



## STAFF APPROVAL LETTER

409-SA-2012

Broadstone Waterfront

### STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

**Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.**

This approval expires two (2) year from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

### PROJECT INFORMATION

LOCATION: 7025 E Via Soleri Dr  
PARCEL: 173-42-069A  
Q.S.: 17-44  
CODE VIOLATION #:

APPLICANT: Matt Drager  
COMPANY: Collaborative V  
ADDRESS: 7116 E 1St Ave Ste 103 Scottsdale, AZ 85251  
PHONE: 480-347-0590

**Request:** Request for approval of the hardscape and related in accordance with the Development Review Board Stipulations.

### STIPULATIONS

1. The hardscape design shall be consistent with the plans submitted by Collaborative V and dated 12/20/2012 by City Staff, and as stipulated herein.
2. The site plan consistent with the plans submitted by OBR (Office of Rich Barber Architecture, LLC) and dated 12/20/2012. By City Staff, and as stipulated herein.
3. Any concrete that is to be colored, shall be integral colored through the concrete.
4. Consist with the site plan approved by the City Council and the Development Review Board, no utility transformers, equipment, pedestals, mechanical equipment, or similar shall be located on the property or in the North Marshall Way right-of-way, at grade, and between the building and the pavement of the North Marshall Way right-of-way. This requirement includes the plaza west of to the North Marshall Way right-of-way cul-de-sac that is north of the north of Arizona Canal, and between the building and the North Marshall Way right-of-way.

**Related Cases:** 409-SA-2012

**SIGNATURE:**   
Dan Symer, AICP

**DATE APPROVED:** December 20, 2012

### FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, along with the following plan set(s) to the One-Stop-Shop for plan review:

ARCHITECTURAL: ☒ 4 sets of architectural plans and 1 additional site plan and elevation

Project No.: 774 -PA-2012 Submittal Date: 12-13-12

OK to SUBMIT

12/13/12**Development Review (Minor)**  
**(Administrative Staff Approval)**  
**Development Application Checklist**

Official Use:

City Staff Contact: TJ. CLUFF / SYMNEREmail: tcluff@scottsdaleaz.govPhone: 480-312-2258Project Name: BROADSTONE WATERFRONTProperty's Address: 7025 VIA SOLARI DRIVE SCOTTSDALE, AZ 85253 A.P.N.:

Property's Zoning District Designation:

Application Request:

Owner: BROADSTONE SCOTTSDALE WATERFRONT, LLCApplicant: MATT DRAGERCompany: ALLIANCE RESIDENTIALCompany: COLLABORATIVE VAddress: 2415 E CAMERON RD SUITE 600 85016Address: 7116 E 101 AVE SUITE 103Phone: 602.778.2807

Fax:

Phone: 480-347-0590

Fax:

E-mail: isw.ersol@allisco.comE-mail: MATTD@COLLABORATIVEV.COM

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

☒ Completed Application (this form) and Application Fee –  
\$ 87 (fee subject to change every July)☐ Landscape Plan (\_\_\_ copy(ies) – 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.☒ Affidavit of Authority to Act for Property Owner, letter of  
authorization, or signature below☐ Request for Site Visits and/or Inspections form☐ Cross Sections – for all cuts and fills applications☐ Context Aerial – with site highlighted☐ Conceptual Grading & Drainage Plan – show existing,  
proposed drainage flows, channels, retention, etc.☒ Narrative – describing nature of request☐ Homeowners or Property Owners Association Approval☐ Copy of Liquor License Application (for all bars or  
restaurants patio applications)☐ Color photographs of site – Include area of request☒ Site plan (\_\_\_ copy(ies) indicate the extent and location  
of additions, buildings and other structures, dimensions of  
existing and proposed structures, sidewalks, and/or  
driveways as well as any required setbacks.☐ Airport Vicinity Development Checklist☐ Floor Plan(s) – show additions, alterations, or new  
structures. The floor plan shall be dimensioned and  
clearly delineate existing and proposed construction.☐ Material Samples – color chips, awning fabric, glazing, etc.☒ Exterior Lighting – provide cut sheets, details and  
photometrics for any proposed lighting.☐ Elevation Drawings or Color Photo simulations  
(\_\_\_ copy(ies) – of additions, buildings, or other changes  
with materials and colors noted and keyed☒ Other: HARD SCAPE PLANS  
DRB STIPULATION CONFIRMATION.

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

☐ 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

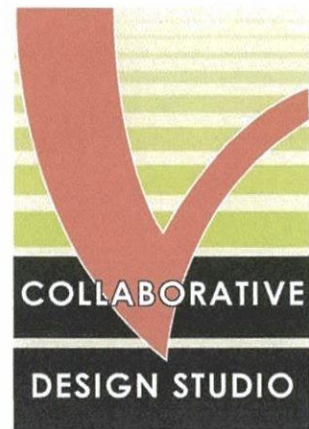
Planning, Neighborhood &amp; Transportation

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](http://www.scottsdaleaz.gov)

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Revision Date: 12/3/2012



December 12, 2012

Narrative

We are requesting approval of the hardscape plans for the Broadstone Waterfront Multi-Family Development. The design of the hardscape is in accordance with the City of Scottsdale Development Review Board stipulations and Scottsdale Waterfront Master Design Concept Plan.

SUBMITAL IS ALSO FOR ZONING ADMINISTRATORS  
REVIEW & APPROVAL OF DRB STIPS  
#4 & #5 REGARDING DG PATHS  
& HARDSCAPE.