



STAFF APPROVAL NO. 80-SA-1998#3

SUBMIT ONE COPY OF THIS APPROVAL LETTER WITH THE FOLLOWING PLAN SETS TO THE ONE-STOP SHOP FOR PLAN REVIEW:

BUILDING:

FIRE:

PLANNING:

CIVIL:

PROJECT NAME: RAWHIDE

LOCATION: 23023 N Scottsdale Rd

 PARCEL 212-02-001D QUARTER SECTION 44-45

COMPANY NAME: Pinnacle Sonoran Properties

APPLICANT'S NAME: John Hosmar

ADDRESS: 23733 N Scottsdale Rd Scottsdale, AZ 85255

PHONE: 480-585-8802 FAX:

REQUEST ADD TWO (2) TRAILERS ON-SITE FOR ADMINISTRATION OFFICES

STAFF APPROVAL NOTIFICATION

This letter is notification that your REQUEST is approved conceptually by Community Development staff. Plans shall be submitted for permits as required by the One-Stop Shop. **This approval expires one (1) year from date of approval if a permit is required but has not been issued.**

☐ NO STIPULATIONS PERTAINING TO THIS PROJECT OTHER THAN THOSE IN RELATED CASES.

☒ STIPULATIONS: 1. add landscaping around trailers for aesthetics
 2. add skirting at bottom of trailers to cover axles
 3. parking to be provided in the immediate vicinity of trailers.

RELATED CASES 80-SA-98#2

SIGNATURE: 

Greg Bloemberg

DATE: September 25, 2001

STAFF: Please return this letter along with approved plans to Office Coordination for necessary distribution.

c Project File
Applicant
Code Enforcement
Planning Inspectors



STAFF APPROVAL NO. 80-SA-1998#2

☒ A COPY OF THIS APPROVAL LETTER ALONG WITH ONE (1) CIVIL GRADING & DRAINAGE PLAN & TWO (2) SETS OF STRUCTURAL CALCS/WALL DETAILS MUST BE SUBMITTED FOR PLAN REVIEW

PROJECT NAME: RAWHIDE

LOCATION: 23023 N Scottsdale Rd

 PARCEL 212-02-001D QUARTER SECTION 44-45

COMPANY NAME: Pinnacle Sonoran Properties

APPLICANT'S NAME: John Hosmar

ADDRESS: 23733 N Scottsdale Rd Scottsdale, AZ 85255

PHONE: 480-585-8802 FAX:

REQUEST RELOCATE EXISTING OUTDOOR DINING AREA BEHIND STEAKHOUSE &
ADD MINI GOLF COURSE WHERE DINING AREA USED TO BE.
STAFF APPROVED PLAN SUBMITTAL

This letter will serve as notification to Code Enforcement, Final Plans Review, and Development Services that your plan submittal for the above project has been approved conceptually at staff level. **This approval expires six (6) months from date of approval if a permit is required but has not been issued.**

☐ NO STIPULATIONS PERTAINING TO THIS PROJECT OTHER THAN THOSE IN RELATED CASES.

☒ STIPULATIONS:

1. future modifications will require a public hearing for revision to the Master Plan.
2. water features for the miniature golf course must receive written approval from the City Water Resources Division **prior** to submittal of plans for review.
3. Protected plants/cacti within the proposed patio area must be permitted prior to relocation or removal. Contact Wendy Hardy @ 480-312-7938. (if applicable)

RELATED CASES 93-DR-97

SIGNATURE: 

DATE: August 6, 2001

STAFF: Please return this letter along with approved plans to Office Coordination for necessary distribution.

City of Scottsdale Cash Transmittal

Transmittal # : 20640

Transmittal Date : 8/6/2001

Received From :

Bill To :

JOHN & PATRICIA HOSMAR
9279 E CAMINO DEL SANTO DR
SCOTTSDALE, AZ 85255
480-451-1636

JOHN & PATRICIA HOSMAR
9279 E CAMINO DEL SANTO DR
SCOTTSDALE, AZ 85255
480-451-1636

Reference # : 80SA98#2

Paid Date : 8/6/2001

Address : 23023 N SCOTTSDALE RD

MCR :

Subdivision :

Lot # :

Marketing Name :

BMP : 212-02-001 QS : 44-45 Water Zone : County : NO Metes/Bounds : NO

Water Type :

Sewer Type :

Gross Lot Area : 0

NAOS Lot Area : 0

Net Lot Area : 0

of Units : 1

Density :

Meter Size :

Code Description	Additional	Qty	Amount	Account Number
3166 SA APPLICATION FEE		1	\$58.00	100-07510-44218
		Total	\$58.00	

- future modifications require master plan modification through public hearing process.

- talk to water Resources

- G+D plan.

- protected plants.

- structural plans for block wall.

20640/HOSMAR
AUG 06 2001/1:04 PM...
CASH PROCESS DATE: AUG 06 2001
02-0033164
\$ 58.00

(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 312-5650 AND REFER TO TRANSMITTAL # 20640



STAFF APPROVAL APPLICATION & SHOPPING LIST

City Coordinator: Brian Hancock SA #: 90-SA-98#2 SD #: _____Project Name: Rawhide Date: 8-6-01Project Address: 23023 N. Scottsdale RdRequest: ☒ Relocate existing outdoor dining area + add miniature golf courseApplicant: Pinnacle Sonoran Properties Phone: 480-451-1636 Fax: _____Applicant Address: 23733 N. Scottsdale RdCurrent Zoning: W-P Parcel Number: 212-02-001-D Quarter Section: 44-45Associated Case Number(s): 93-DR-97

No application shall be accepted by the Development Services "One-Stop Shop" without all information in above section and without all items marked below. Applications must be received by 5:00 Friday to be reviewed at screening on Wednesday.

SUBMITTAL REQUIREMENTS

Brian Hancock
ASSOCIATE PLANNER
480 312-7732

- ☒ 1. Application Fee -- \$58.00
- ☒ 2. Narrative describing nature of request.
- ☒ 3. Photographs of site - including all areas of change.
- ☐ 4. Color elevation drawings of new additions, buildings, or other changes with materials and colors noted and keyed to material samples.
- ☐ 5. Material samples - color chips, awning fabric, glazing, etc.
- ☒ 6. Site plan indicating extent and location of additions, buildings, and other structures. This site plan shall indicate dimensions of existing and proposed structures, sidewalks, or driveways as well as any required setbacks. (JUST ADD DIMENSIONS TO CURRENT PLAN)
- ☐ 7. Floor plan(s) of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.
- ☒ 8. Landscape plan indicating location of existing and new plants, location and dimensions of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.
- ☐ 9. Conceptual grading & drainage plan showing existing & proposed drainage flows, channels, & retention.
- ☐ 10. Homeowners/Property Owners Association approval (if applicable).
- ☐ 11. Owner's authorization.
- ☐ 12. Other _____

Please Note: After review by Project Coordination staff, it may be determined that this request requires approval by the Development Review Board through the public hearing process. Any fees paid shall apply toward the fee for this process. **If approved at staff level, this approval expires six (6) months from date of approval if a permit is required but has not been issued.**

Staff Use Only:

<input type="checkbox"/> Approved	Case Number: _____	Expiration Date: _____
<input type="checkbox"/> Denied	Action Date: _____	By: _____
<input type="checkbox"/> Withdrawn	Comments: _____	

LETTER OF TRANSMITTAL

July 27, 2001

TO: Brian Hancock, Associate Planner
City of Scottsdale Planning Department
7447 E. Indian School Road
Scottsdale, Arizona 85251

FROM: John Hosmar
Pinnacle Sonoran Properties
23733 N. Scottsdale Road
Scottsdale, Arizona 85255

SUBJECT: Rawhide Theme Park
Pinnacle Peak and Scottsdale Roads
Scottsdale, Arizona
Mini-golf and New Mission Patio additions

As requested the following documents are attached for your files:

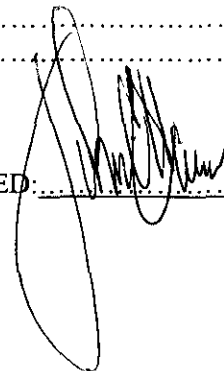
2 copies	Project Narrative
2 prints	Site Plan of Existing Rawhide dated 7.18.01
2 prints	Partial Site Plan Mini-Golf Facility and New Mission Patio dated 7.18.01
2 prints	Site Plan Mission Patio dated 7.18.01
2 prints	Site Plan Mini-Golf Facility dated 6.28.01
2 prints	Landscape Plan Mini-Golf Facility dated 6.28.01
2 prints	Lighting Plan Mini-Golf Facility dated 6.28.01
1 print	Site Plan Existing Rawhide Western Town dated 7.18.01
1 copy	Photo #1 "Rawhide from Scottsdale Road"
1 copy	Photo #2 "Existing Mission Patio"
1 copy	Photo #3 "Site of New Mission Patio"

REMARKS:

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COPY:

SIGNED: _____



NARRATIVE

Relocation of Mission Patio and Addition of Mini-Golf Facility

RAWHIDE WESTERN TOWN THEME PARK Scottsdale and Pinnacle Peak Roads Scottsdale, Arizona

To enhance customer service and Rawhides offering, we intend to undertake two improvement projects within the Park. Each project will be internal to the Park and will not be visible from any of the streets adjacent to the property.

There is an area within Rawhide along the north side of Main Street called the "Mission Patio". It is an outdoor walled area containing approximately 8,000 square feet that is used for corporate and private group functions. Many of these activities include food service such as dinners that are prepared and served by the Rawhide Steakhouse, which is some 500 feet away. To improve product and service quality we intend to move the Mission Patio to a new location that is adjacent to the south side of the Steakhouse. This will also afford the ability to service groups at a combined indoor/outdoor facility.

The new Mission Patio will contain approximately 10,000 square feet. It will have a dirt floor as does the current location and will be enclosed by a block and stucco wall varying in height from four feet to 14 feet.

The current Mission Patio location will then become an extension of the existing Main Street. It will provide improved access to the existing Devils Canyon Theater, Cantina, and Moonshine Room as well as allow additional entertainment and retail opportunities.

At the north end of the Main Street extension will be the new Mini-Golf facility. This area is currently part of the back lot of Rawhide. The new attraction will be fenced on the west, north and east sides by an eight foot tall fence to separate it from the remaining back lot of Rawhide. The south side of the Mini-Golf will abut the Main Street extension. The Golf Course will be western themed and pass through different geographic regions of Arizona. The first three holes will reflect the landscape and artifacts of the White Mountain region. As the golfer proceeds through the remaining 6 holes, he will pass through the red rock country to the prairie grass lands, and into the valley desert. Each region will contain indigenous plants and artifacts. Central to the golf course and running its full length will be a water feature consisting of waterfalls, streams and ponds. In addition to the fun of Mini-Golf the course will offer a "mini-tour" of Arizona. The total facility will cover approximately 18,000 square feet.