

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Development Standards**



# 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: G922 MIXED USE  
 Property's Address: 6922 E. 5th Ave, Scottsdale, AZ 85251  
 Property's Current Zoning District Designation: C-2 DO, D/DML12

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: <u>KB ON 5TH LLC</u>	Agent/Applicant: <u>BEN KNOWLES</u>
Company:	Company: <u>STARK JAMES LLC</u>
Address: <u>11547 E. DESYRUS AVE SCOTTSDALE AZ 85259</u>	Address: <u>6922 E. 5th Ave. Scottsdale</u>
Phone: <u>480-699-7543</u> Fax:	Phone: <u>602-791-2012</u> Fax:
E-mail: <u>Bruce@raskinassociates.com</u>	E-mail: <u>ben@starkjames.com</u>
Designer: <u>STARK JAMES LLC</u>	Engineer:
Company:	Company:
Address: <u>6922 E. 5th Ave. Scottsdale</u>	Address:
Phone: <u>602-791-2012</u> Fax:	Phone: Fax:
E-mail: <u>ben@starkjames.com</u>	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).  
 • This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications' will be reviewed in a format similar to the Enhanced Application Review methodology.

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

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

Bruce S Raskin  
Owner Signature

Ben Knowles  
Agent/Applicant Signature

Official Use Only      Submittal Date:      Development Application No.:

23-ZN-2016  
9/2/2016



# Development Application

## Arizona Revised Statutes 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](http://www.scottsdaleaz.gov)



# Submittal Fee

Project Name: CORP. MIXED USE Pre-App#: C13 FAZ016  
Fee Type: REZONING Fee Amount: \$ 5515<sup>00</sup>/<sub>100</sub>  
Staff Name: DAN SYNER Signature: [Signature] Phone: x24219 Date: 9-1-2016

## Planning, Neighborhood & Transportation Division

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



# City of Scottsdale Cash Transmittal

## # 107734

10/734  
 5 00930741  
 9/1/2016 PLN-1810P  
 KUHEELER HPTC600512  
 9/1/2016 3:26 PM  
 \$5,515.00

**Received From :**

Bruce Raskin  
 11547 E DREYFUS  
 SCOTTSDALE, AZ  
 480-699-7543

**Bill To :**

Brian Stark  
 6922 East 5th Ave  
 Scottsdale, AZ 85251  
 602-505-9116

**Reference #** 613-pa-2016  
**Address** 6922 E 5TH AV  
**Subdivision** VALLEY PLAZA  
**Marketing Name**  
**MCR** 072-28  
**APN** 173-48-040

**Owner Information**  
 6922 East 5th Ave, llc  
 6922 East 5th Ave  
 Scottsdale, AZ 85251  
 602-505-9116

**Lot Number** 16  
**County** No  
**Gross Lot Area** 0  
**NAOS Lot Area** 0  
**Net Lot Area** 0  
**Number of Units** 1  
**Density**

**Issued Date** 9/1/2016  
**Paid Date** 9/1/2016  
**Payment Type** CREDIT CARD  
**Cost Center**  
**Metes/Bounds** No  
**Water Zone**  
**Water Type**  
**Sewer Type**  
**Meter Size**  
 QS 17-44

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$5,515.00	100-21300-44221

SIGNED BY BRUCE RASKIN ON 9/1/2016

Total Amount \$5,515.00

(When a credit card is used as payment I agree to pay the above total amount according to the Cardholder Agreement)  
**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 23-ZN-2016**  
 9/2/2016



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date:

9-1-2016

Contact Name:

Stark James, LLC

Firm name:

Pen Knowles

Address:

6922 E 5TH AVE

City, State Zip:

SCOTTSDALE, AZ 85251

RE: Application Accepted for Review.

GD - PA 2016

Dear

Pen Knowles

It has been determined that your Development Application for

6922 MIXED USE

has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you 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:

DAN SYMER

Title:

SENIOR PLANNER

Phone number:

4803124218

Email address:

dsymer@scottsdaleaz.gov



**Community & Economic Development Division  
Planning, Neighborhood & Transportation**

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Firm name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State Zip: \_\_\_\_\_

RE: Minimal Submittal Comments  
\_\_\_\_\_ - PA- \_\_\_\_\_

Dear \_\_\_\_\_:

It has been determined that your Development Application for \_\_\_\_\_ does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

Sincerely,

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Email address: \_\_\_\_\_