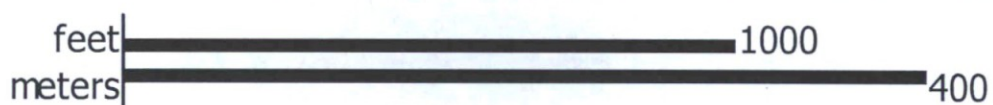


## Case Research



Google earth

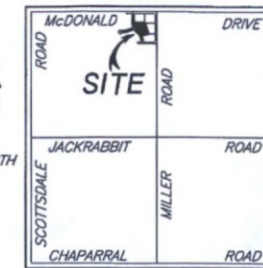


**Narrative:**

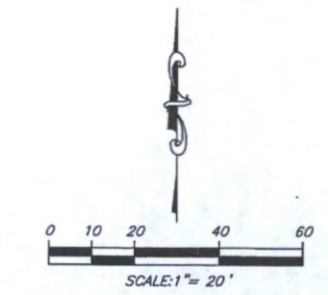
The purpose of this Pre-Application meeting is to discuss rezoning the above referenced property from R43 to R18.

# RECORD OF SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



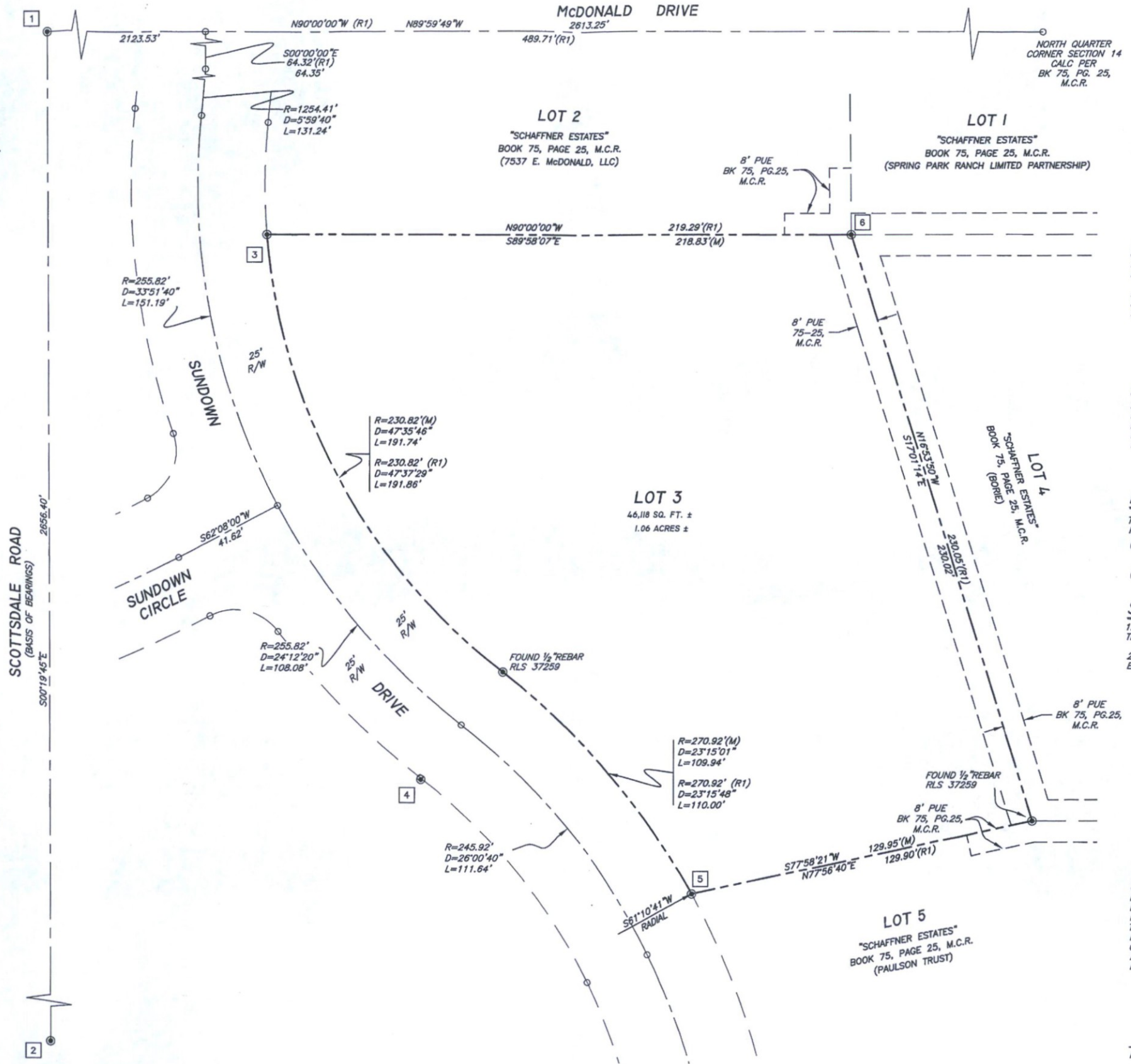
VICINITY MAP  
NOT TO SCALE  
SECTION 14, T2N-R4E



**LEGAL DESCRIPTION:**  
LOT 3, SCHAFFNER ESTATES, ACCORDING TO BOOK 75 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA.

- MONUMENT NOTES:**  
ALL MONUMENTATION SHOWN HEREON WERE ACCEPTED UNLESS OTHERWISE NOTED
- 1 NW COR SEC 14 FOUND BRASS CAP IN HAND HOLE
  - 2 WEST QUARTER COR SEC 14 FOUND BRASS CAP IN HAND HOLE
  - 3 FOUND 1/2" REBAR BENT TO THE NORTH NO TAG
  - 4 FOUND 3/4" PIPE
  - 5 FOUND 1/2" REBAR NO TAG
  - 6 FOUND 1/2" REBAR L.S. #25395

- LEGEND:**
- PROPERTY LINE
  - MONUMENT LINE
  - RIGHT OF WAY
  - SET 1/2" REBAR L.S. #29259
  - FOUND MONUMENT AS NOTED
  - CALCULATED POINT NOTHING FOUND/NOTHING SET
  - BK BOOK OF MAPS
  - PG PAGE
  - M.C.R. MARICOPA COUNTY RECORDER



**RECORD OWNER:**  
APN 173-04-016  
DOC. NO. 03-1253834, M.C.R.  
AARON HENRY  
5811 NORTH SUNDOWN  
SCOTTSDALE, ARIZONA 85250

**BASIS OF BEARINGS:**  
S00°19'45"E ALONG THE MONUMENT LINE OF McDONALD DRIVE AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 2 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

**REFERENCE DATA:**  
THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:  
(R1) SCHAFFNER ESTATES, BOOK 75 OF MAPS, PAGE 25, M.C.R.  
(R2) DOC. NO. 2003-1253834, M.C.R.

**SURVEYOR'S NOTES:**  
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.  
2. PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND RIGHT-OF-WAYS.

BOOK 910 PAGE 27  
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL  
2007-0372627  
03/28/2007 02:28 PM

**SURVEYOR'S STATEMENT:**  
I, KENNETH P. CONVERSE, BEING A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA HEREBY STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE UNDER MY SUPERVISION AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AS INDICATED.

*Kenneth P. Converse*  
KENNETH P. CONVERSE RLS 29259  
REGISTERED LAND SURVEYOR  
ARIZONA, U.S.A.

REVISIONS


RECORD OF SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4, WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**Arizona Surveying and Mapping**  
ABSOLUTE CONFIDENCE SINCE 1988  
P.O. BOX 35456  
2411 WEST NORTHERN AVENUE, SUITE 110  
PHOENIX, ARIZONA 85069-5455  
TEL (602) 246-9919 FAX (602) 246-9944  
INFO@ASAMI.COM



FIELDWORK BY: WDJ  
DRAWN BY: BXH  
CHECKED BY: KPC  
JOB # P06-159  
DATE: 01/03/07

SHEET NO.  
1  
OF 1



# Development Application

## Transportation Impact and Mitigation Analysis Submittal Information

### Purpose

The purpose of the information document is to assist applicants and City Staff determine what Transportation Impact and Mitigation Analysis information will be required with a Development Application to demonstrate compliance with the Scottsdale Revised City Code and the Design Standards and Policies Manual. This is a guide. Final determination will be provided by City Staff on the application checklist. Additional information may be required upon review of a formal application.

The detailed guidelines for the preparation of the analysis are contained in Chapter 5-1, Transportation Impact Studies, of the City's *Design Standards and Policies Manual*. For additional information about the analysis requirements, contact Traffic Engineering staff at 480-312-7645.

#### Category 1 Study

- Site Plan
- Adjacent Street Volumes
- Trip Generation Comparison – Proposed development plan vs existing development, previously approved development plan, and allowed development under current zoning (all that are applicable)

#### Category 2 Study

- Site Plan
- Adjacent Street Volumes
- Collision History
- Trip Generation Comparison – Proposed development plan vs existing development, previously approved development plan (if applicable), and allowed development under current zoning
- Traffic Impact Analysis – Analysis of on-site circulation, site driveways, roadway segments and major intersections located adjacent to the site, signalized intersections located within one mile of the site

#### Category 3 Study

- Site Plan
- Adjacent Street Volumes
- Collision History
- Trip Generation Comparison – Proposed development plan vs existing development, previously approved development plan (if applicable), and allowed development under current zoning
- Traffic Impact Analysis – Analysis of on-site circulation, site driveways, roadway segments and major intersections located adjacent to the site, signalized intersections located within one mile of the site
- Additional issues to be addressed by the analysis
  - Need for right-turn deceleration lanes
  - Traffic signal warrant analysis
  - Pedestrian and bicycle access to site
  - Proposed driveway locations, conflicts with existing intersections
  - Left turn storage for site driveways or at nearby intersections
  - Impacts on adjacent residential neighborhood streets
  - Other

### Planning, Neighborhood & Transportation Division

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

# PLANNING COMMISSION 2015 HEARING DATES (TENTATIVE - SUBJECT TO CHANGE)

The Planning Commission meets twice per month at City Hall Kiva, generally on the second and fourth Wednesday of the month. However, the precise location and schedule each month may vary, depending on holidays, elections, etc.

Meeting Times: Study Session 4:30 P.M.  
Regular Meeting 5:00 P.M

Location: City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona

January 2015:	January 14 & January 28
February 2015:	February 11 & February 25
March 2015:	March 4 & March 25
April 2015:	April 8 & April 22
May 2015:	May 13 May 27
June 2015:	June 10 & June 24
July 2015:	July 22
August 2015:	August 12 & August 26
September 2015:	September 9 September 16 ( <b>location change</b> )
October 2015:	October 7 ( <b>Remote GP Site Hearing</b> ) October 14 October 28
November 2015:	November 18 ( <b>location change</b> )
December 2015:	December 9

State of Arizona } ss.  
County of Maricopa }

Know all Men By These Presents:

That the Phoenix Title and Trust Company, an Arizona Corporation Trustee, has subdivided under the name SCHAFFNER ESTATES the NE 1/4 NW 1/4 & E 1/2 NW 1/4 NW 1/4 Section 14, T-2-N-R-4-E G.S.R.B.M. Maricopa County Arizona, and hereby publishes this plat as and for the plat of said SCHAFFNER ESTATES and hereby declares that said plat sets forth the location and gives the measurements and dimensions of the lots and streets constituting same and that each lot and each street shall be known by the number or name that is given to each respectively on said plat, and the Phoenix Title and Trust Company, as Trustee, hereby dedicates to the public for use as such the streets shown on said plat and included in the above described premises. Easements are dedicated to the use shown.

In witness whereof the Phoenix Title and Trust Company, as Trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officers thereunto duly authorized this 7<sup>th</sup> day of JANUARY 1958

PHOENIX TITLE AND TRUST COMPANY AS TRUSTEE

BY: Charles S. Covert  
Vice President

Attest: [Signature]  
Assistant Secretary

State of Arizona  
County of Maricopa

On this, the 7<sup>th</sup> day of JANUARY 1958 before me the undersigned officer, personally appeared Charles S. Covert and [Signature] who acknowledged themselves to be Vice President and Assistant Secretary respectively, of the Phoenix Title and Trust Company a corporation and that they, as such officers, respectively, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Trustee, by themselves as such officers respectively.

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

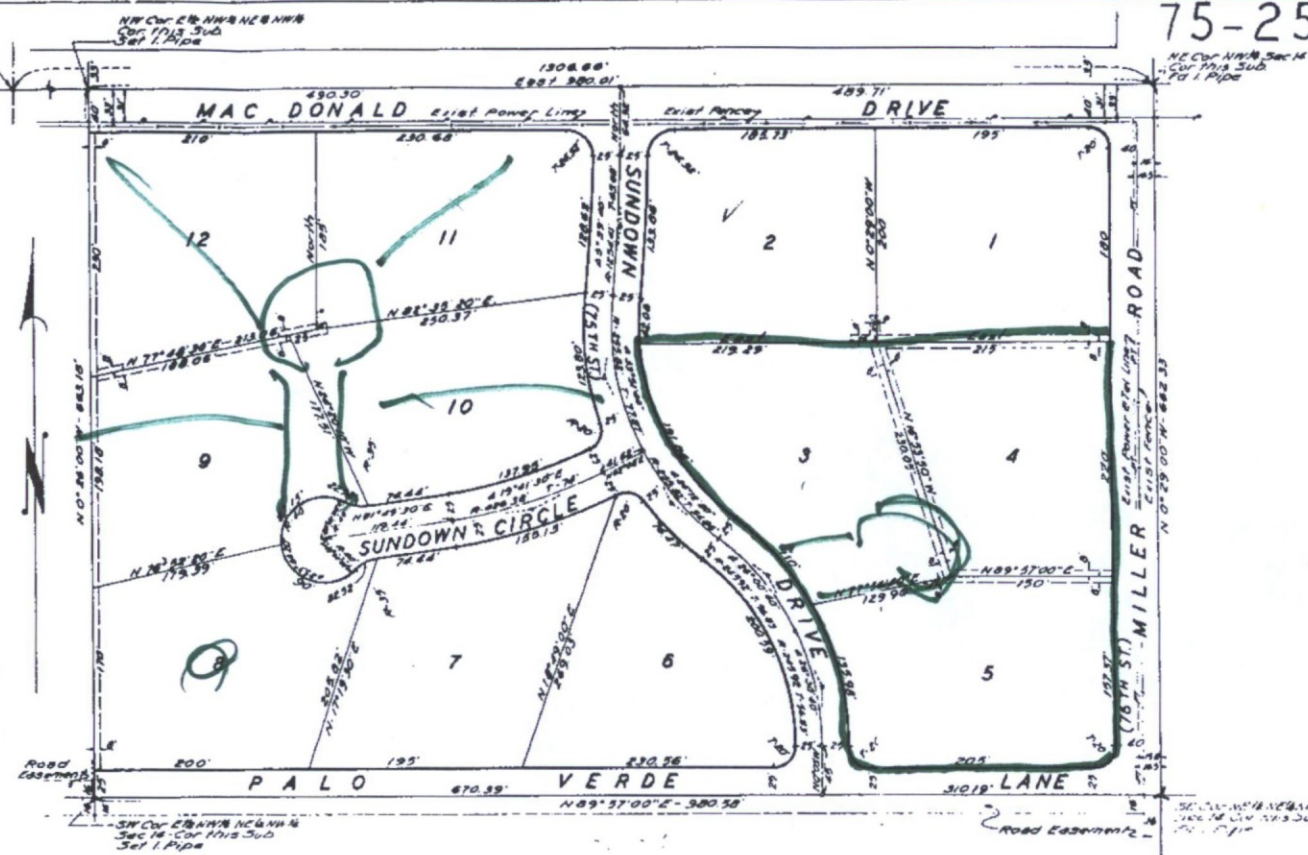
[Signature]  
Notary Public

My Commission expires: January 6, 1960

Approved by the Maricopa County Planning and Zoning Commission this 20<sup>th</sup> day of November 1957

By: K. E. McCarty  
Acting Director

[Symbol] Indicates Easement for Public Utilities



# SCHAFFNER ESTATES

A SUBDIVISION OF PART OF THE  
NE 1/4 NW 1/4 SECTION 14, T-2-N-R-4-E G.S.R.B.M.  
MARICOPA COUNTY ARIZONA  
SPARLING ENGINEERING CO.  
SCALE 1-INCH = 80 FEET

This is to certify that the survey and subdivision of the premises described and plotted hereon were made under my direction during the month of December, 1957

[Signature]  
G. E. Sparling  
REGISTERED CIVIL ENGINEER



1-20-45  
S-902

JOB NO. 4300

3501  
I hereby certify that the title information was filed and recorded in record of Title & Trust Co. JAN 8 1958 12:15 PM  
Witness my hand and official seal the day and year above written.  
G. E. Sparling  
REGISTERED CIVIL ENGINEER



**Fitzpatrick, Karen**

---

**From:** Projectinput  
**Sent:** Friday, January 08, 2016 9:38 AM  
**To:** Projectinput  
**Subject:** Online Pre-Application Submitted (25-PA-2016)



Pre-Application Number: **25-PA-2016**  
Project Name: **Siena Estates**  
Location: **E PALO VERDE DR / N SUNDOWN DR**

Contact Name: **Stephen Adams**  
Contact Phone: **480-244-2557**  
Contact Email: [sadams@adamscraigacq.com](mailto:sadams@adamscraigacq.com)



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# 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 checked="" 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	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Other

### Submittal Requirements: (fees subject to change every July)

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

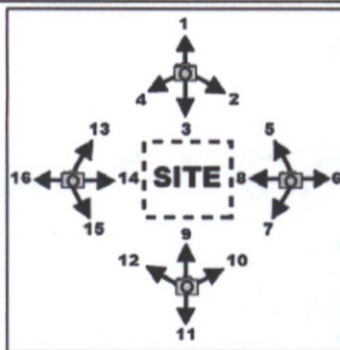
Records Packet Fee: \$ \_\_\_\_\_  
Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
*(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)*

Application Narrative: See below on Map  
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 ½ 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 Department

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



# 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:**

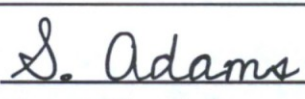
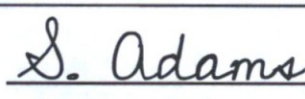
The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

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

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

**Scheduling**

After the Pre-Application packet 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.

<b>Project Name:</b> Siena Estates	
<b>Property's Address:</b> 5805 & 5811 Sundown & 5814 N Miller Rd.	<b>APN:</b> 173-04-017 173-04-016 173-04-018
<b>Property's Zoning District Designation:</b>	
<b>Property Details:</b>	
<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	
<b>Has a 'Notice of Compliance' been issued?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No              If yes, provide a copy with this submittal	
<b>Owner:</b> ACA Fund I, LLC	<b>Applicant:</b> Stephen Adams
<b>Company:</b> Adams Craig	<b>Company:</b> Adams Craig
<b>Address:</b> 7904 E Chaparral Rd. #A110-113	<b>Address:</b> Scottsdale AZ 85250
<b>Phone:</b> 480.244.2557 <b>Fax:</b>	<b>Phone:</b> 480.244.2557 <b>Fax:</b>
<b>E-mail:</b> sadams@adamscraigacq.com	<b>E-mail:</b>
 Owner Signature	 Applicant Signature
<b>Official Use Only</b> Submittal Date: _____            Application No.: _____            -PA- _____	
Project Coordinator: _____	

EXISTING

