

Case Research

Unofficial Document

DKT 2117 PAGE 272
 STATE OF ARIZONA } ss. I hereby certify that the within instrument was filed :
 County of Maricopa
 1957 MAR 4 4 36N DOCKET DKT 2117 PAGE 272 and indexed in deeds

Basin of Suspension

31724

When recorded, mail to:
 Planning & Zoning Commission
 103 West Jefferson
 Z-879 FP

Witness my hand and official seal.
 [Signature] County Recorder
 By *Jack Goodlett* Deputy Recorder

Compared Photostated Fee:
 N.C.

For the consideration of One Dollar, and other valuable considerations, I or we, **Irvin L. Smith and Esta Lee Smith, husband and wife**

hereby quit-claim to Maricopa County, Arizona and the public for their use and benefit for roadway and alley purposes

all right, title, or interest in the following real property situated in Maricopa County, Arizona:

The south 32 feet of;
 the north 20 feet of;

The property described as:

Lot numbered 4, in Block numbered 32, in Security Acres Amended, according to the official map or plat thereof on file and of record in the office of the County Recorder of Maricopa County, Arizona, in Book 8 of Maps, at page 59 thereof; EXCEPT the East one acre thereof; and EXCEPT the west 201.5 feet thereof.

Dated this 4th day of March, 1957

Irvin L. Smith
Esta Lee Smith

STATE OF Arizona } ss.
 County of Maricopa
 My commission will expire Jan 5, 1960

This instrument was acknowledged before me this 4th day of March, 1957

by Irvin L. and Esta Lee Smith

Fred L. Paddock Notary Public



Dated this _____ day of _____, 19____

STATE OF _____ } ss.
 County of _____
 My commission will expire _____

This instrument was acknowledged before me this _____ day of _____, 19____

by _____

Notary Public

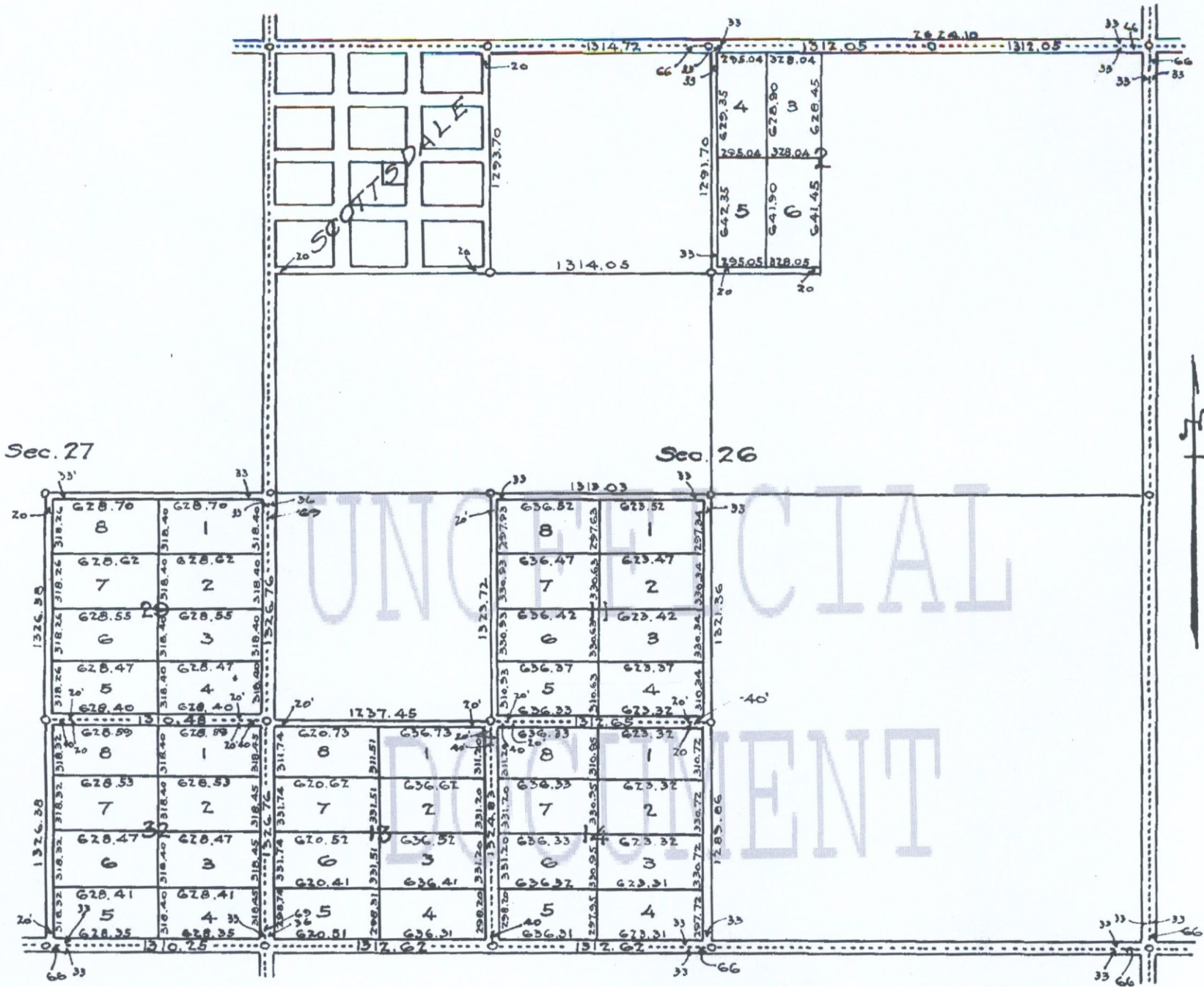
SECURITY ACRES

AMENDED

Subdivision of the W $\frac{1}{2}$, NW $\frac{1}{4}$, NE $\frac{1}{4}$; the NE $\frac{1}{4}$, SW $\frac{1}{4}$; the S $\frac{1}{2}$, SW $\frac{1}{4}$ Sec. 26 and the E $\frac{1}{2}$, SE $\frac{1}{4}$ Sec. 27, T. 2 N., R. 4 E., G. & S.R.B. & M., Maricopa, County, Arizona.

Surveyed in April, 1914 by Gus A. Streitz, C.E.

Scale: 1"=500'(Reduced)



DEDICATION

The Arizona Securities and Investment Company by Ernest W. Lewis, its president, and Geo. A. Mintz, its secretary:

Do hereby publish this plot of Lots, Blocks, Streets and Alleys as the complete plan and survey of "Security Acres, Amended," being all of the W $\frac{1}{2}$, NW $\frac{1}{4}$, NE $\frac{1}{4}$; the NE $\frac{1}{4}$, SW $\frac{1}{4}$; the S $\frac{1}{2}$, SW $\frac{1}{4}$ Sec. 26 and the E $\frac{1}{2}$, SE $\frac{1}{4}$ Sec. 27, Township 2 North, Range 4 East, G. and S.R.B. and M., Maricopa County, Arizona; and the streets and alleys shown hereon are hereby dedicated to the use of the public as highways.

Arizona Securities and Investment Co.
by ERNEST W. LEWIS - President.
Geo. A. MINTZ - Secretary.

ACKNOWLEDGEMENT

STATE OF ARIZONA 55
COUNTY OF MARICOPA

Before me, George W. Elias, a Notary Public in and for the County of Maricopa, State of Arizona, personally appeared the Arizona Securities and Investment Co., by Ernest W. Lewis, its president, and Geo. A. Mintz, its secretary, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 23, day of January, 1920.

(SEAL) My commission expires June 8, 1921.

Geo. W. ELIAS
Notary Public

Recorded in office of County Recorder, Maricopa County, Arizona in Book 8 of Maps, Page 59,
on January 26, 1920 at 10⁰⁵ A.M.



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: 7150 E Thomas Rd - Abandonment for Monument Sign	
Property's Address: 7150 E Thomas Rd, Scottsdale, AZ - 85251	APN: 130-17-024-B
Property's Zoning District Designation: [C-R] COMMERCIAL, REGIONAL	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: Kjf Partners 16Sa Llc	Applicant: Anna R. Lauri
Company: Po Box 548	Company: Shore Break Investments + Designs, LLC
Address: Rancho Cucamonga, CA 91729	Address: 48 W. Lewis Ave Phoenix 85003
Phone: 949.275.5038 Fax:	Phone: 949.813.9144 Fax:
E-mail: joefaris@cox.net	E-mail: anna@thelaurigroup.com
DocuSigned by: Joe Faris Owner Signature	 Anna R. Lauri Applicant Signature
Official Use Only Submittal Date: 5/12/16	Application No: A22-PA-2016
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)

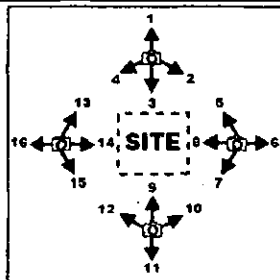
Pre-Application Fee: \$ 87
(No fees are charged for Historic Preservation (HP) properties.)

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

- 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

May 12th, 2016

Project Address: 7150 E. Thomas Rd. Scottsdale, AZ 85251
Property Owner: Kjf Partners 16Sa Llc; Joe Faris (Managing Member)
Applicant: Anna R. Lauri (Shore Break Investments + Design, LLC)

Re: Pre-Application Request - Abandonment, 7150 E. Thomas Rd. Scottsdale

To Whom it May Concern:

Property owner is seeking an abandonment of a portion of an existing easement reserved for future widening of Thomas Road. Abandonment is being sought to allow for a monument sign to be placed in this landscaped area. Currently the site has no monument signage. This site has a unique set of challenges related to the visibility of the site. The site has limited street frontage and line of sight is blocked by the the mature trees and bus stop on the westbound lanes of Thomas Roads. Because of the median, there is no safe way to turn into the site from the eastbound lanes. Ownership currently has a 4 year lease with the Little Thaiger (Suh No) and wishes to make this second location for the restaurateur as successful as their Central Phoenix location (Wild Thaiger) - which has an avid following and has been featured on television.

Currently the subject property has a property line which is setback 65' from the centerline of Thomas Road. The property to the west of the subject property has a 50' from centerline of Thomas Road property line. The property to the east of the subject property has a property line which begins at 65' and as it moves west to east ends at approximately 60' from the centerline of Thomas Road.

This application is to seek the abandonment by the city to the private property owner - the triangular section which meets the SEC of the neighbor to the east's property and connects with the existing SEC of the subject property.

Example of area which Applicant is requesting an abandonment is illustrated in "Exhibit 1"

Kind Regards-



Anna R. Lauri
Shore Break Investments + Design, LLC

7150 E THOMAS RD

92/219418

4

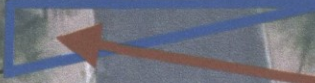
88/587073

(7156)

130-17-024B
11952/602
(7150)

130-17-024G
16167/526
(7162)

(290)



Area of Abandonment Request

50'

65'

55'

E THOMAS RD

5'

5'

40'

40'

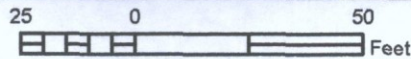


Exhibit 1

May 10, 2016

Project Address: 7150 E. Thomas Rd. Scottsdale, AZ 85251

Property Owner: Kjf Partners 16Sa Llc; Joe Faris (Managing Member)

Re: Pre-Application Request - Abandonment, 7150 E. Thomas Rd. Scottsdale

To Whom it May Concern:

For the above Pre-Application Submittal, we authorize Anna R. Lauri from Shore Break Investments + Design, LLC to work with the City on our behalf. Ms. Lauri will be taking direction from ownership and will be sure to keep ownership in the loop as needed as the application is processed.

Kind Regards-

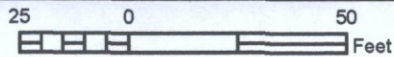
DocuSigned by:

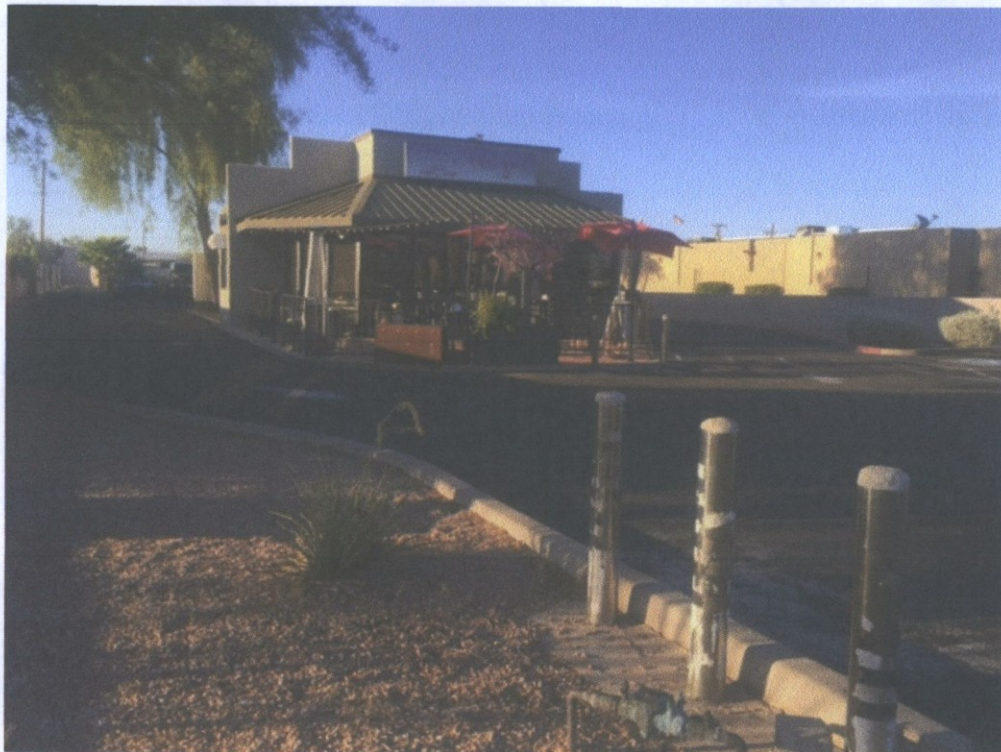
Joe Faris

725747C04E9C4B9...
Joe Faris

Kjf Partners 16Sa Llc; (Managing Member)

7150 E THOMAS RD





SWC of property looking North



Planter box where monument sign is being proposed



SEC of property looking West



Looking East on Thomas Road



Rear of building



East side of building



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.

★ 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: 422-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 type="checkbox"/>	1. Abandonment Development Application Checklist (this Checklist)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>2250</u> (subject to change)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Development Application Form (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Application Narrative <ul style="list-style-type: none"> • Reason for request • Consideration for Abandonment • 4 copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Consideration for Abandonment Information (<i>compensation evaluation</i>)

Planning and Development Services

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Abandonment Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>6. Affidavit of Authorization to Act for Property Owner (form provided; required only for non-city-owned property)</p> <ul style="list-style-type: none"> • Required when the applicant is not the property owner • Required when the applicant is an organization
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7. Legal Description and Graphic of Area(s) to be Abandoned</p> <ul style="list-style-type: none"> • Include required reservations on both legal description and graphic • Comply with all Maricopa County Recorder requirements, including minimum 10 point font, ½" clear borders and acid free paper
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>8. Title Insurance Commitment (form provided: Requirements for Submitting Evidence of Title to the City of Scottsdale Planning Department)</p> <ul style="list-style-type: none"> • Include Schedule A and B • Commitment shall be dated no later than 30 days before application submittal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>9. Utility Consent Letters (See the City website for contact information: http://www.scottsdaleaz.gov/codes/walls/pue)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>10. Request to Submit Concurrent Development Applications (form provided)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>11. Agreement and Release by GLO Abandonment Parcel Owner (form provided)</p> <ul style="list-style-type: none"> • Originally signed agreement form must be return. Copy and faxes will not be accepted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>12. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request.
<input type="checkbox"/>	<input type="checkbox"/>	<p>13. Aerial Photo with Proposed Site Plan Overlay (all photos must be suitable for reproduction)</p> <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copy <p>Photo shall be the most recent available, and should not be more than 1 year old. Site plan overlay shall show lot lines, tracts, easements, street locations and names, and surrounding zoning:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 750 foot radius from site <input type="checkbox"/> ¼ mile radius from site <input type="checkbox"/> Other _____ radius from site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>14. Neighborhood Notification Checklist: (forms provided)</p> <ul style="list-style-type: none"> • If substantial modifications are made to an application, additional notification may be required
		<p>15. Request for Neighborhood Group/Homeowners Association (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>16. Request for Site Visits and/or Inspections (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>17. Appeals of Dedication, Exactions, or Zoning Regulations (form provided)</p>

Planning and Development Services

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

Abandonment Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	18. Other:
<hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/>		

ADDITIONAL SUBMITTAL REQUIREMENTS

Additional submittals shall be submitted as requested as the Project Coordinator prepares the public hearing report(s)

		<p>1. Applicable Dedication and Consent Forms (forms provided)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Drainage and Flood Control Easement and Provision for Maintenance <input type="checkbox"/> Natural Area Open Space Easement Including Restored Desert <input type="checkbox"/> Public Right-of-way Dedication <input type="checkbox"/> Public Non-motorized Access Easement <input type="checkbox"/> Public Motorized Access <input type="checkbox"/> Public Utility Easement <input type="checkbox"/> Scenic Corridor Easement <input type="checkbox"/> Sewer Line Easement <input type="checkbox"/> Vehicular Non-Access Easement <input type="checkbox"/> Waterline Easement <input type="checkbox"/> Confirmation of Dedication <input type="checkbox"/> Other Easement or Dedication: <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/>
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		<p>Other:</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/>
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Abandonment Development Application Checklist

Application contact

Name (print):

Jeff Barnes

Phone Number:

480-312-2376

email:

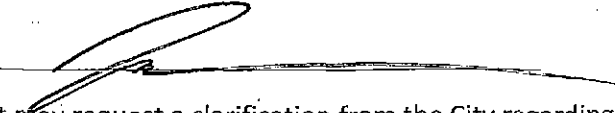
jbarnes

@scottsdaleaz.gov

Date:

5/25/16

Signature:



An applicant may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code, or authorized substantive policy statement related to this abandonment application. The request shall be in writing on the City form and submitted to:

Planning & Development Director
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

For City use only:

This application needs a New project number, or

New phase to an old project number

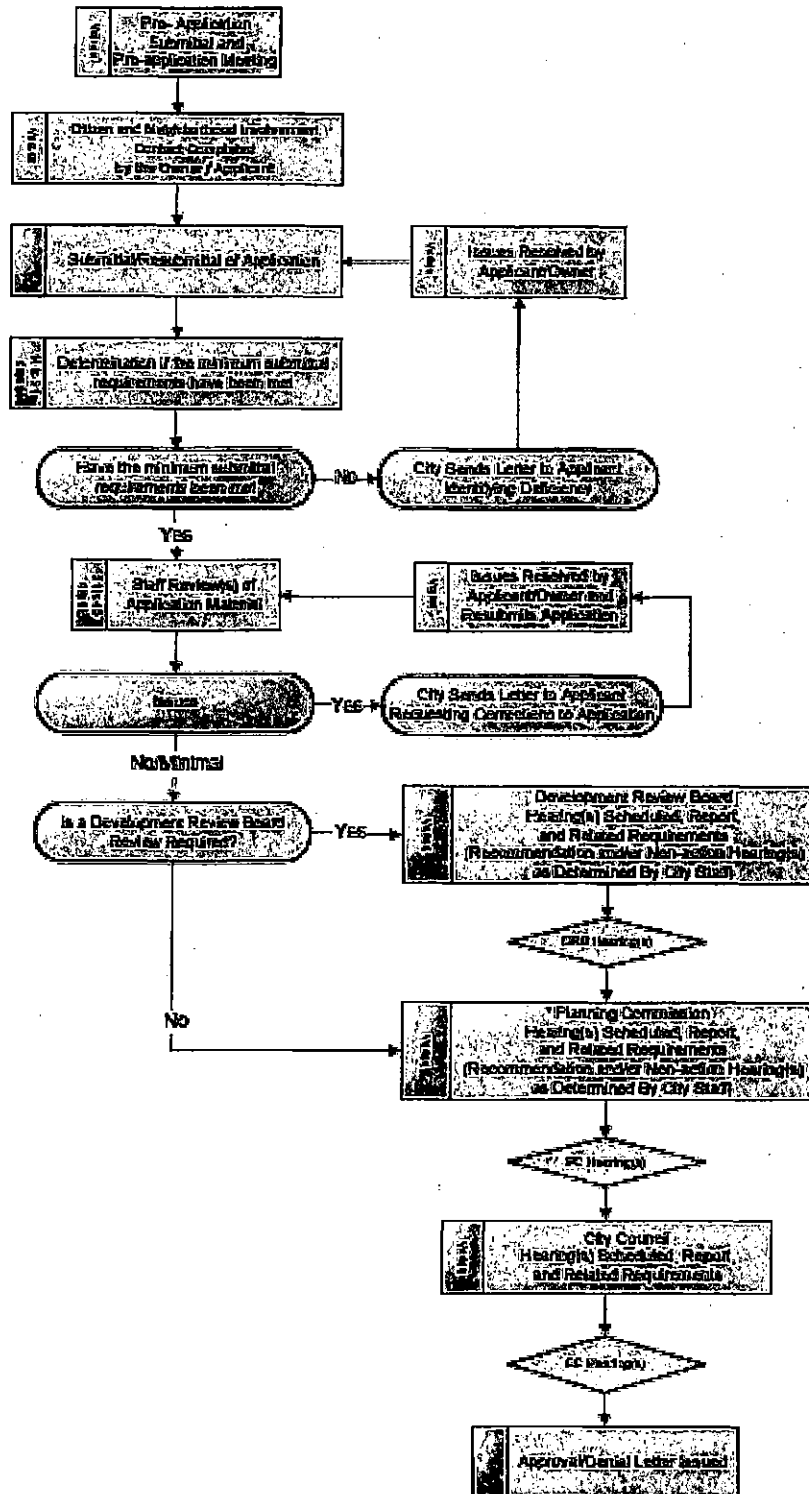
Planning and Development Services

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, East 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7068