

July 13, 2006

To: Development Review Board  
From: Lusia Galav, AICP; Director, Current Planning  
Don Hadder, Sr.; Senior Planner

Re: July 13 Study Session Discussion on the Silverstone at Pinnacle Peak  
Master Environmental Design Concept Plan

The master developer for the Silverstone at Pinnacle Peak project on the former Rawhide property has submitted the Master Environmental Design Concept Plan as required by the zoning stipulations. This project covers approximately 160 acres at the southeast corner of Pinnacle Peak and Scottsdale Roads. The land use plan as approved includes a major senior living facility, townhouse and patio home residential areas, a commercial site, an office site and a public use site. In addition, substantial open spaces will be provided along the Rawhide Wash, the scenic corridor along Scottsdale Road and along an internal private park.

The plan includes two major sections: Landscape Design and Architectural Themes, Building Heights, Signs and Lighting. Within each section there are plans, graphics, descriptions and lists.

In the Landscape Design section, the overall concept is based upon a transition from an organic and more natural setting on the perimeter to a more structured and luxuriant character in the center. These transitions are reflected in the types of materials as well as how they will be used. In addition, key locations such as major entrances and a turn-around at the center of the development will have enhanced character.

In the Architectural Themes, Building Heights, Signs and Lighting section the discussion establishes the basic design intent of fitting within the context of the existing development in the area on color and materials but allowing a range of design options so that there is variety and substance to the character of the buildings on the site. This project has been stipulated to follow the design standards of the Environmentally Sensitive Lands Ordinance (ESLO). The applicant will be seeking some relief in the interpretation and application on the Light Reflective Value (LRV) standards as established in the ESLO. The applicant seeks the ability to provide more variety in color tones that will better fit the architectural character being sought. Local context will be maintained.

The purpose of this discussion is to seek the Boards insights, goals and expectations for this major and important project. The Board will review this proposal formally in September 2006. At that time planning staff expects to have a good understanding about the design character and intent of the two largest components of this development.



November 15, 2006

2-MP-2006  
Larry Heiny  
H & S International  
17785 N Pacesetter Way Ste 800  
Scottsdale, AZ 85255

**RE DRB MEDCP APPROVAL NOTIFICATION**

**Case Reference No:** 2-MP-2006 Silverstone@ Pinnacle Peak MEDCP

The Development Review Board approved the Master Environmental Design Concept Plan for above referenced case on November 2, 2006. For your use and reference, we have enclosed the following documents:

- Table "About Fees"
  - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>.  
Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Please don't hesitate to contact me if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hadder", is written over a horizontal line.

Don Hadder  
Principal Planner  
dhadder@ScottsdaleAZ.gov

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Record 1 of 23

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KEEPING YOU INFORMED		KEEPING YOU INFORMED		KEEPING YOU INFORMED	
<b>VICINITY MAP</b> 		<b>Dear Property Owner:</b> This is to inform you of a request for approval of the Master Environmental Design Concept Plan (MEDCP) for the Silverstone development at Pinnacle Peak. Please call the staff or applicant contact as soon as possible if you would like to learn more or provide input about this request.			
<b>Site Location:</b> 23023 N Scottsdale Rd		<b>Staff contact:</b> Don Hadder, 480-312-2352 <b>Applicant contact:</b> Larry Heiny, 480-585-6898			
<b>Case Name:</b> Silverstone@ Pinnacle Peak MEDCP		To view applications, call 480-312-7000; for more information or to comment, e-mail <a href="mailto:projectinput@scottsdaleaz.gov">projectinput@scottsdaleaz.gov</a> . To view new cases, click on "Recently Submitted Cases" at: <a href="http://www.scottsdaleaz.gov/projects">http://www.scottsdaleaz.gov/projects</a>			
<b>Case Number:</b> 2-MP-2006		To view activity in your neighborhood, visit: <a href="http://www.scottsdaleaz.gov/projects/myneighborhood">http://www.scottsdaleaz.gov/projects/myneighborhood</a>			
<small>The case file may be viewed at Planning and Development Services, 7447 E Indian School Road, Suite 105</small>					

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DECLARATION OF  
CONFLICT OF INTEREST OR PERSONAL INTEREST

NAME. Mike Edwards

PUBLIC BODY DRB

DATE OF PUBLIC MEETING: 11.2.06 AGENDA ITEM NO 8

DESCRIPTION OF ITEM Silverstone MEDCP

☒ I declare that I have a "substantial interest" in the above-referenced decision or matter, as provided in A R S § 38-501 et seq., and, therefore, declare that I have a conflict of interest in the decision or matter

Describe the substantial interest held by you or your relative(s) referred to above

Working on the project.

☐ I don't believe that I have a substantial interest in the above-referenced decision or matter and, therefore, do not have a conflict of interest as provided by Arizona law, but I believe that my active participation in the above-referenced decision or matter might raise the perception of undue influence or impropriety

Explain \_\_\_\_\_

To avoid a conflict of interest or the perception of undue influence or impropriety, as indicated above, I will refrain from participating in any manner in the decision(s) or matter(s) identified above

[Signature]

Signature

11.2.06

Date Signed

PLEASE NOTE Completion and filing of this form with the City Clerk's Office is not, by itself, sufficient for a public officer to meet the requirements of the Conflict of Interest law and Code of Ethical Behavior (S R C § 2-47 et seq.) To complete the requirements the public officer must state publicly at the meeting of the public body that he or she has a conflict of interest, or that participation might raise the perception of undue influence or impropriety, then recuse himself or herself, and leave the room while the matter is being discussed and acted upon by others on the public body

A copy of this form will be filed as a supplement to the public officer's Personal Interest Disclosure form



DECLARATION OF  
CONFLICT OF INTEREST OR PERSONAL INTEREST

NAME Jeremy A. Jones

PUBLIC BODY DIRB

DATE OF PUBLIC MEETING 11/2/06 AGENDA ITEM NO 8

DESCRIPTION OF ITEM Silverstone

☐ I declare that I have a "substantial interest" in the above-referenced decision or matter, as provided in A R S § 38-501 et seq, and, therefore, declare that I have a conflict of interest in the decision or matter

Describe the substantial interest held by you or your relative(s) referred to above

☒ I don't believe that I have a substantial interest in the above-referenced decision or matter and, therefore, do not have a conflict of interest as provided by Arizona law, but I believe that my active participation in the above-referenced decision or matter might raise the perception of undue influence or impropriety

Explain Architect for the library on the site

To avoid a conflict of interest or the perception of undue influence or impropriety, as indicated above, I will refrain from participating in any manner in the decision(s) or matter(s) identified above

[Signature] 11/2/06  
Signature Date Signed

PLEASE NOTE Completion and filing of this form with the City Clerk's Office is not, by itself, sufficient for a public officer to meet the requirements of the Conflict of Interest law and Code of Ethical Behavior (S R C § 2-47 et seq) To complete the requirements the public officer must state publicly at the meeting of the public body that he or she has a conflict of interest, or that participation might raise the perception of undue influence or impropriety, then recuse himself or herself, and leave the room while the matter is being discussed and acted upon by others on the public body

A copy of this form will be filed as a supplement to the public officer's Personal Interest Disclosure form



## DECLARATION OF CONFLICT OF INTEREST

PLEASE NOTE: Completion and filing of this form with the City Clerk's Office is not, by itself, sufficient to meet the requirements of the Conflict of Interest law. To complete the process, the Mayor, Council member, Board member or Commissioner must publicly declare the conflict at the meeting, stating clearly for the record that he/she will refrain from any discussion of the matter and will not vote on the same.

DATE: 7.20.06

NAME: Michael Edwards

The following information is provided to make known a conflict of interest in the official records of the City of Scottsdale, in compliance with Arizona Revised Statutes Section 38-503 (Conflict of Interest):

DATE OF PUBLIC MEETING: 7.20.06

AGENDA ITEM NO.: (study session item #1)

DESCRIPTION OF MATTER: Silverstone MEDCP

NATURE OF CONFLICT: Employed by a developer within the development.

As a result of the interest described above, (initial one):

☐ I will not participate in, nor will I vote upon the matter described above.

☒ I did not participate in, nor did I vote upon the matter described above.

A handwritten signature in black ink, appearing to read "Michael Edwards", is written over a horizontal line.

Signature



## DECLARATION OF CONFLICT OF INTEREST

PLEASE NOTE: Completion and filing of this form with the City Clerk's Office is not, by itself, sufficient to meet the requirements of the Conflict of Interest law. To complete the process, the Mayor, Council member, Board member or Commissioner must publicly declare the conflict at the meeting, stating clearly for the record that he/she will refrain from any discussion of the matter and will not vote on the same.

DATE: 7.13.06

NAME: Michael Edwards

The following information is provided to make known a conflict of interest in the official records of the City of Scottsdale, in compliance with Arizona Revised Statutes Section 38-503 (Conflict of Interest):

DATE OF PUBLIC MEETING: 7.13.06 *2-MP 2006*

AGENDA ITEM NO.: Study Session Item.

DESCRIPTION OF MATTER: Silverstone MEDCP

NATURE OF CONFLICT: Current client has  
a development in the Silverstone  
Development.

As a result of the interest described above, (initial one):

ME I will not participate in, nor will I vote upon the matter described above.

\_\_\_\_ I did not participate in, nor did I vote upon the matter described above.

  
Signature



## DECLARATION OF CONFLICT OF INTEREST

PLEASE NOTE: Completion and filing of this form with the City Clerk's Office is not, by itself, sufficient to meet the requirements of the Conflict of Interest law. To complete the process, the Mayor, Council member, Board member or Commissioner must publicly declare the conflict at the meeting, stating clearly for the record that he/she will refrain from any discussion of the matter and will not vote on the same.

DATE: 7.13.06

NAME: Michael Edwards

The following information is provided to make known a conflict of interest in the official records of the City of Scottsdale, in compliance with Arizona Revised Statutes Section 38-503 (Conflict of Interest):

DATE OF PUBLIC MEETING: 7.13.06

AGENDA ITEM NO.: Study Session Item.

DESCRIPTION OF MATTER: Silverstone MEDCP

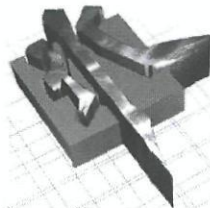
NATURE OF CONFLICT: Current client has  
a development in the Silverstone  
Development.

As a result of the interest described above, (initial one):

MEB I will not participate in, nor will I vote upon the matter described above.

\_\_\_\_ I did not participate in, nor did I vote upon the matter described above.

  
Signature



# H & S International

Architecture

Engineering

Planning

Interiors

May 12, 2006

Mr. Don Hadder  
Principal Planner  
City of Scottsdale  
7447 E. Indian School Rd.  
Ste 105  
Scottsdale, AZ 85251

**RE: Phasing Master Plan submittal**

Dear Mr. Hadder:

As required by Zoning Stipulation "*Planning/Development no. 10, Phasing Master Plan,*" for Zoning Case 15-ZN-2006, attached are five (5) copies of the Phasing Master Plan.

This submittal fulfils the submittal requirements described above. If there are any questions regarding this submittal, please contact myself or Tana Koerting with RHVT, Limited Partnership at 602-200-7133.

Thank you again for your consideration.

Sincerely,

Lawrence W. Heiny

Cc: Tana Koerting  
file

17785 N. Pacesetter Way  
800 Discover House  
Scottsdale, AZ 85255-5431  
phone: 480.585.6898 fax: 480.585.2298  
Email: info@HandSInternational.com

2-MP-2006  
12/1/2006



# H & S INTERNATIONAL

ARCHITECTURE      ENGINEERING      PLANNING      INTERIORS

May 25, 2006

Mr Don Hadder  
Principal Planner  
City of Scottsdale  
7447 E Indian School Rd  
Ste 105  
Scottsdale, AZ 85251

**RE: Master Environmental Design Concept Plan submittal**

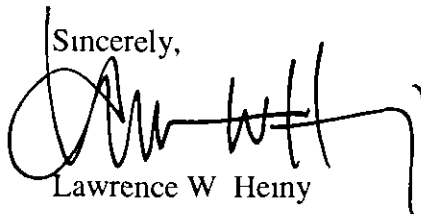
Dear Mr Hadder

As required by Zoning Stipulation "*Master Plans, no 4 Master Environmental Design Concept Plan,*" for Zoning Case 15-ZN-2006, attached are five (5) copies of the Master Environment Design Concept Plan for Silverstone at Pinnacle Peak

This submittal fulfills the submittal requirements described above. If there are any questions regarding this submittal, please contact myself or Tana Koerting with RHVT, Limited Partnership at 602-200-7133

Thank you again for your consideration

Sincerely,



Lawrence W Heiny

Cc Tana Koerting  
file