



December 29, 2006

Lynne Lagarde
Earl Curley & Lagarde Pc
3101 N Central Ave Ste 1000
Phoenix, AZ 85012

Re 77-PA-2006
19-UP-2006
Safeway @ The Summit Fuel Sales

Dear Lynne Lagarde,

This is to advise you that the case referenced above was approved at the November 21, 2006 City Council meeting. Enclosed is a copy of the approved resolution for the case referenced above. Please distribute all necessary copies to any persons involved with this project and remove the white early notification sign and the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-2352.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Haader".

Don Haader
Principal Planner

Enclosure

RESOLUTION NO 7060

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, TO ADOPT A CONDITIONAL USE PERMIT FOR A GASOLINE SERVICE STATION LOCATED AT 32515 N SCOTTSDALE ROAD (NORTHEAST CORNER OF SCOTTSDALE ROAD AND ASHLER HILLS)

WHEREAS, the Planning Commission has held a public hearing on September 27, 2006, and

WHEREAS, the City Council, has held a public hearing on November 21, 2006,

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows

Section 1 That the City Council finds

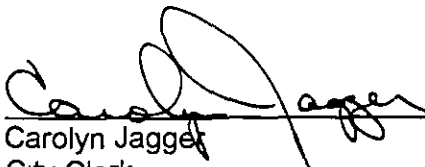
- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on the following factors damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic,
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas, and
- c) that the additional conditions for service stations, set forth on Exhibit 3, have been met

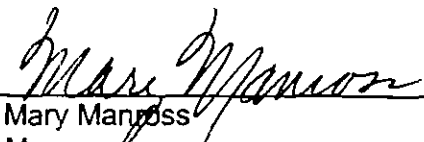
Section 2 That the above conditional use permit is described in Case No 19-UP-2006, and the property is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 2 and incorporated herein by reference

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County,
Arizona this 21 day of November 2006


ATTEST

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By 
Carolyn Jagget
City Clerk

By 
Mary Mannross
Mayor

APPROVED AS TO FORM

By 
Deborah Robberson
City Attorney



Safeway/ Summit Fuel Sales

19-UP-2006

Exhibit 1

STIPULATIONS FOR CASE 19-UP-2006

PLANNING/ DEVELOPMENT

- 1 CONFORMANCE TO DEVELOPMENT SUBMITTAL On site automobile circulation design and screening of service areas shall be consistent with the site plan and enlarged site plan submitted by Esencia with a City of Scottsdale received date of 8/2/2006 These stipulations take precedence over the above-referenced site plan Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council
- 2 DESIGN Building and structure architecture shall be the consistent with the existing Summit shopping center
- 3 DESIGN The particular massing, materials, colors, and finishes of screening treatments for service areas shall be subject to Development Review Board approval However, no wall section shall exceed six feet in height When greater height is required for screening, wall sections shall be separated horizontally by no less than six feet using terracing
- 4 LANDSCAPING Plant species shall be consistent with the palette of materials used throughout the existing Summit shopping center except that all species must come from the City's list of Indigenous Plants for Environmentally Sensitive Lands
- 5 LANDSCAPING Landscape frontage along Scottsdale Road shall include mature trees for the purpose of screening the gasoline sales pumps The trees shall be of quantity, specie, and location as determined by the Development Review Board
- 6 OUTDOOR LIGHTING All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except for sign lighting
 - a The individual luminaire lamp shall not exceed 250 watts
 - b The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 15 feet
 - c All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze
 - d Incorporate into the project's design, the following Parking Lot and Site Lighting
 - 1 The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 1.5 foot-candles All exterior luminaries shall be included in this calculation
 - 2 The initial vertical illuminance at 6.0 foot above grade, along the south and west property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles All exterior luminaries shall be included in this calculation
 - e All Service Canopy and Bay Lighting
 - 3 The maintained average horizontal illuminance level at grade under the canopy shall not exceed 20 foot-candles The maintained maximum horizontal illuminance level at grade under the canopy shall not exceed 50 foot-candles However, the Development Review Board may consider a modification of these standards up to plus or minus 25% if the City of Scottsdale Lighting Consultant determines that a greater or lesser amount of lighting is desirable for the task and context

- 4 Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy
 - 5 Bottom of canopy fascia shall be no less than eight inches below the bottom of fixture lenses
 - 6 Lights shall not be mounted on the top or sides of the canopy
 - 7 The sides or fascias of the canopy shall not be illuminated
- f Building Mounted Lighting
- 8 All luminaries shall be recessed or shielded so the light source is not directly visible from property line
 - 9 The maintained average horizontal illuminance at grade within 15 feet of the kiosk entries and windows, including any spill light from the kiosk interior, shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade within 15 feet of the storefront entries and windows, including any spill light from the store interior, shall not exceed fifteen (15) foot-candles

CIRCULATION

- 1 PEDESTRIAN CIRCULATION PLAN With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways

DRAINAGE AND FLOOD CONTROL

- 1 CONCEPTUAL DRAINAGE REPORT With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall
 - a Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property
 - b Determine easement dimensions necessary to accommodate design discharges
 - c Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage
 - d Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code
 - e Include a complete description of requirements relating to project phasing
- 2 FINAL DRAINAGE REPORT With the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report and Preparation. In addition, the final drainage report and plan shall
 - a Demonstrate consistency with the approved master drainage plan and report
 - (1) Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff

- (2) Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report
 - b Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report
- 3 **STORM WATER STORAGE EASEMENTS** With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual

VERIFICATION OF COMPLIANCE

- 1 **REQUIRED SPECIAL INSPECTIONS** Before the approval of the improvement plans, the Planning and Development Services staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process
- 2 **CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT** Before the issuance of a Grading & Drainage Permit
 - a The developer shall certify to the Planning and Development Services Department, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF), and,
 - b The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF
- 3 **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance
 - a The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form
 - b The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer
- 4 **AS-BUILT PLANS** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff

WATER

- 1 **BASIS OF DESIGN REPORT (WATER)** Before the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall

- a Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc
 - b Identify the timing of and parties responsible for construction of all water facilities
 - c Include a complete description of requirements relating to project phasing
- 2 **APPROVED BASIS OF DESIGN REPORT** Before the improvement plan submittal to the Planning and Development Services Department, the developer shall have obtained approval of the Basis of Design Report
- 3 **NEW WATER FACILITIES** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan

WASTEWATER

- 1 **BASIS OF DESIGN REPORT (SANITARY SEWER)**) Before the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall
 - a Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities
 - b Identify the timing of and parties responsible for construction of all sanitary sewer facilities
 - c Include a complete description of requirements relating to project phasing
- 2 **APPROVED BASIS OF DESIGN REPORT** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report
- 3 **NEW WASTEWATER FACILITIES** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan

OTHER REQUIREMENTS

- 1 **ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS** All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>]

The developer shall

- a Submit a completed Notice of Intent (NOI) to the EPA
- b Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Planning and Development Services Department

- 2 NOTICE OF INTENT (NOI) With the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a copy of the NOI
- 3 DUST CONTROL PERMITS Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control Call the county 602-507-6727 for fees and application information
- 4 UTILITY CONFLICT COORDINATION With the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company
- 5 ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ) The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ In addition
 - a Before approval of final improvement plans by the Planning and Development Services Department, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD)
 - b Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD This evidence shall be on a document developed and date stamped by the MCESD staff
 - c Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD This evidence shall be on a document developed and date stamped by the MCESD staff
 - d Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings
 - e Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall
 - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD
 - (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form
 - (3) Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities
 - (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD

EXHIBIT 3 SECTION 1 403 ADDITIONAL CRITERIA

Q Service stations

- 1 The application shall include a detailed landscape plans showing plant, type, size and spacing All landscape plans shall include an automated watering system and planting areas shall constitute a minimum of five (5) percent of the lot area and may be required to include as much as twenty (20) percent of the site, depending upon site size Lack of care and maintenance of the landscape areas shall be considered due cause for revocation of the use permit All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size
- 2 All structures approved under this use permit shall be of a unique design character that is appropriate to the area in which they are to be constructed Renderings of building shall accompany each application and construction shall be in reasonable conformity thereto All canopies shall be connected to the roof of the main structure unless otherwise approved
- 3 No driveway shall extend into the curb radius
- 4 All source of artificial light shall be concealed and shall be attached to the main structure, unless otherwise specifically approved All lighting shall be so designed as to permit no glare
- 5 The minimum area of a lot considered adequate to accommodate this use, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet
- 6 A solid masonry wall or planting screen shall be required between all service station sites and residentially zoned property (Height shall be as determined in each case)
- 7 Each site plan for a service station shall show three (3) types of areas as follows
 - a Building area
 - b Service area which shall be screened from view by a masonry wall and within which all automotive repair and service shall take place Entry to indoor service areas shall be from the rear of the station except in cases where it may be approved otherwise by the City Council
 - c Sales area
- 8 None of the above criteria shall prohibit the City Council from considering an application to reconstruct or remodel an existing service station



July 14, 2006

Response: August 2, 2006

Lynne Lagarde
Earl Curley & Lagarde Pc
3101 N Central Ave Ste 1000
Phoenix, AZ 85012

RE: 19-UP-2006
Safeway @ The Summit Fuel Sales

Dear Ms. Lagarde:

The Planning and Development Services Division has completed the review of the above referenced submittal dated June 19, 2006. The following **1st Review Comments** represent the review performed on the project by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application type.

Ordinance Related Issues

The following ordinance related issues have been identified in this first review of the project and will need to be addressed in a re-submittal prior to scheduling a hearing.

Circulation:

1. Note: The Traffic Analysis Report was lost prior to review. Review comments to come at a later time after the applicant resubmits the report. **Additional copies of the originally submitted traffic study have already been provided for review.**
2. Need more detailed site plan to review internal circulation – show the turning radius template curves for the fuel delivery trucks that will serve this site. **Documents have been revised to show fuel delivery path and turning radius. See Context plan and worksheet.**

Water & Sewer:

3. Note: No design reports required prior to DRB hearing.

Design:

4. Modify the design of the canopy to provide greater visual variety and character – consider raising the top of the central canopy in order to give it greater presence than the two outlying canopies. **After discussions with Don Hadder, the fuel canopy has been modified to enhance visual variety and character. The top of the center fuel canopy has been raised in height along with two towers that align with the column locations below. These raised towers extend across the top of the fuel canopy from front to back creating a visual depth to the canopy and help distinguish it from the neighboring canopies. The lower edge of all canopies has remained the same.**

Policy Related Issues

The following policy related issues have been identified in the first review of the project. While these issues are not as critical to scheduling the case for public hearing, they may affect the City Staff's recommendation for support of this project and should be addressed as soon as possible.

19-UP-2006
REV: 8/2/2006

Elevation Design:

5. Provide colored perspectives of the proposed facility with the existing buildings superimposed on the background. **A colored perspective is underway and will be provided prior to hearing.**

Technical Corrections

The following technical corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect the final plans submittal (construction set) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans.

Site:

6. Revise the site plan to include the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance. **Bike rack shown on plan south of Kiosk.**

Landscaping:

7. Show the locations of all scenic corridor, drainage, and NAOS easements on the site, landscaping, site plan worksheet and context plans. **All drainage, scenic corridors and NAOS areas are as established with the overall Summit Shopping Center approvals. No modifications have been made to those items. Information is provided on plans.**

Lighting:

8. Verify that the lighting fixtures being considered for the underside of the canopies have light bulb placements that achieve full horizontal cut-off and have no frosting, faceting or other light reflecting elements in the drop-down glass elements. **Lighting cut sheets were provided and if additional data is identified as needed it will be provided also. Full horizontal cut-off is achieved with selected lights.**

Please resubmit the revised plans and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if it is ready to be scheduled for a hearing date.

In an effort to get this development request to a Planning Commission hearing, City staff has identified the following potential schedules (read schedule left to right):

Track	Response/resubmittal by applicant (complete set of revisions)	City to provide status update	Potential DRB Hearing Date
1	No later than 8/04/2006	8/18/2006	9/27/2006
2	No later than 8/18/2006	9/1/2006	10/11/2006
3	No later than 9/1/2006	9/15/2006	10/25/2006

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS.

This schedule is based on the original submittal track and relies on a timely, complete and accurate response/resubmittal to the items addressed in this letter. Please be advised that the **1st Review Comments** are valid for a period of 45 days from the date on this letter. Failure to resubmit within the 45 days will require the project to begin a new track.

If you have any questions, or need further assistance please contact me at 480-312-2352 or at dhadder@ScottsdaleAZ.gov.

Sincerely,

Don Hadder
Principal Planner

cc Charlie Hickcox
Donahue Schriber Realty Group
200 E Baker St Ste 100
Costa Mesa, CA 92626

O:\INDEX\SAFEWAY\Scotts & Dove Valley\Doc\Revised Response 8-2-08.doc

McClay, Doris

From: Sonoran@aol.com
Sent: Monday, September 18, 2006 8:44 AM
To: Hadder, Don
Cc: ghl42@cox.net,judybwag@cox.net,lwhitehead@cox.net,stephensonaz@cox.net
Subject: Safeway Fuel Station - 19-UP-2006

Don:

We have reviewed the Kimley-Horn traffic study and are satisfied that the critical issues have been identified.

From the outset, the concern was traffic exiting from Driveway 1 at the fuel station to go south on Scottsdale Road. This concern was addressed in the study on Page 21 with the observation that "Driveway 1 does not operate at a satisfactory level of service." However, "alternate routes for southbound destination are provided with acceptable delays."

It is this issue that will need the city's attention to minimize the natural tendency for exiting drivers to cross over the northbound lane to go south on Scottsdale Road. On-site way finding signs are indicated to direct exiting traffic to Ashler Hills Drive that is signalized. We question if this will be sufficient to prevent motorists from using this alternative instead of crossing traffic on Scottsdale Road.

We believe it would best to limit Driveway 1 to right in and right out to completely eliminate this safety hazard.

Bob Vairo, President
Coalition of Pinnacle Peak, Inc.

09/25/2006



July 14, 2006

Lynne Lagarde
Earl Curley & Lagarde Pc
3101 N Central Ave Ste 1000
Phoenix, AZ 85012

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6. Revise the site plan to include the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance.

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If you have any questions, or need further assistance please contact me at 480-312-2352 or at dhadder@ScottsdaleAZ.gov.

Sincerely,


Don Hadder
Principal Planner

cc: Charlie Hickox
Donahue Schriber Reality Group
200 E Baker St Ste 100

Costa Mesa, CA 92626

March 27, 2006

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251

Parcel: 216-51-098

RE: Safeway at The Summit
Scottsdale, AZ

Dear Neighbor:

We hope that you have been pleased with the ongoing improvements and additional services being offered at our Safeway store at The Summit. We want to let you know about an additional service that Safeway would like to offer its customers at The Summit to add to your shopping convenience. Safeway is applying for a Conditional Use Permit for Safeway fuel services to be located on the parking area immediately to the south of the Safeway entry drive over 200 feet from the Scottsdale Road right-of-way behind the scenic corridor and retention area. The proposed fuel services facility reflects The Summit's environmental sensitivity and high quality architectural design to assure compatibility with the area.

We would like to invite you to an Open House at the proposed fuel services site to review and discuss our proposal with you. Please join us at The Summit just south of the Safeway entry drive from 5:30 to 7:00 p.m. on Tuesday, April 11, 2006, for the Open House.

We look forward to getting together with you on the 11th, but if you are not able to attend or have any questions in the meantime, please feel free to give our zoning attorney Lynne Lagarde a call at 602-265-0094 or contact me directly at (480) 894-4201.

Sincerely,



Jan L. Martin
Director, Real Estate

19-UP-2006
6/19/2006

March 27, 2006

LAS PIEDRAS AT SEVANO VILLAGE HOA INC
PO BOX 12510
CHANDLER, AZ 85248

Parcel 216-51-169

RE Safeway at The Summit
Scottsdale, AZ

Dear Neighbor

We hope that you have been pleased with the ongoing improvements and additional services being offered at our Safeway store at The Summit. We want to let you know about an additional service that Safeway would like to offer its customers at The Summit to add to your shopping convenience. Safeway is applying for a Conditional Use Permit for Safeway fuel services to be located on the parking area immediately to the south of the Safeway entry drive over 200 feet from the Scottsdale Road right-of-way behind the scenic corridor and retention area. The proposed fuel services facility reflects The Summit's environmental sensitivity and high quality architectural design to assure compatibility with the area.

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We look forward to getting together with you on the 11th, but if you are not able to attend or have any questions in the meantime, please feel free to give our zoning attorney Lynne Lagarde a call at (602) 265-0094 or contact me directly at (480) 894-4201.

Sincerely,



Jan L. Martin
Director, Real Estate

March 27, 2006

TUMOLO DANIEL V/CAMILLE M
7056 E BURNSIDE TRL
SCOTTSDALE, AZ 85262

Parcel: 216-50-630

RE: Safeway at The Summit
Scottsdale, AZ


Dear Neighbor:

We hope that you have been pleased with the ongoing improvements and additional services being offered at our Safeway store at The Summit. We want to let you know about an additional service that Safeway would like to offer its customers at The Summit to add to your shopping convenience. Safeway is applying for a Conditional Use Permit for Safeway fuel services to be located on the parking area immediately to the south of the Safeway entry drive over 200 feet from the Scottsdale Road right-of-way behind the scenic corridor and retention area. The proposed fuel services facility reflects The Summit's environmental sensitivity and high quality architectural design to assure compatibility with the area.

We would like to invite you to an Open House at the proposed fuel services site to review and discuss our proposal with you. Please join us at The Summit just south of the Safeway entry drive from 5:30 to 7:00 p.m. on Tuesday, April 11, 2006, for the Open House.

We look forward to getting together with you on the 11th, but if you are not able to attend or have any questions in the meantime, please feel free to give our zoning attorney Lynne Lagarde a call at 602-265-0094 or contact me directly at (480) 894-4201.

Sincerely,



Jan L. Martin
Director, Real Estate

19-UP-2006
6/19/2006

Safeway Inc.
Phoenix Division
2750 S. Priest Drive
Tempe, AZ 85282

SAFEWAY / Scottsdale Road & Dove Valley

April 11, 2006

PLEASE SIGN IN

Name (please print)	Address / City & State / Zip	Phone
Gil & Helene Lustig	7466 E. QUINN Sage Way Scottsdale, AZ 85262	480-575-9175
Mark McGraw & Diane	6955 E. Bramble Berry Ln Scottsdale, AZ 85282	
Bob Vairo	10040 E. Happy Valley Rd. #451 Scottsdale, AZ 85255	
Rick Thinel	6521 CRESTED SAGUARO SCOTTSDALE AZ 85262	480 595 8874
Paul Adam	6574 E. CRESTED SAGUARO SCOTTSDALE, AZ 85282	
Bill Annan	7059 E. SHOOTING STAR WAY BIRMINGHAM AZ 85226	
Toni Gruener	6868 E. Nightingale Star Cr. Scottsdale az 85262	
Martha & Steve Goode	7533 E. Camino Salida Del Sol Scottsdale, AZ 85262	
Keith Wynn	7136 E. BURNSIDE TRAIL SCOTTSDALE AZ 85262	
ALEX KLEIN	7355 E. EAGLE FEATHER RD SCOTTSDALE, AZ - 85262	480-595-3976

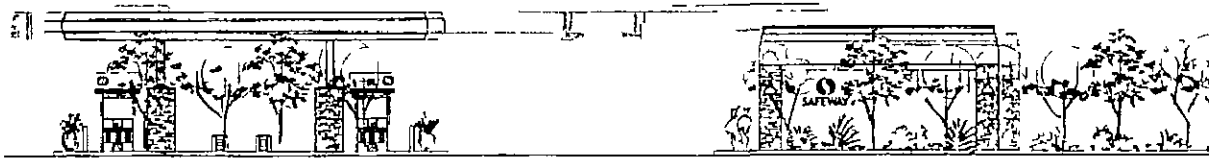
April 11, 2006

[illegible]

Glen Ford
32015 N. 71ST STREET,
SCOTTSDALE, AZ 85262

KAREN FORD
32015 N. 71ST STREET
SCOTTSDALE, AZ 85262

Bob London
7042 E Shooting Star Way
Scottsdale, AZ 85262



SAFeway AT THE SUMMIT PROPOSED FUEL SERVICES

- The Summit shopping center is zoned C-2, and a service station is allowed by the zoning upon the approval of a Conditional Use Permit application after public hearings by the Scottsdale Planning Commission and City Council. The application and public hearing process is expected to take several months.
- The Safeway fuel services are to be located on the parking lot area immediately south of the existing Safeway driveway (North Summit Driveway) on a site identified for an additional pad tenant on the approved Summit site plan.
- The existing graded pad site will be revegetated to add more desert open space, and substantial landscaping is also proposed to be added to screen the fuel services from Scottsdale Road and neighbors to the west.
- The fuel service facilities, including eight (8) fuel pumps (could service up to 16 cars) and a small walk-up kiosk, will be located over 200 feet from the Scottsdale Road right-of-way behind the existing scenic corridor and retention basin.
- The fuel service islands and kiosk will incorporate the same environmental sensitivity and high quality architectural design of Safeway and The Summit including materials, stacked stone and others, colors and accent features such as the plant pots, to make it compatible with the area.
- The walk-up kiosk has been reduced to approximately 250 S.F. It will offer very limited items for sale and be open and operating during the same hours that Safeway is open (6:00AM to 11:00PM). During the hours the Safeway store is closed for business, the fuel station and kiosk will also be closed for business.
- The fuel service canopies will be limited to 17' 9" in height with recessed lighting and meet all other City requirements.

April 10, 2006

SAFEWAY / Scottsdale Road & Dove Valley

WINFIELD HOMEOWNERS ASSOCIATION

April 6, 2006

PLEASE SIGN IN

Name	Address / City & State / Zip	Phone
GLORIA + DAVID TALBERT	7963 E Evening Glow Dr Scottsdale AZ 85262	
Jaret Giannini	7439 Sunset Sky Cir Scottsdale -- 85262	
Harlan Betty Wolfe	33269 N 78th Pl Scottsdale, AZ 85262	
Robert & George McAlhany	7277 E CAMERON SKY SCOTTSDALE 85262	
Beverly & George Ribar	7489 E. Soaring Eagle Scottsdale 85262	
Stanley and Renee Bahr	7455 E. Sunset Sky Circle Scottsdale, AZ 85262	
Ronald Kober Dyanne Kober	33580 N. 78th PLACE SCOTTSDALE AZ 85262-4250	
Maura Doherty	7344 E Evening Glow Dr Scottsdale, AZ 85262	
L K. MELNICK HELENA MELNICK	7979 E. Evening Glow Dr SCOTTSDALE, AZ 85262	
Wes Stock	33597 N. 79th St. Scottsdale, 85262	

SAFEWAY / Scottsdale Road & Dove Valley

WINFIELD HOMEOWNERS ASSOCIATION

April 6, 2006

PLEASE SIGN IN

Name	Address / City & State / Zip	Phone
<i>Wm J. Huber</i>	<i>7675 E. Skyway Scottsdale AZ 85262</i>	
Martell Hilmar & Paula	7312 E Soaring Eagle Way Scotts, AZ 85262	
Nina & Bill Heiser	33625 N. 79th St. Scottsdale, AZ 85262	
Stan & Roberta Marks	33118 N. 74th Place Scottsdale, AZ 85262	
<i>R. Haulman</i>	<i>7667 Soaring Sky Way Scottsdale</i>	
NEIL & BONNIE COFFEY	7423 E SUNSET DR CIR 85262	
IRA CRIDER	33094 N. 74th Pl Scottsdale, AZ 85262	480 595 6823
Betty Zampini	7267 E Sunset Sky Circle Scottsdale, AZ 85262	
Steve Klein	7338 E Sunset Sky Drive Scottsdale AZ 85262	
Joe Kelly	7344 E Soaring Eagle Way Scottsdale, AZ 85262	

SAFEWAY / Scottsdale Road & Dove Valley

WINFIELD HOMEOWNERS ASSOCIATION

April 6, 2006

PLEASE SIGN IN

Name	Address / City & State / Zip	Phone
Bill Krukowski	7396 E. Cameron St Scottsdale AZ 85262	
Harry King + Barbara King	7315 E. SUNSET SKY CR. SCOTTSDALE, AZ, 85262	
IRA FERTIK	33624 N 78 TH PLACE SCOTTSDALE, AZ 85262	
ROBERT T MC NEECE	7614 E. SHOOTING STAR WAY SCOTTSDALE, AZ 85262	
BOB MCGILLIHIS	7643 E. EVENING GLOW DR SCOTTSDALE, AZ 85262	
JIM & KATHY DAY	7718 E EVENING GLOW DR SCOTTSDALE, AZ 85262	
JACK GARDNER	7805 E. SHOOTING STAR	
KE COOK	7739 Evening Low Dr	
P. P. POOLE	7459 E QUE SABE	
W. T. O'CONNOR	33144 N 72 ND WAY	

3-29-06

Safeway / Scottsdale & Dove Valley
Las Piedras / Salstice

NAME

ADDRESS

PHONE

David Lowe 7444 E. Calle Primavera Vista, Scottsdale 480 343 3588

Ran Coates 32838 N. 74th way, Scottsdale 480-419-5679

Jean Coates 32838 N, 74th Way, Scottsdale 480-419-5679

Richard Rhoas 32807 N 74 way "

Wynn P. Acker 32874 N 74th Way Scottsdale 480 713 1493

Gil Lustig 7466 E Quince Sabe Way, Scottsdale 480-575-9175

Linda Whitener 9681 E Chuckwagon Ln Scottsdale 85262 480 488-7093

Los Vaicos 10040 E Happy Valley Rd #451, Scottsdale

Martha & Steve Goode 7533 E Camino salida del sol Scottsdale

Ray Klock 7551 E " " " " " "

AL - Maryann Schmelz 7406 E Camino Rayo De Luz Scottsdale 85255 480 502-1971

3/7/06
Venanita

BRUCE BARTFELD 6227 E. AMBER SUN DR.
LEN WOLIN 6719 E AMBER SUN DR

SAM FRANK 33863 N 70th WAY

STANLEY TUTMAN 6087 E EVENING GLOW DR

PAUL SCHARR 6574 E. CROSTCO
SQUARO LN.

JERRY GONYO 6528 E WHISPER MESQUITE TN

PAUL GRUENER 6868 E. NIGHTINGALE STAR CIR

MATTHEW BETZ 6876 E. EAGLE FEATHER RD

Olga Geryak 7040 E Eagle Feather Rd.

John Geryak 7040 E. Eagle Feather Rd.

Carol Hawley 7011 E Canyon Wren Circle

Robert Walker 33603 N 68TH WAY

Jane + John GULD 33052 N. 71st Street

Doris Meyers 7125 E Holmes Way

William M. Brown 6751 E Amber Sun Dr 855-9131

Dorot + Fred Westlund 6934 E Bramble Berry

RICHARD KRAUS 32656 NO 70th St

MRS ANN Sewell 6547 E NIGHT GLOW Circle 85262 | 4/15-12/1
427 W 21st ST NY NY 100

Julie Ivey 6262 E EVENING GLOW DR

KEN LAVER 7007 E THIRSTY CACTUS LN

Lynn Laver 7007 E Thirsty Cactus Ln

Karen Pucelli 6540 E. WHISPERING MESQUITE

Beverly Sims 33631 N 71st Way

HOWARD SANDLER 7075 E Mighty Squares Way

May DeAngelis 6966 E Bramble Berry.

Michael DeAngelis " " " "

David + Janet Bell 30425 N Miller Rd

AN GR. 7180 E. BAAO Dr.

ART WINTER 7066 E. SHOOTING STAR WAY

BILL MATTHIAS 7044 E. CANYON WREN CIR

JAMES + JOSEPHINE BONANNO - 6828 E AMBER SUN DR

George Stuchin 32723 N 70th St.

DeLores Benkeman 6749 E NIGHTINGALE STAR

Judith ^{Wegman} 9730 E Adobe Dr - 85255

Pete Fredulsen 7607 E. Mary Sharon Scottsdale 85262

Mike + Jan Stephenson 9836 E SideWinder Tr
Lee Englund 6519 E Amber Sun Dr.

Patrick Maudsley
REALTOR®

Cell 480-223-2677

Business 480-437-9100

Fax 480-437-9104

www.patrickmaudsley.com

E-mail pmaudsley@windermere.com

 **Windermere**

North
Scottsdale

Windermere Sonoran Properties
32687 North Scottsdale Road
Scottsdale, Arizona 85262