborhood & Transportation Division

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

## Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p><del>q.</del> <b>Parking Master Plan</b></p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><del>r.</del> <b>Pedestrian and Vehicular Circulation</b> <i>NARRATIVE</i></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copies (quality suitable for reproduction)</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><del>s.</del> <b>Elevations</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.)</li> <li>• 24" x 36" – 2 color copies, folded</li> <li>• 11" x 17" – 1 color copy, folded (quality suitable for reproduction)</li> <li>• 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy, (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><del>t.</del> <b>Elevations Worksheet(s)</b></p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted.</p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><del>u.</del> <b>Perspectives</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 color copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><del>v.</del> <b>Floor Plans</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><del>w.</del> <b>Floor Plan Worksheet(s)</b></p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" - 1 copy, folded (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><del>x.</del> <b>Roof Plan Worksheet(s)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> </ul>

### Planning, Neighborhood & Transportation Division

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

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	y.	<b>Electronic Massing Model:</b> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 color copy, folded</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul> <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750 foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	z.	<b>Solar Analysis</b> <p>The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m.</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD).</p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	aa.	<b>Exterior Lighting Site Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	bb.	<b>Manufacturer Cut Sheets of All Proposed Lighting</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	cc.	<b>Cultural Improvement Program Plan</b> <p>_____ Conceptual design</p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copies (quality suitable for reproduction)</li> </ul> <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	dd.	<b>Sensitive Design Concept Plan and Proposed Design Guidelines</b> <span style="float: right;"><i>NARRATIVE</i></span> <p>(Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ee.	<b>Master Thematic Architectural Character Plan</b> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ff.	<b>Conceptual Signage Plan</b> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>

### Planning, Neighborhood & Transportation Division

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



## Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>gg. Other:</p> <hr/> <p><input type="checkbox"/> 24" x 36" – _____ copy(ies), folded</p> <p><input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)</p> <p><input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction)</p> <p><input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)</p>
--------------------------	--------------------------	---

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>26. Development Plan Booklets</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 3 copies (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 (See Digital Submittal Plan Requirements)</li> <li>• 8 ½" x 11" – 3 copies on archival (acid free) paper: this is a <b>delayed submittal</b> that is to be made after the Planning Commission recommendation.</li> </ul> <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Application Narrative</li> <li><input type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards</li> <li><input type="checkbox"/> Legislative draft of the proposed List of Land Uses</li> <li><input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application</li> <li><input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed</li> <li><input type="checkbox"/> Site Plan</li> <li><input type="checkbox"/> Subdivision Plan</li> <li><input type="checkbox"/> Open Space Plan</li> <li><input type="checkbox"/> Phasing Plan</li> <li><input type="checkbox"/> Landscape Plan</li> <li><input type="checkbox"/> Hardscape Plan</li> <li><input type="checkbox"/> Transitions Plan</li> <li><input type="checkbox"/> Parking Plan</li> <li><input type="checkbox"/> Pedestrian and Vehicular Circulation Plan</li> <li><input type="checkbox"/> Conceptual Elevations</li> <li><input type="checkbox"/> Conceptual Perspectives</li> <li><input type="checkbox"/> Electronic Massing Model</li> <li><input type="checkbox"/> Solar Analysis</li> <li><input type="checkbox"/> Exterior Lighting Plan</li> <li><input type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting</li> <li><input type="checkbox"/> Cultural Amenities Plan</li> <li><input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control)</li> <li><input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</li> <li><input type="checkbox"/> Master Thematic Architectural Character Plan</li> <li><input type="checkbox"/> Conceptual Signage Plan</li> <li><input type="checkbox"/> Other:</li> </ul> <hr/> <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p>
-------------------------------------	-------------------------------------	---

NARRATIVE

### Planning, Neighborhood & Transportation Division

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

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>27. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</b> <i>NARRATIVE</i></p> <p>(PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)</p>	<i>NO bonuses Proposed stop amendment only</i>
<del><input type="checkbox"/></del>	<del><input type="checkbox"/></del>	<p><del><b>28. Drainage Report</b></del></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>	
<del><input type="checkbox"/></del>	<del><input type="checkbox"/></del>	<p><del><b>29. Master Drainage Plan</b></del></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>	
<del><input type="checkbox"/></del>	<del><input type="checkbox"/></del>	<p><del><b>30. Basis of Design Report for Water and Wastewater</b></del></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets</li> </ul>	
<del><input type="checkbox"/></del>	<del><input type="checkbox"/></del>	<p><del><b>31. Basis of Design Report for Wastewater</b></del></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Basis of Design Report for Wastewater including full size plans/maps in pockets</li> </ul>	
<del><input type="checkbox"/></del>	<del><input type="checkbox"/></del>	<p><del><b>32. Master Plan and Design Report for Water</b></del></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets</li> </ul>	
<del><input type="checkbox"/></del>	<del><input type="checkbox"/></del>	<p><del><b>33. Master Plan and Design Report for Wastewater</b></del></p> <p>Please review the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets</li> </ul>	

### Planning, Neighborhood & Transportation Division

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

## Rezoning Development Application Checklist


<input type="checkbox"/>	<input type="checkbox"/>	<p><b>34. Water Sampling Station</b></p> <ul style="list-style-type: none"> <li>• Show location of sample stations on the preliminary plat.</li> <li>• Fax 8- 1/2 " x 11" copy of the preliminary plat with sampling stations to the Water Quality Division. Attn: Craig Miller- Fax: 480-312-5615, Phone: 480-312-5016</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>35. Transportation Impact &amp; Mitigation Analysis (TIMA)</b></p> <p>Please review the City's Design Standards &amp; Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Category 1 Study <i>(NARRATIVE AND ANALYSIS AS REQUESTED BY TRANSPORTATION DEPARTMENT)</i></li> <li><input type="checkbox"/> Category 2 Study</li> <li><input type="checkbox"/> Category 3 Study</li> </ul> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 3 copies of the Transportation Impact &amp; Mitigation Analysis Water including full size plans/maps in pockets</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>36. Native Plant Submittal: (form provided)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded.</li> </ul> <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> <li>• See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>37. Environmental Features Map</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>38. Other:</b></p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

**Planning, Neighborhood & Transportation Division**

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

# Rezoning Development Application Checklist

## PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Ret'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	39. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>BSB -PA- 2014</u> .
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	40. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	41. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	42. <b>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.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>43. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>JESÚC MURILLO</u> Phone Number: <u>480.312.7049</u></p> <p>Coordinator email: <u>jmurillo@scottsdaleaz.gov</u> Date: <u>9/25/14</u></p> <p>Coordinator Signature: </p> <p>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.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p><b>Required Notice</b></p> <p>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, Neighborhood and Transportation Division, 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, Neighborhood &amp; Transportation Administrator. 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, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a>.</p> <p>Planning, Neighborhood and Transportation Division                      One Stop Shop                      Planning, Neighborhood &amp; Transportation Administrator                      7447 E. Indian School Rd, Suite 105                      Scottsdale, AZ 85251                      Phone: (480) 312-7000</p>

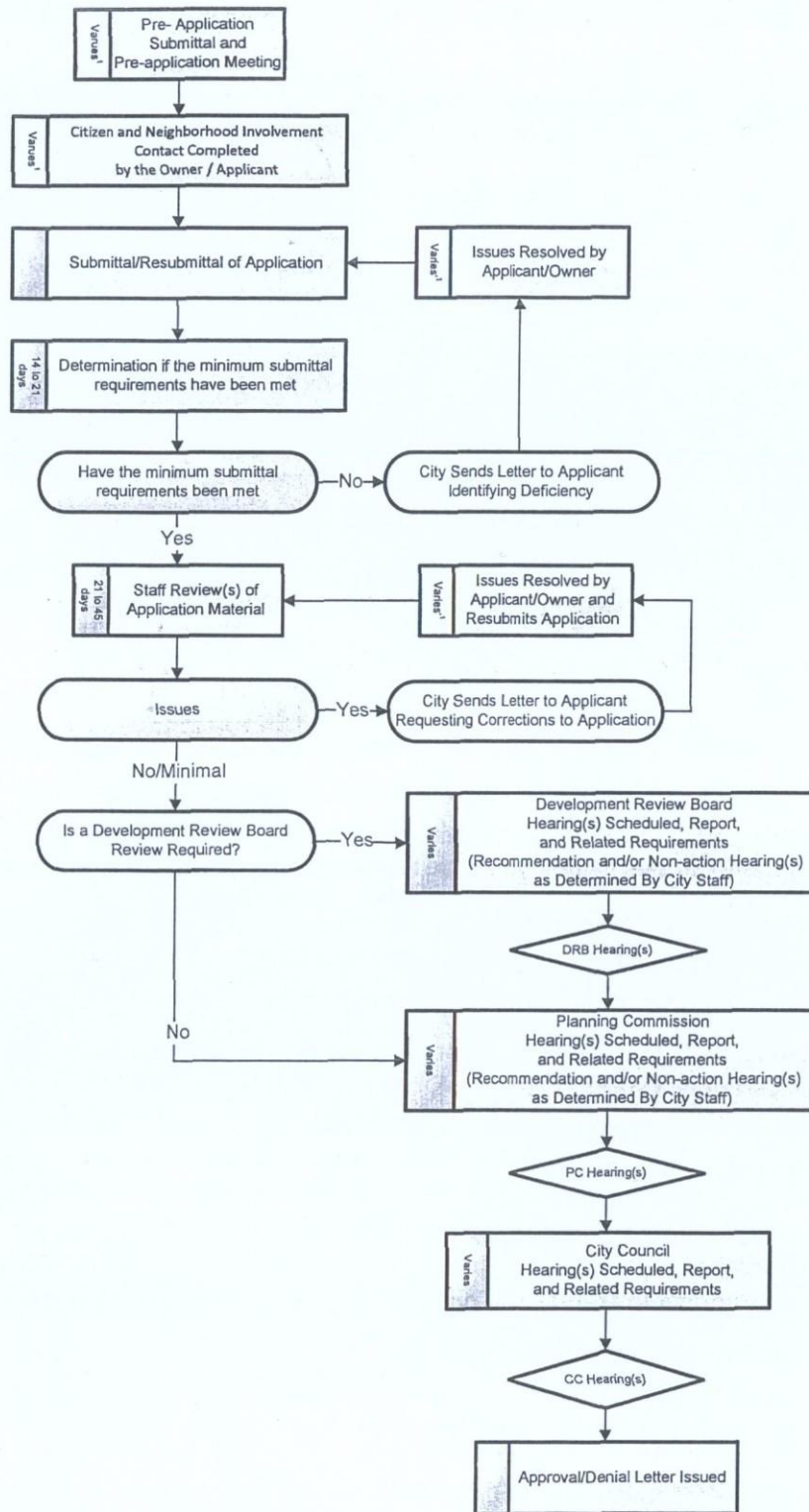
### Planning, Neighborhood & Transportation Division

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



# Development Applications 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, Neighborhood & Transportation

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



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 11/20/14  
Contact Name: MICHELE HAMMOND  
Firm name: BERRY, RIDDELL & ROSENSTEEL  
Address: 6750 E CAMELBACK RD  
City, State Zip: SCOTTSDALE, AZ 85251

RE: Application Accepted for Review.

Dear Michele:

It has been determined that your Development Application for 858-PA-2014 has been accepted for review.

Upon completion of the Staff's review of the application material, you will be informed in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: JESUS MURILLO  
Title: PLANNER  
Phone number: 480-312-7849  
Email address: JMURILLO@scottsdaleaz.gov

15-ZN-2005#3  
11/20/2014



# City of Scottsdale Cash Transmittal

## # 99501

99501  
 1 00712006  
 11/20/14 PLN-1STOP  
 KPETERS HPDC600524  
 11/20/2014 9:26 AM  
 \$3,086.40

**Received From :**

SILVERSTONE DEVELOPMENT INC  
 P O BOX 16460  
 PHOENIX, AZ 85011  
 602-230-1051

**Bill To :****Reference #** 858-PA-2014**Issued Date** 11/20/2014**Address** 7350 E SILVERSTONE DR**Paid Date** 11/20/2014**Subdivision** M.O.D. AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK**Payment Type** CHECK**Marketing Name****Lot Number** J**Cost Center****MCR** 883-17**County** No**Metes/Bounds** No**APN** 212-02-001M**Gross Lot Area** 0**Water Zone****Owner Information****NAOS Lot Area** 0**Water Type**

SILVERSTONE DEVELOPMENT INC  
 1550 E MISSOURI AVE STE 300  
 PHOENIX, AZ 85011  
 602-230-1051

**Net Lot Area****Sewer Type****Number of Units** 1**Meter Size****Density****QS** 44-45

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$3,086.40	100-21300-44221

**City of Scottsdale**

7447 E. Indian School Rd.  
 Scottsdale, AZ 85251  
 (480) 312-2500  
 One Stop Shop

Date: 11/20/14 Cashier: KPETERS  
 Office: PLN-1STOP Mach ID: HPDC6005243  
 Tran #: 1 Batch #: 42398

Receipt: 00712006 Date: 11/20/2014 9:26 AM  
 99501  
 3170 REZONING APP \$3,086.40

**TENDERED AMOUNTS:**

Check Tendered: \$3,086.40  
 Chk #: 001880 SILVERSTONE DEVELOPMENT I

Transaction Total: \$3,086.40

Thank you for your payment.  
 Have a nice day!

**15-ZN-2005#3**  
**11/20/2014**

SIGNED BY KARLIE JOHNSON ON 11/20/2014

Total Amount **\$3,086.40**

(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 # 99501**