

Case Research



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>Lone Mountain Residence</u>	
Property's Address: <u>8195 E. Lone Mountain Road</u>	APN: <u>216-65-0016</u>
Property's Zoning District Designation: <u>R-190 ESL</u>	
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input 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>Pieter Hye</u>	Applicant: <u>Keith Zollman</u>
Company: <u>N/A</u>	Company: <u>Studio KZ</u>
Address: <u>same</u>	Address: <u>7127 E. Sixth Ave.</u>
Phone: Fax:	Phone: <u>480.246.9332</u> Fax:
E-mail:	E-mail: <u>keith@studiokz.com</u>
Owner Signature	Applicant Signature: <u>Joe Tomson for Keith Zollman</u>
Official Use Only	Submittal Date: <u>8-30-16</u> Application No.: <u>692</u> -PA- <u>2016</u>
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 checked="" type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input 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: \$ 87.00
(No fees are changed for Historic Preservation (HP) properties.)

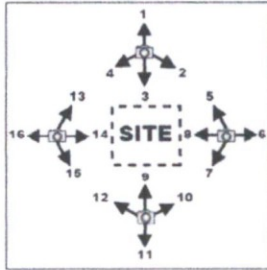
Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

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).

Unofficial Document

WHEN RECORDED, RETURN TO:
City of Scottsdale
Planning & Development/Records
3939 N Civic Center Boulevard
Scottsdale, AZ 85281

90-0000201 TERRY 11 OF 36



CITY OF SCOTTSDALE RELEASE OF EASEMENT (INDIVIDUAL)

return to hawkins & campbell

REFERENCE 100-RE-97

via 24hr turnaround

QS 54-47

PARCEL NUMBER 216-55-001A

The CITY OF SCOTTSDALE, ARIZONA, a municipal corporation, for valuable consideration, receipt of which is hereby acknowledged, does hereby release the interest of the City of Scottsdale, but does not release any interest owned or held by any other person, firm, or corporation for any purpose whatsoever, in those certain dedicated easements identified as:

A 20' Ingress/Egress and a Public Utility Easement

Recorded in the County Recorder's Office, Maricopa County, Arizona, in Recorder's Number 94-0224483; on, under, and across real estate situated in the City of Scottsdale, County of Maricopa, State of Arizona, and described as follows:

That portion as described in the legal description and as depicted on the graphic attached hereto and made a part thereof.

It is expressly understood that this release is intended to affect only that interest held by the CITY OF SCOTTSDALE, ARIZONA, in the above mentioned easement, and does not include nor affect any property or portion thereof which is not herein above described specifically.

DATED this 9th day of December, 19 97.

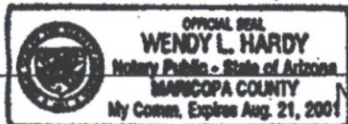
CITY OF SCOTTSDALE

B Y: Peter M. Deeley
Peter M. Deeley, Planning Coordination Manager

State of Arizona)
)ss
County of Maricopa)

This instrument was acknowledged before me this 30th day of January, 19 98, by Peter M. Deeley, Planning Coordination Manager of the City of Scottsdale, a municipal corporation, on behalf thereof.

IN WITNESS WHEREOF I hereunto set my hand and official seal.



Wendy L. Hardy
NOTARY PUBLIC
August 21, 2001

My commission expires _____

Legal Description

Easement Vacation Part 1

That certain easement for egress, ingress and public utilities granted in Doc. No. 94-224483, Maricopa County Records, described as follows:

The South 20 feet of the following described property, lying within the Northwest quarter of the Northwest quarter of Section 24, Township 5 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona:

BEGINNING at the southwest corner of PINNACLE PEAK RANCHOS, a subdivision recorded in Book 86, Page 9, Maricopa County Records;

THENCE North 89° 58' 24" West along the south line of said Northwest quarter of the Northwest quarter of Section 24, a distance of 494.15 feet;

THENCE North 00° 03' 05" East, a distance of 430.00 feet;

THENCE South 89° 58' 24" East, a distance of 494.16 feet to a point on west line of said PINNACLE PEAK RANCHOS;

THENCE South 00° 03' 10" West, a distance of 430.00 feet to the POINT OF BEGINNING.

EXCEPT the East 25 feet thereof dedicated for roadway purposes.

Easement Vacation Part 2

Unofficial Document

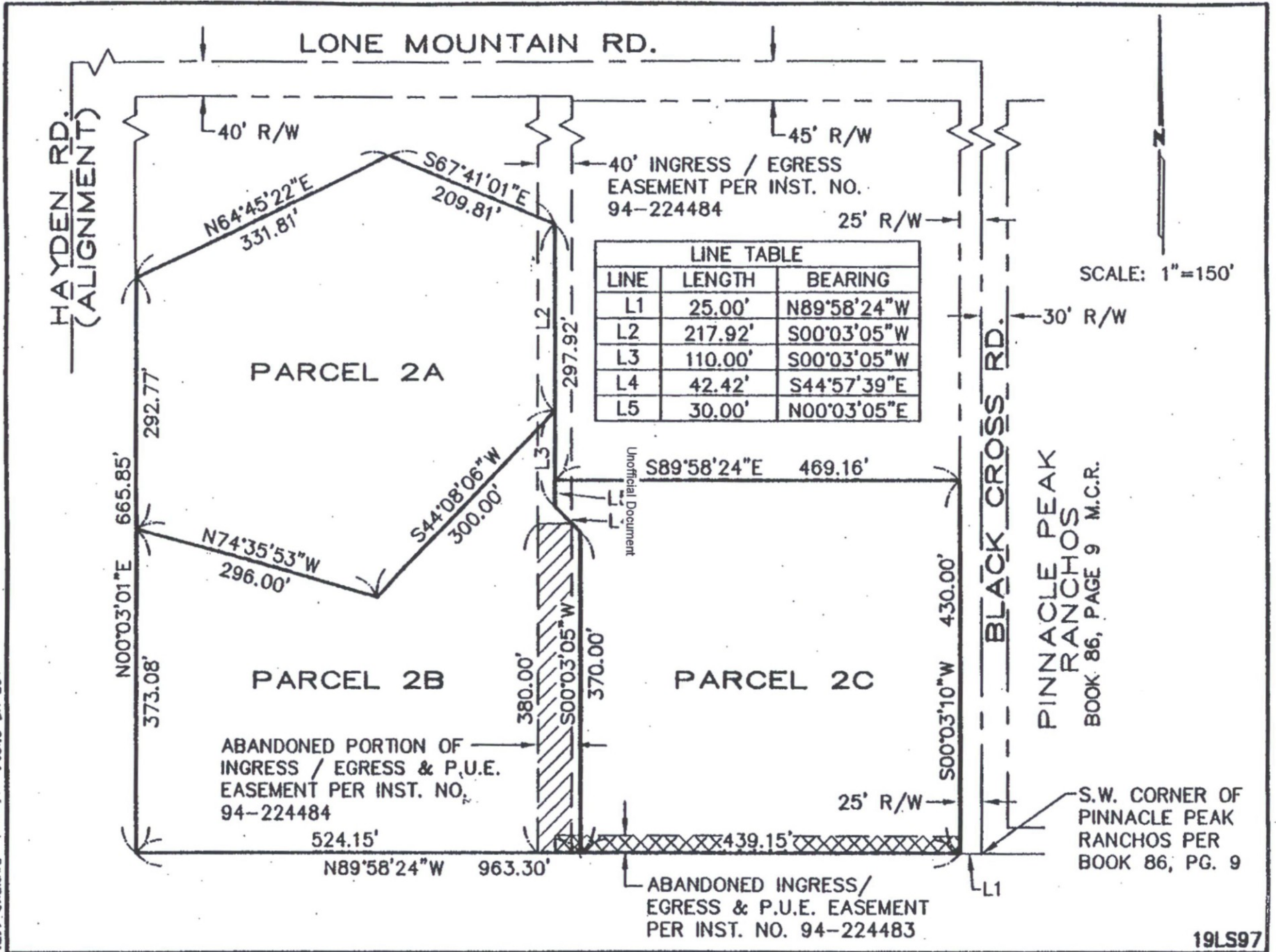
The South 380 feet of that certain easement for egress, ingress and public utilities granted in Doc. No. 94-224484, Maricopa County Records.

Prepared by Site Consultants, Inc.
1775 W. University Dr. #127
Tempe, AZ 85281



19LS97
1219/9-9-97

1219-ex-2.dwg 9-9-97 105113 Dr. EST



SCALE: 1"=150'

19LS97