

Application
Narrative
Cash Transmittals
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 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 checked="" 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: Phoenix Seminary Campus Addition / Renovation

Property's Address: 7901 E. Shea Blvd. Scottsdale, AZ 85260

Property's Current Zoning District Designation: R1-35

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: Scottsdale Bible Church

Agent/Applicant: SAME AS DESIGNER

Company:

Company:

Address: 7601 E. Shea Blvd. Scottsdale, AZ 85260

Address:

Phone: (602) 429-4975 Fax:

Phone:

Fax:

E-mail:

E-mail:

Designer: Paul Ladensack

Engineer:

Company: CCBG Architects

Company:

Address: 102 E. Buchanan St. Phoenix, AZ 85004

Address:

Phone: 602-258-2211 Fax:

Phone:

Fax:

E-mail: pladensack@ccbg-arch.com

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 applications¹ 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.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

22-DR-2016
05/19/16

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



Development Application

Review Methodologies

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

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



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.



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
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 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 checked="" 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"/>

Owner: Scottsdale Bible Church

Company: _____

Address: 7601 E. Shea Blvd. Scottsdale, AZ 85260

Phone: (602) 429-4975 Fax: _____

E-mail: _____

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or of the development application may not be approved.

Property owner (Print Name): Robert MACHEN Title: PROJECT MGR

Robert Machen Signature Date: MAY 12, 16

Official Use Only: Submittal Date: _____

Request: Approved or Denied

Staff Name (Print): _____

Staff Signature: _____ Date: _____

22-DR-2016
05/19/16



Affidavit of Authority to Act as the Property Owner

1. This affidavit concerns the following parcel of land:

- a. Street Address: 7901 E. SHEA BLVD. SCOTTSDALE, AZ 85260
- b. County Tax Assessor's Parcel Number: 175 - 47 - 008
- c. General Location: SOUTH WEST CORNER OF SHEA BLVD / HAYDEN RD
- d. Parcel Size: 205,851 SF, 4.73 ACRES
- e. Legal Description: SEE ATTACHED LEGAL DESCRIPTION

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	Date	Signature
<u>PAUL LAOENSAK</u>	<u>5-10</u> , 20 <u>16</u>	<u>[Signature]</u>
_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____

22-DR-2016
05/19/16

Planning and Development Services

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

LEGAL DESCRIPTION

Phoenix Seminary
7901 E Shea Blvd
Scottsdale, AZ 85260

PT NE4 NE4 BEG 404.80F W OF NE COR SEC TH W 380F TH S 770F TH E 247F TH NE 792F TO
POB EX N 65F RD C

April 6, 2016

To Whom it May Concern,

This letter is to authorize the following companies to pick up documents from the City of Scottsdale on behalf of Scottsdale Bible Church.

UEB Our contractor

CCBG Our architect

Phoenix Seminary

Thank you,



Marlene McCormick

Interim CFO

22-DR-2016
05/19/16



Submittal Fee

RICK
LAWAN
119-320-4234

Project Name: PHOENIX SEMINARY Pre-App#: 274 PA 2016
Fee Type: DRB Fee Amount: \$ 1515.
Staff Name: JESUS Signature: JENNIFER Phone: 762 Date: _____

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

106476

106476
 2 00906345
 5/19/2016 PLN-1STOP
 CRIV HPTC600512
 5/19/2016 11:09 AM
 \$1,515.00

Received From :

Phoenix Seminary
 4222 E THOMAS RD
 SCOTTSDALE, AZ
 602-850-8000

Bill To :

FACINGS OF AMERICA
 16421 N 90 TH ST
 SCOTTSDALE, AZ 85260
 480-234-3313

Reference #	22-PA-2016	Issued Date	5/19/2016
Address	16421 N 90TH ST	Paid Date	5/19/2016
Subdivision	THE CENTER AT McDOWELL MOUNTAIN AMENDED	Payment Type	CHECK
Marketing Name		Cost Center	
MCR	707-22	County	No
APN	217-13-392	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
FACINGS OF AMERICA		Net Lot Area	
16421 N 90 TH ST		Number of Units	1
SCOTTSDALE, AZ 85260		Density	
480-234-3313		Meter Size	QS 36-49

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

22-DR-2016
05/19/16

SIGNED BY RICK LINAN ON 5/19/2016

Total Amount \$1,515.00

(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 # 106476

1st Submittal

Resubmittal (circle one)

Development Application: PC/CC, CC and DRB

Coordinator: JESU

Date of application submittal: 5/19

Preapp/case #: 224 PA 16

Date Plans Were Routed: _____ Staff that Routed Plans: _____

Please check the appropriate box of the Type(s) of Application(s)		
Planning Commission and City Council	Development Review	Other
<input type="checkbox"/> General Plan Amendment (GP)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Annexation/De-annexation (AN)
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Subdivisions (Major) (PP)	<input type="checkbox"/> In-Lieu Parking (IP) (More than 5 spaces)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Hardship Exemption (HE)
<input type="checkbox"/> Conditional Use Permit (UP)	Board of Adjustment	Other Application Type Not Listed
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Variance (BA)	<input type="checkbox"/>
<input type="checkbox"/> Abandonment (AB)	<input type="checkbox"/> Zoning or DS&PM Appeal	<input type="checkbox"/>

Coordinator, please complete the following:

- Is this a resubmittal: Yes or No (circle one)
Yes, this is a resubmittal. Indicate the Review Track that the application was resubmitted on: _____
- Review Team. Please indicate below, what should be routed to whom.

Review Team	Memo	Narrative	Site Plan	G & D Plan	Drainage Report	Trip gen, Traffic Study, TIMA	Water and/or Wastewater Basis of Design	Archaeological Report	Others	Add other item(s) below
Steve Venker (Design Review)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<input checked="" type="checkbox"/>	ELEVATIONS
Jeri Pulkinen (Engineering)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Phil Kercher (Traffic Engineering & Planning)	<input type="checkbox"/>	<input type="checkbox"/> qty 2	<input checked="" type="checkbox"/> qty 2	<input type="checkbox"/>		<input type="checkbox"/>			<input type="checkbox"/>	
(Trails and Paths)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Doug Mann (Water and Wasterwater)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>		<input type="checkbox"/>	
Fire Group	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> qty 2	<input type="checkbox"/>					<input type="checkbox"/>	
Stormwater Group (Mike Clack)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				<input type="checkbox"/>	
Tanya Hazlehurst (Street Names) (PP Cases)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Sarah Ferrara (within 20,000 ft. of a runway)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Greg Williams (Maps) (PP Cases)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Steve Venker (Historic Property or Archaeological)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
General Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

**22-DR-2016
05/19/16**

Phoenix Seminary Campus Addition / Renovation

CCBG Architects, Inc.

Project Narrative

3-14-2016

Phoenix Seminary is a nationally-recognized, graduate level theological seminary. They are planning to expand an existing campus at 7901 East Shea Boulevard. This campus formerly owned by Scottsdale Bible Church has two existing buildings - an existing Chapel and an Administrative Office along with full site development of adjacent parking. The expansion will include a one story addition to the existing Administration building and a new 10,500 sf one story Library. The existing Administration Building will receive new interior finishes. Parking will be re-stripped to allow for the addition. A new central drop of area will be incorporated into the existing parking configuration. The placement of the Library is adjacent between the existing Chapel and Administration building. This location creates a new space that gives a central feeling to the campus. The architecture of the new Library blends with the existing buildings both in massing and form. Existing materials of tan colored stucco and bronze colored glazing system are utilized in the new Library. A new landscape pedestrian link connects the building to the parking area to the south. The new Library will also contain student study areas and faculty offices.



VIEW LOOKING SOUTHEAST FROM SHEA



22-DR-2016
05/19/16

Phoenix Seminary Narrative

In response to a recognized need for advanced theological and practical preparation for pastors in Phoenix, The Board of Elders and Staff of Scottsdale Bible Church gathered with pastors from all over the Valley to pray and seek the Lord's direction for a new Christian seminary. Together, we birthed Phoenix Seminary in 1987 on the Hayden campus of SBC (7901 E. Shea).

Our vision and mission have been clear from the beginning: to educate disciples whose minds, character and lives are shaped by the Word of God, who understand and communicate Scripture with skill and are committed to reaching the world for Christ. Our mission is to equip godly leaders to serve Jesus Christ effectively in a diverse and changing world by providing theological education with personal mentoring and ministry training in partnership with the local church.

From the beginning, the distinctive of Phoenix Seminary has been "Scholarship with a Shepherd's Heart"—our mission philosophy. Scholarship with a Shepherd's heart means holding in balance three important pillars of Christian training that impact: (1) the heart—Developing the Character of Christ; (2) the head—Sharpening the Mind of a Scholar; (3) the hands—Nurturing the Skills of a Shepherd. Our training is insufficient without an equal emphasis placed on all three in an integral fashion.

The Character of Christ is developed through intentional personal mentoring, and through the acquiring and practicing of spiritual disciplines in tandem with a student's studies in the text of Scripture. At Phoenix Seminary, every degree student is paired with a mentor — a professor, a pastor, or another Christian leader from the Phoenix community. These mentors, through their relationships with our students, provide a model of the Christian life that classrooms cannot convey. These mentors challenge, encourage, and protect their charges all for one goal: to urge our students to take on the Character of Christ.

The mind of a scholar is sharpened through the academic program, which teaches students to rightly divide the Scriptures, developing their theological and mental skills. The Bible teach us it is the Word of God, through the Spirit of God, that changes lives. Therefore, if we are going to be effective in changing lives, churches, communities, and the world for Christ, our pastors and leaders must be able to understand the Word of truth and communicate it accurately. They must think "textually." Students at Phoenix Seminary receive the very best training to both study and apply God's Word in ministry.

We are also fully committed to ensuring that Phoenix Seminary graduates are prepared with the skills necessary to pastor and lead their churches and ministries. This generation has set a high standard for the pastor. The task is becoming more and more demanding every day as our culture insists on writing and rewriting the pastor's job description. We believe these skills can be best developed by practicing what students learn in the classrooms within the context of the local church. By partnering with local churches, our students gain "hands-on" experience in applying the truth of God's Word in practical, relevant, real time shepherding.

Phoenix Seminary today is a nationally recognized theological training center because of: (1) its commitments to historic biblical orthodoxy, academic excellence, skills development, and spiritual formation; (2) the unique features of its programs; (3) constituent interest in degree programs perceived to meet needs in contemporary Christian ministry; (4) the spiritual formation and competency of graduates for appointment, ordination and commissioning to ministry in churches, denominations and parachurch ministries; (5) The strength of faculty credentials and experience, scholarly theological reputation; (6) doctrinal integrity – fidelity to historic Christian orthodoxy as summarized in the institution's Statement of Faith; (7) positive reputation among pastors, Christian leaders and the greater community; (8) partnership with local churches.

Phoenix Seminary now desires to relocate at 7901 E. Shea as its permanent home on a campus that will provide the best training environment for scholarship, a campus feel with spaces for our daily worship and chapel services, as well as for more effective mentoring, and to gain proximity to Scottsdale Bible, Honor Health, etc. where students' skills can be honed in every day Christian ministry.



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 224 - PA - 2016

Project Name: Phoenix Seminary Campus Addition / Renovation

Project Address: 7901 E. Shea Blvd. Scottsdale, AZ 85260

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Paul Ladensack

Print Name



Signature

City Use Only:

Submittal Date: _____ Case number: _____

22-DR-2016
05/19/16

Planning and Development Services

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



Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, Jesus Murielle
at the following number 480 - 312 - 7849 :

Signature: *Robert Machen* Date: MAY 12, 16

Printed Name: Robert Machen

Check box if signature refused

Copy of Bill of Rights left at: _____

A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
1. Present photo identification on entry of the premises.
 2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
 3. Disclose any applicable inspection fees.
 4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
 5. Provide notice of the right to have:
 - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
 - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
 - (c) Copies of any analysis performed on samples taken during the inspection.
 6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
 7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
1. The rights described in subsection A of this section.
 2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
 3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
1. At the time of the inspection.
 2. Notwithstanding any other state law, within thirty working days after the inspection.
 3. As otherwise required by federal law.

- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
 - 1. Committed intentionally.
 - 2. Not correctable within a reasonable period of time as determined by the municipality.
 - 3. Evidence of a pattern of noncompliance.
 - 4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
 - 1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
 - 2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
 - 3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
 - 1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
 - 2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
 - 1. Shall not be used to exclude evidence in a criminal proceeding.
 - 2. Does not apply to a municipal inspection that is requested by the regulated person.



Addressing Request Application

ADDRESS CHANGES OR REVISIONS TO EXISTING ADDRESS

*Required Fields

*Project Name: Phoenix Seminary - Library & Classrooms Date: 5/16/16
 Current Address & Suites if applicable: 7901 E. Shea Blvd. Scottsdale, AZ 85260
 Zoning: R1-35 Associated Case Number: 224 - PA - 2016
 A.P.N.: 175-47-008 Quarter Section: 26 3N

*Check all that apply:

New Verification Suite Assignment Occupied

Change Correction Lot Tie Lot Spli

Single Family Commercial

Change to: _____

Is there an active Permit or Application? Yes No

Permit # _____ Plan Check # _____

*Submittal Requirements:

Please submit 1 copy of materials below.

Copy of building suite layout

Copy of site plan

 _____ 5/16/16
 *Signature Date

Check One: Applicant Owner Architect Contractor

Please Note: A Certificate of Occupancy cannot be issued until address issues are resolved.

*Applicant / Contact Information: (Please Print)

Name: Rick Linan

Title: Project Manager

Phone: (602) 258-2211

Email: rlinan@ccbg-arch.com

*Property Owner: Steve Johnson

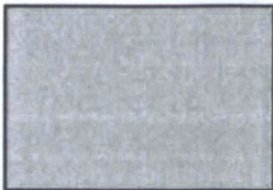
Company: Scottsdale Bible Church

Phone: (602)429-4975 Fax: _____

Address: 7601 E. Shea Blvd. Scottsdale

E-mail: _____

Records / GIS Official Use Only



Notification Dates: GIS _____ Mail Out _____

New Address Assigned: _____

Suite Numbers/Bldg Letters: _____

Notes: _____

22-DR-2016
05/19/16

Planning and Development Services Department

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

PROJECT DATA

PROJECT CONTACTS: OWNER: SCOTTSDALE BIBLE CHURCH, 7901 E. Shea Blvd, Scottsdale, AZ 85260
 ARCHITECT: COBE ARCHITECTS, 102 E. Buchanan Bl., Phoenix, AZ 85004, 602.258.2211, CONTACT: Paul LaBarnack
PROJECT ADDRESS: 7901 E. Shea Blvd, Scottsdale, AZ 85260
PROJECT DESCRIPTION: THE EXPANSION WILL INCLUDE A ONE STORY ADDITION TO THE EXISTING ADMINISTRATION BUILDING AND A NEW 10,300 SF ONE STORY LIBRARY. THE EXISTING ADMINISTRATION BUILDING WILL RECEIVE NEW INTERIOR FINISHES. A NEW CENTRAL DROP OFF AREA WILL BE INCORPORATED INTO THE EXISTING PARKING CONFIGURATION. THE ARCHITECTURE OF THE NEW LIBRARY BLDG WITH THE EXISTING BUILDINGS BOTH IN MASSING AND FORM.
GOVERNING: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING
BUILDING CODES: CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES: 2012 Scottsdale Building Safety Administrative Code, 2012 International Energy Conservation Code (IECC), 2012 International Residential Code (IRC), 2012 International Existing Building Code (IEBC), 2012 International Building Code (IBC), 2012 International Mechanical Code (IMC), 2011 National Electrical Code (NEC), 2012 International Plumbing Code (IPC), 2012 International Fire Code (IFC), Current Zoning Ordinances
ZONING & MAPS: 175-47-008 (R1-35) & FOOTHILLS OVERLAY
OCCUPANCY: EXISTING CHAPEL BLDG: A-3, EXISTING ADMIN BLDG: B, NEW LIBRARY BLDG: A-3, NEW CLASSROOM BLDG: E

SITE AREA/COVERAGE: 175-47-008 200,851 SF, 4.73 ACRES (NET), 228,440 SF, 5.24 ACRES (GROSS)
 EXISTING CHAPEL BLDG: 13,382 SF
 EXISTING ADMIN BLDG: 4,638 SF
 NEW LIBRARY BLDG: 10,300 SF
 NEW CLASSROOM BLDG: 3,430 SF
 TOTAL: 31,750 SF
LIBRARY BLDG HEIGHT: MAX PER ORDINANCE FOR R1-35: 30'-0"
 F.F. ELEVATION 1337.32' - 29'-10" = 1337.15'
 I.O.G. @ MIDPOINT OF SHEA: 1337.50'
 TOTAL: 28.37' + 30'
CLASSROOM BLDG HEIGHT: MAX PER ORDINANCE FOR R1-35: 30'-0"
 F.F. ELEVATION 1337.32' - 22'-0" = 1308.32'
 I.O.G. @ MIDPOINT OF SHEA: 1337.50'
 TOTAL: 22.7' + 30'
CONSTRUCTION TYPE: EXISTING CHAPEL BLDG: V-8, EXISTING ADMIN BLDG: V-8, NEW LIBRARY BLDG: V-8, NEW CLASSROOM BLDG: V-8
SPRINKLER SYSTEM: EXISTING CHAPEL BLDG: FULLY SPRINKLERED, EXISTING ADMIN BLDG: FULLY SPRINKLERED, NEW LIBRARY BLDG: FULLY SPRINKLERED, NEW CLASSROOM BLDG: FULLY SPRINKLERED
BUILDING AREA: EXISTING CHAPEL BLDG: 13,382 SF, EXISTING ADMIN BLDG: 4,638 SF, NEW LIBRARY BLDG: 10,300 SF, NEW CLASSROOM BLDG: 3,430 SF

SETBACKS: 175-47-008 SHEA BLDG: 40'-0" SETBACK, SIDE YARD (EAST): 15'-0" SETBACK, SIDE YARD (WEST): 15'-0" SETBACK, REAR YARD: 30'-0" SETBACK
PARKING: EXISTING CHAPEL BLDG SANCTUARY: @1/4 = 800 SF
 TOTAL: = 208 SPACES REQ'D
 EXISTING ADMIN BLDG OFFICES: @1/250 SQ.FT. = 2,048 SQ.FT.
 TOTAL: = 8 SPACES REQ'D
 + 380 TOTAL PARKING SPACES REQUIRED = 234 TOTAL PARKING SPACES PROVIDED
 * THE LIBRARY BUILDING & CLASSROOM BUILDING IS A NON-CURRENT USE WITH THE CHAPEL BUILDING.
NEW LIBRARY BLDG: LIBRARY: @1/100 SQ.FT. = 4,800 SQ.FT., CONFERENCE RMS: @1/100 SQ.FT. = 688 SQ.FT., OFF/CLUB/STUDY RMS: @1/250 SQ.FT. = 1,793 SQ.FT.
 TOTAL: = 38 SPACES REQ'D
NEW CLASSROOM BLDG: CLASSROOMS: @1/12 EMPLOYEES = 4 EMPLOYEES, @1/14 STUDENTS = 180 STUDENTS
 TOTAL: = 90 SPACES REQ'D
 + 88 TOTAL PARKING SPACES REQUIRED = 224 TOTAL PARKING SPACES ONSITE
ACCESSIBLE PARKING: 201 TO 300 SPACES = 7 SPACES REQ'D, 301 TO 500 SPACES = 7 SPACES PROVIDED
BIKE PARKING: @1/120 PARKING SPACES = 208 SPACES
 TOTAL: = 21 SPACES REQ'D, 27 SPACES PROVIDED

SENSITIVE BUILDING DESIGN CONCEPT PLAN AND PROPOSED DESIGN GUIDELINES
 1. NO REFLECTIVE BUILDING MATERIALS WILL BE USED.
 2. PAINT COLORS THAT ARE USED FOR THE NEW BUILDINGS WILL NOT EXCEED A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 45.
 3. EXTERIOR PAINT AND MATERIAL COLORS WILL NOT EXCEED A VALUE OF 6 AS PRECALED BY THE MUNSSELL BOOK OF COLOR.
 4. THE VEGETATION PALETTE WILL CONSIST OF DESERT PLANTS THAT ARE NATIVE TO THE SONORAN DESERT SPECIES.
 5. THE USE OF TURF WILL NOT BE INCORPORATED INTO THE SITE.
 6. ALL PARKING AND STAGING AREAS WILL BE SCREENED FROM THE STREET AND NEIGHBORING PROPERTIES BY WALLS AND VEGETATION.
CONSERVATION AREA, SCENIC CORRIDOR, VISTA CORRIDOR PLAN
 1. THE OBJECTIVE FOR THE NEW DESIGN IS TO PRESERVE THE SCENIC CORRIDOR BY PROTECTING THE CHARACTER OF THE NATURAL SONORAN DESERT LANDSCAPE ALONG THE EXISTING WASH AND SHEA BLVD.
 2. THE LANDSCAPE ALONG SHEA BLVD AND THE WASH ARE CURRENTLY IN EXCELLENT CONDITION AND THE GOAL IS TO KEEP THESE AREAS UNDISTURBED.
 3. THE TWO (2) NEW ACCESSORY BUILDINGS ARE POSITIONED ON THE SITE WITH A GREATER SETBACK WHICH CONTROLS THE VISUAL IMPACT OF THE BUILDINGS HEIGHT AND SIZE FROM THE CORRIDOR.
 4. THE DESIGN WILL STRENGTHEN THE PEDESTRIAN SCALE ALONG THE CORRIDOR BY PRESERVING THE EXISTING MULTILANE PATH WITHIN THE SCENIC EASEMENT.
 5. THE EXISTING WASH WILL REMAIN IN A NATURAL STATE AND OPEN FOR WILDLIFE CROSS AND VISUAL ACCESS.
 6. ALL NEW PLANTING WILL BE LOW WATER USE PLANT MATERIAL AND IT WILL MATCH THE SURROUNDING NATIVE VEGETATION.

VICINITY MAP
N.T.S.



CCBG

Architects, Inc
 PHOENIX SAN DIEGO
 101 E. BUCKHART AVENUE, #2 85004
 P. 602.258.2211 F. 602.258.0000



A REMODEL AND ADDITION FOR
PHOENIX SEMINARY

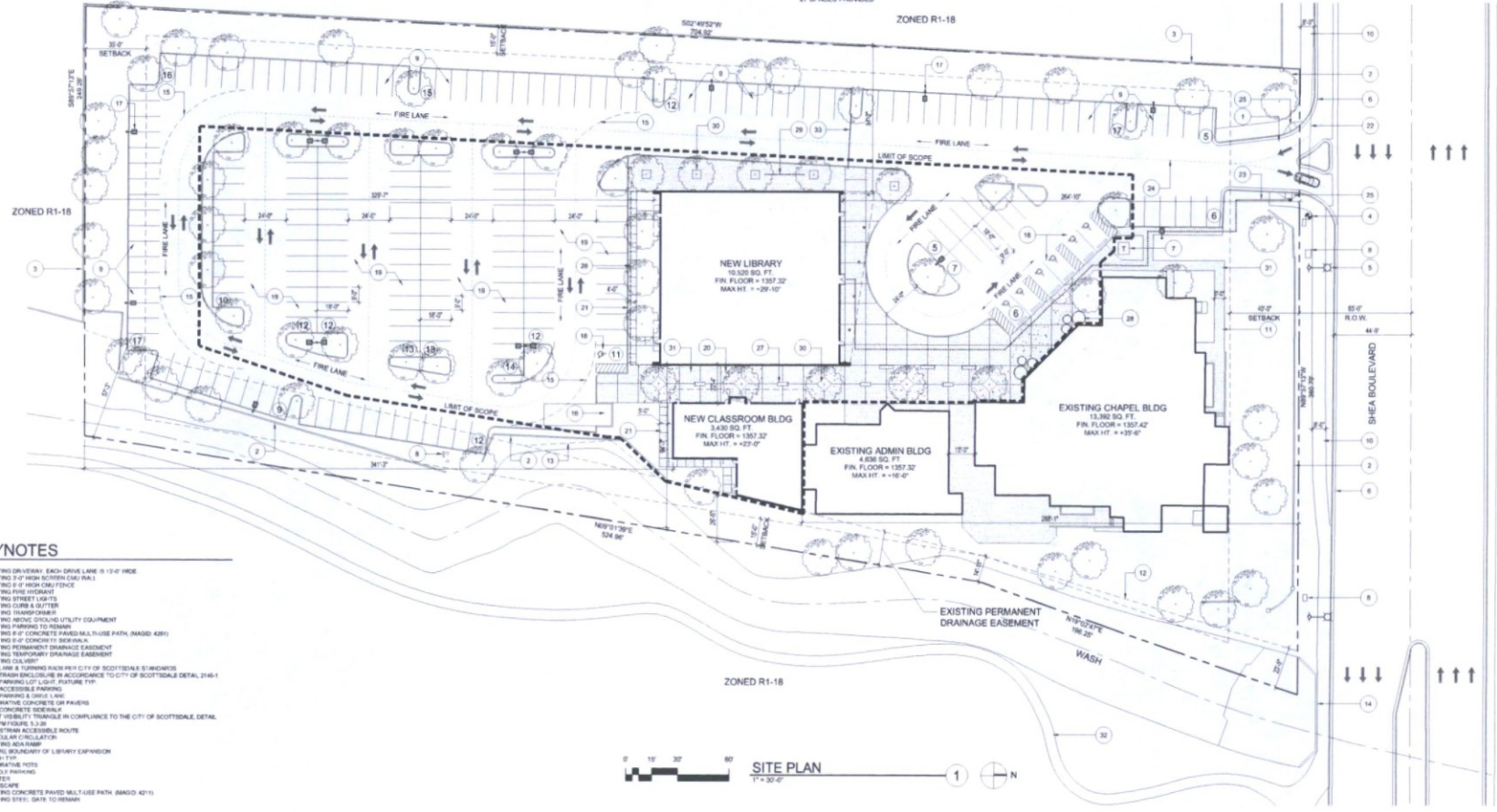
7901 EAST SHEA BLVD
 SCOTTSDALE, AZ 85260

ISSUE
 DATE: REV. FOR:
 1-18

Drawn: Rt
 Checked: P.J.L.
 Job Number: 1605
 Drawing: SITE PLAN
 Sheet

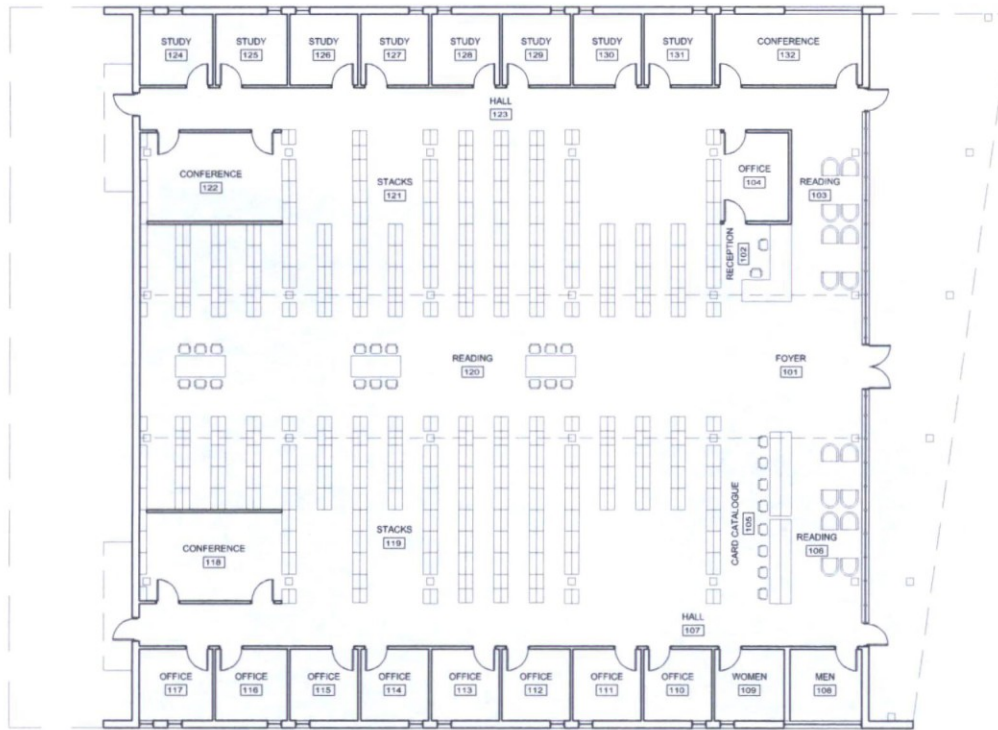
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KEYNOTES

- EXISTING DRIVEWAY: EACH DRIVE LANE IS 13'-0" WIDE
- EXISTING 2" OF HIGH BOTTEN CURB WALL
- EXISTING 2" HIGH CURB/VENGE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHTS
- EXISTING CURBS & GUTTERS
- EXISTING MANHOLES
- EXISTING ABOVE GROUND UTILITY EQUIPMENT
- EXISTING PAVING TO REMAIN
- EXISTING 8" OF CONCRETE PAVED MULT-USE PATH (MANSD 428)
- EXISTING 8" OF CONCRETE SIDEWALK
- EXISTING PERMANENT DRAINAGE EASEMENT
- EXISTING TEMPORARY DRAINAGE EASEMENT
- EXISTING DRAINAGE
- FIRE LANE & TURNING PATH PER CITY OF SCOTTSDALE STANDARDS
- NEW TRASH ENCLOSURE IN ACCORDANCE TO CITY OF SCOTTSDALE DETAIL 2145-1
- NEW PARKING LOT LIGHT FIXTURE TYP
- NEW ACCESSIBLE PARKING
- NEW PARKING & DRIVE LANE
- DECORATIVE CONCRETE OR PAVERS
- NEW CONCRETE SIDEWALK
- RIGHT VISIBILITY TRIANGLE IN COMPLIANCE TO THE CITY OF SCOTTSDALE DETAIL 08 809/810/811/812
- PEDESTRIAN ACCESSIBLE ROUTE
- VEHICULAR CIRCULATION
- EXISTING ADA RAMP
- FUTURE BOUNDARY OF LIBRARY EXPANSION
- BELOW FIN
- BELOW FIN
- DECORATIVE NOTS
- PLASTER
- MORTAR
- EXISTING CONCRETE PAVED MULT-USE PATH (MANSD 421)
- EXISTING STEEL GATE TO REMAIN



FIRST FLOOR PLAN 1

ROOM FINISH SCHEDULE							
ROOM TAG	NAME	WALLS	FLOOR	BASE	CEILING	CEILING HEIGHT	REMARKS
L101	FOYER	-	CONC2	-	SHR	8'0"	-
L102	RECEPTION	-	CONC2	-	SHR	8'0"	-
L103	READING AREA	-	CONC2	-	SHR	8'0"	-
L104	OFFICE	GWB	CONC2	RRB1	SHR	8'0"	-
L105	CATALOGUE	-	CONC2	-	SHR	8'0"	-
L106	READING AREA	-	CONC2	-	SHR	8'0"	-
L107	HALL	GWB	CONC2	RRB1	SHR	8'0"	-
L108	MEN	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L109	WOMEN	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L110	OFFICE	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L111	OFFICE	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L112	OFFICE	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L113	OFFICE	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L114	OFFICE	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L115	OFFICE	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L116	OFFICE	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L117	OFFICE	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L118	CONFERENCE	GWB	CONC2	RRB1	A.C.T.	10'0"	-
L119	STACKS	-	CONC2	-	SHR	8'0"	-
L120	READING TABLES	-	CONC2	-	SHR	8'0"	-
L121	STACKS	-	CONC2	-	SHR	8'0"	-
L122	CONFERENCE	GWB	CONC2	RRB1	A.C.T.	10'0"	-
L123	HALL	GWB	CONC2	RRB1	SHR	8'0"	-
L124	STUDY	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L125	STUDY	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L126	STUDY	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L127	STUDY	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L128	STUDY	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L129	STUDY	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L130	STUDY	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L131	STUDY	GWB	CARPET1	RRB1	A.C.T.	10'0"	-
L132	CONFERENCE	GWB	CARPET2	RRB1	A.C.T.	10'0"	-

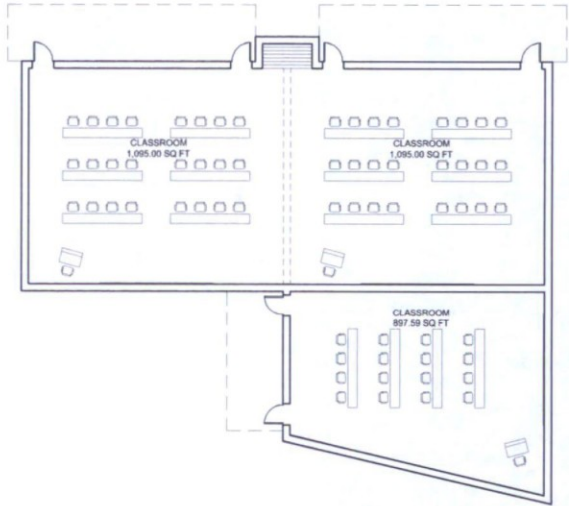


A REMODEL AND ADDITION FOR
PHOENIX SEMINARY
7901 EAST SHEA BLVD.
SCOTTSDALE, AZ 85260

ISSUE
DATE: REV FOR

Drawn
JC
Checked
P.J.L.
Job Number
1605
Drawing
NEW LIBRARY
FLOOR PLAN

Sheet
A2.1



FIRST FLOOR PLAN 1

A REMODEL AND ADDITION FOR
PHOENIX SEMINARY

7901 EAST SHEA BLVD
SCOTTSDALE, AZ 85066

ISSUE
DATE REV FOR

1 1/18

Drawn
RL
Checked
PL
Job Number
1605
Drawing
CLASSROOM
FLOOR PLAN
Sheet

A2.5

11/18/18 Phoenix Seminary Classroom Addition - 1605 - 1st Floor Classroom Floor Plan - 1/18/18



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:

22-DR-2016
05/19/16

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 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: _____
Contact Name: _____
Firm name: _____
Address: _____
City, State Zip: _____

RE: Application Accepted for Review.

224 - PA- 2016

Dear MR. LADEHSACK :

It has been determined that your Development Application for PHOENIX SEMINARY 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: JESUS MURILLO
Title: SENIOR PLANNER
Phone number: 480.312.7840
Email address: murillo@scottsdaleaz.gov

22-DR-2016
05/19/16



**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: _____