



Type 1 or 2 WCF Development Review (Minor)
(Administrative Staff Approval)
Development Application Checklist

Official Use:
 City Staff Contact: _____ Email: _____
 Phone: _____

Project Name: _____
Property's Address: _____ **A.P.N.:** _____

Property's Zoning District Designation: _____

Application Request: _____

| | |
|-----------------|-------------------|
| Owner: | Applicant: |
| Company: | Company: |
| Address: | Address: |
| Phone: | Phone: |
| Fax: | Fax: |
| E-mail: | E-mail: |

Submittal Requirements: Please submit materials requested below. All plans must be folded.

| | |
|---|---|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee – \$ _____ (fee subject to change every July) | <input type="checkbox"/> Landscape Plan (2) 24" x 36" folded. Indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations. |
| <input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below | <input type="checkbox"/> Material Samples – color chips, glazing, etc. |
| <input type="checkbox"/> Property Owners Association Input | <input checked="" type="checkbox"/> Site plan (2) 24" x 36" folded. Indicate the extent and location of antenna additions, buildings and other structures, including all equipment cabinets. Site plan shall indicate dimensions of existing and proposed structures, dimensions of existing and proposed ROW, setbacks and sight distance visibility triangles. |
| <input checked="" type="checkbox"/> Request for Site Visits and/or Inspections form | <input checked="" type="checkbox"/> Map showing other existing or planned WCF's that will be used by Provider making the application. (describe height, mounting style & number of antennas on WCF) |
| <input checked="" type="checkbox"/> Narrative – the WCF request. This shall include efforts made to minimize the visual impact of the antennas and equipment cabinets. | <input checked="" type="checkbox"/> Map of service area for proposed WCF |
| <input checked="" type="checkbox"/> Color photographs of site – include area of request | <input checked="" type="checkbox"/> Schedule a meeting with Keith Niederer 480-312-2953 when ready to submit this application. |
| <input checked="" type="checkbox"/> Photo simulations of proposed WCF. In ESL areas, include photosim from nearest single family lots. | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Community Notification Documentation. Notify all property owners within 750 feet of site. Submit names and addresses of all properties that were notified, submit a copy of the letter that was sent and the date that letter was mailed. Letters shall be mailed at least 15 days prior to submittal. | |
| <input checked="" type="checkbox"/> Elevation Drawings or Color Photo simulations (2) 24" x 36" folded. – of new additions, buildings, screening, poles or other changes with materials and colors noted and keyed | |

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):

| | |
|--|---|
| <input type="checkbox"/> Enhanced Application Review: | I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology. |
| <input type="checkbox"/> 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 |
|--------------------------|------------------------------------|



Development Review

Methodologies and Required Notice

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.

Notice

1. Pursuant to A.R.S. §9-836, an applicant may receive a clarification from the City regarding interpretation or application of a statute, ordinance, code or authorized substantive policy statement. A request to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services Division shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director or designee. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning and Development Services Division
One Stop Shop
Planning and Development Services Director
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

Planning, Neighborhood & Transportation

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

City of Scottsdale Website: www.scottsdaleaz.gov



Development Application Process

Enhanced Application Review

Staff Review Applications: SA, WM, & MD

Enhanced Application Review Methodology

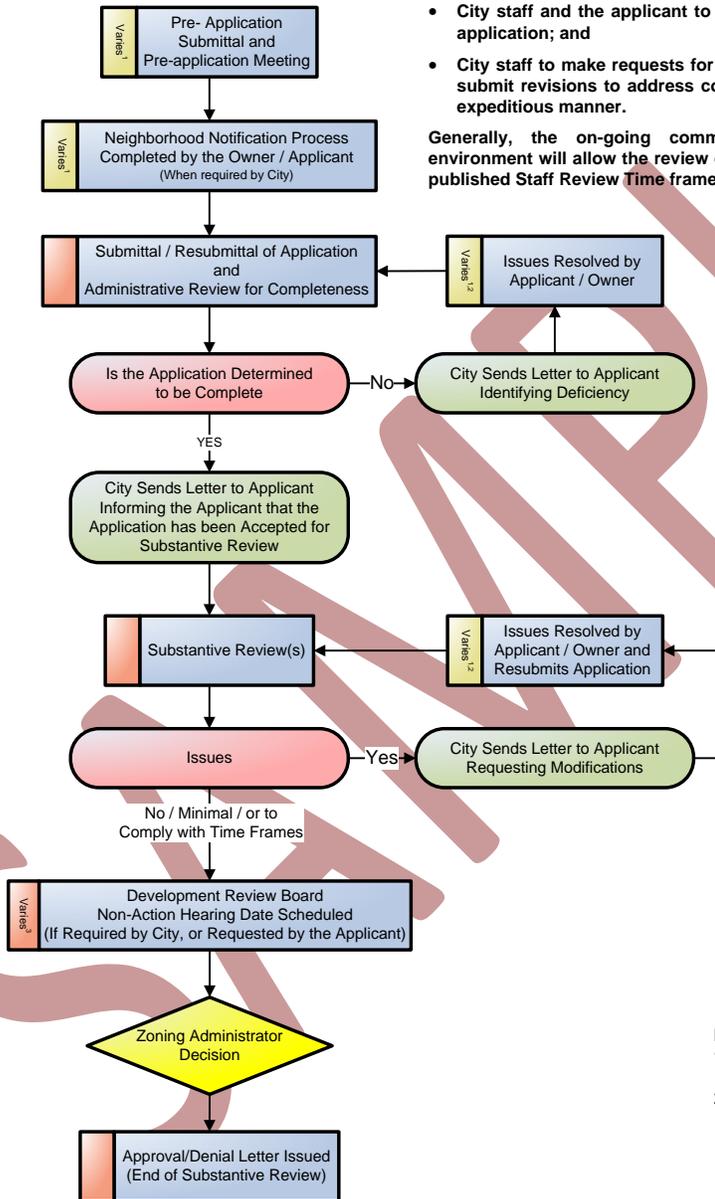
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Application Types:

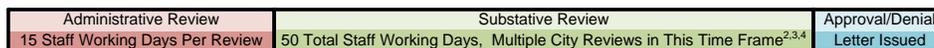
- Development Review – Minor (SA)
- Wash Modifications (WM)
- Land Division – Minor Subdivision (MD)



Note:

1. Time period determined by owner/ applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. Owner/applicant may agree to extend the time frame by 25 percent

Time Line





Development Application Process

Standard Application Review

Staff Review Applications: SA, WM, & MD

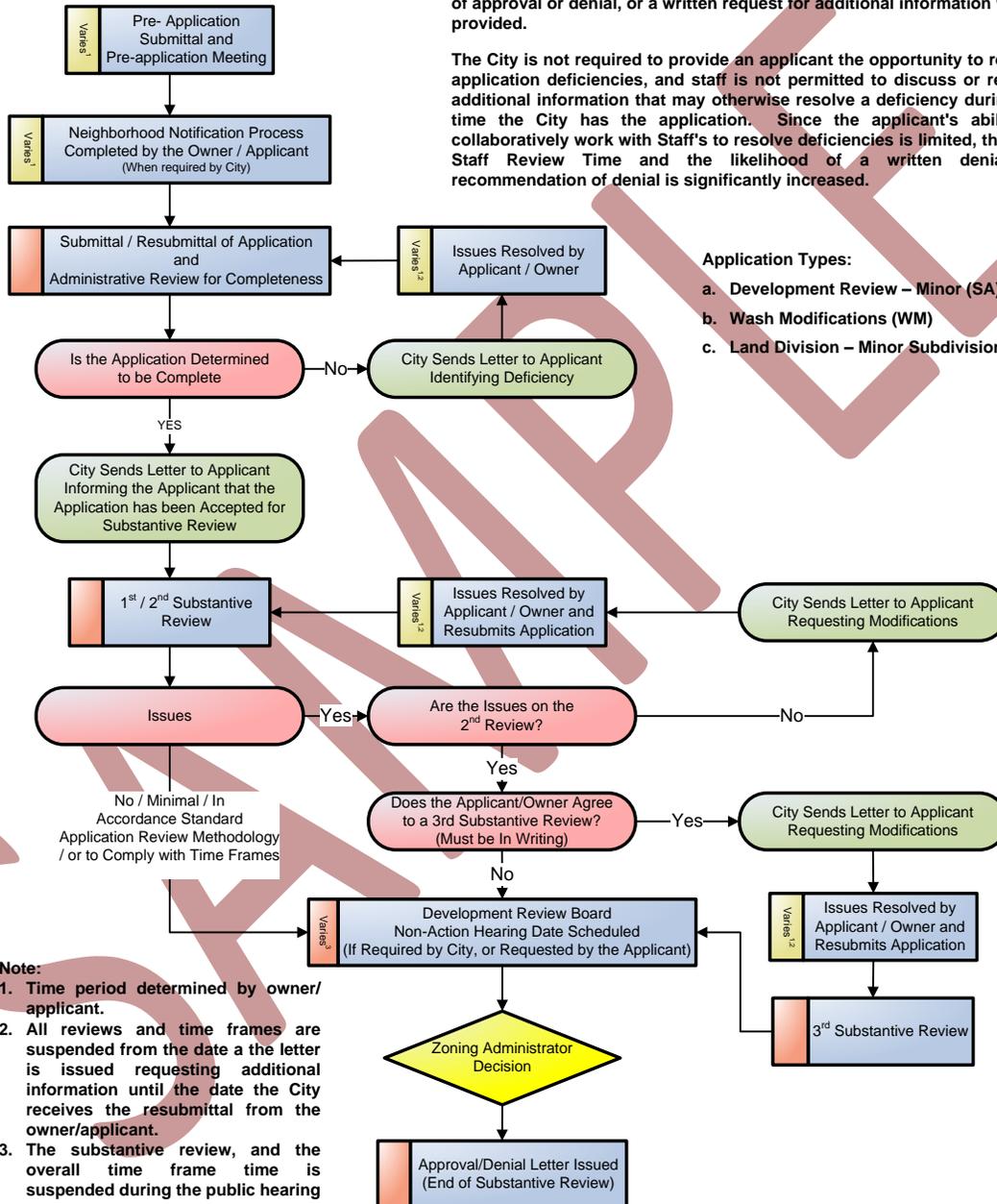
Standard Application Review Methodology:

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Application Types:

- a. Development Review – Minor (SA)
- b. Wash Modifications (WM)
- c. Land Division – Minor Subdivision (MD)



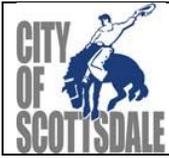
- Note:**
1. Time period determined by owner/ applicant.
 2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
 3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
 4. Owner/applicant may agree to extend the time frame by 25 percent

Time Line

| | | |
|---|--|----------------------------------|
| Administrative Review 15 Staff Working Days Per Review | Substantive Review 50 Total Staff Working Days, Two Reviews in This Time Frame ^{2, 3, 4} | Approval/Denial Letter Issued |
|---|--|----------------------------------|

Planning, Neighborhood & Transportation

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**Type 1 or 2 WCF Development Review (Minor)
(Administrative Staff Approval)
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.

SAMPLE

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