



STAFF APPROVAL LETTER

39-SA-2013

Cortesian Apartments Repaint

STEP 1

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) years 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: 7749 E Camelback Rd
PARCEL: 173-54-519A
Q.S.: 17-46
CODE VIOLATION #:

APPLICANT: Robert Gochee
COMPANY: Alliance Residential
ADDRESS: 2415 E Camelback Rd Ste 600 Scottsdale, AZ 85251
PHONE: 602-579-3964

Request: Request to repaint the exterior buildings of Cortesian Apartments, an existing multi-family development.

STIPULATIONS

1. All buildings within Cortesian Apartments shall be painted to match the approved "Cortesian Apartments Repaint Elevation Renderings" schematics, submitted by Alliance Residential and approved by Current Planning Staff on February 8, 2013.
2. Approved colors shall be: Sherwin Williams "Rookwood Brown" SW2806; Sherwin Williams "Mason Blanche" SW7526; Sherwin Williams "Colonial Revival Stone" SW2827, Sherwin Williams "Urbane Bronze" SW7048; and Dunn Edwards "Tan Plan" DE6137.

Related Cases: 39-SA-2013

SIGNATURE:

Andrew Chi
Associate Planner

DATE APPROVED: February 8, 2013

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

No permits are required for painting; however, please contact Andrew Chi, Associate Planner, at (480) 312-7828 or achi@scottsdaleaz.gov to schedule a Final Inspection.

**POLICY OF THE CITY OF SCOTTSDALE
ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS**

RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk

3939 Drinkwater Blvd.
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

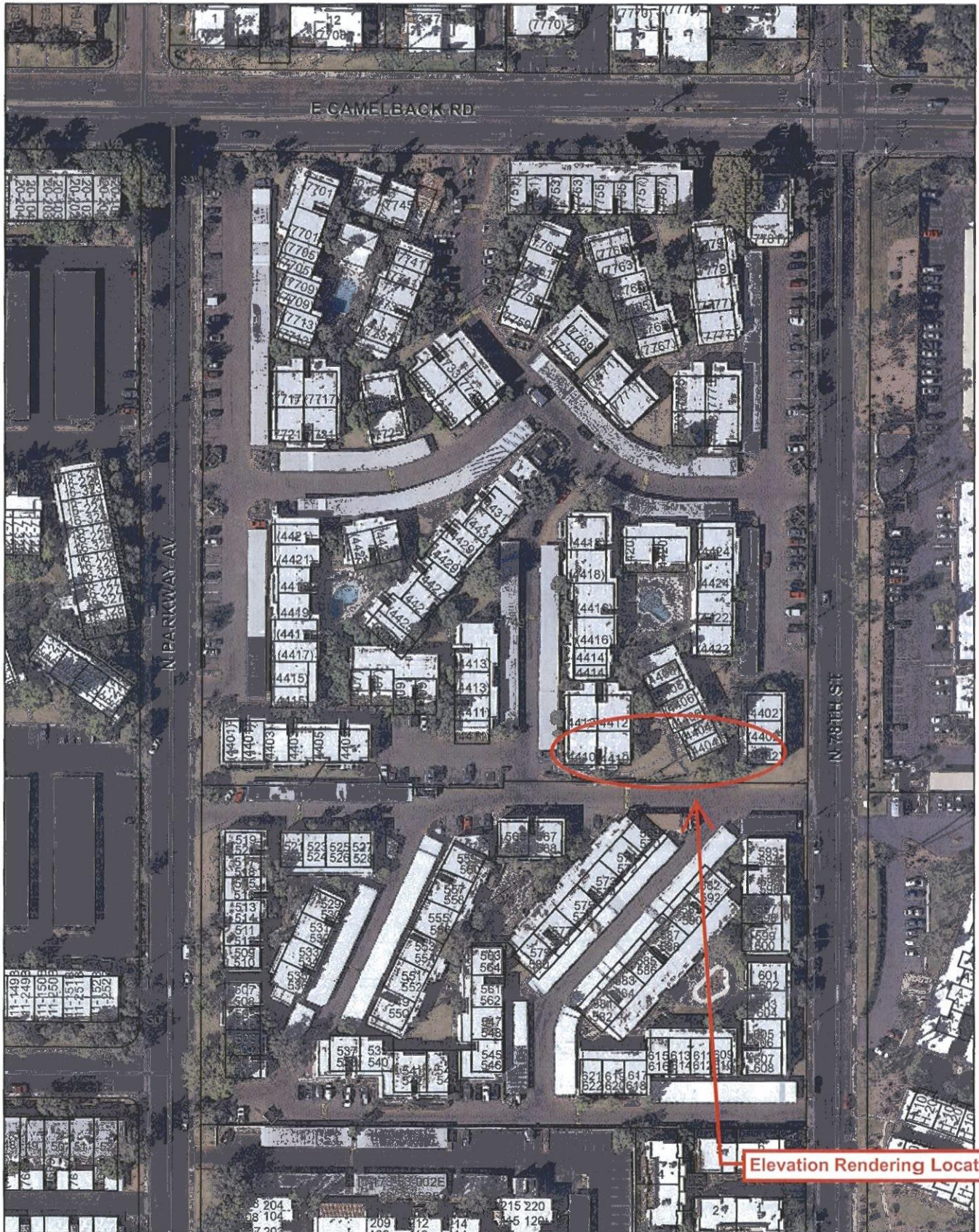
City Manager's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2422

City Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2405

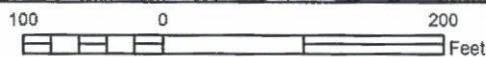
Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

SIGNATURE: _____

CORTESIAN APARTMENTS



Elevation Rendering Locations



achi
2/8/2013 5:40:23 PM

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.



**CORTESIAN APARTMENTS REPAINT
ELEVATION RENDERING 1**

**Rookwood Brown
SW2806**

**Tan Plan
DE6137**



**Mason Blanche
SW7526**

39-SA-2013

APPROVED
CITY OF SCOTTSDALE

**STIPULATION SET
RETAIN FOR RECORDS**

Andrew Chi **02/08/13**
APPROVED BY **DATE**

**CORTESIAN APARTMENTS REPAINT
ELEVATION RENDERING 2**

Mason Blanche

SW7526

Tan Plan

DE6137



Rookwood Brown

SW2806

Colonial Revival Stone

SW2827

Urbane Bronze

SW7048

39-SA-2013

APPROVED

CITY OF SCOTTSDALE

STIPULATION SET
RETAIN FOR RECORDS

Andrew Chi
APPROVED BY

02/08/13
DATE

**CORTESIAN APARTMENTS REPAINT
ELEVATION RENDERING 3**

Mason Blanche

SW7526

Tan Plan

DE6137



Rookwood Brown

SW2806

Colonial Revival Stone

SW2827

Urbane Bronze

SW7048

39-SA-2013

APPROVED

CITY OF SCOTTSDALE

STIPULATION SET
RETAIN FOR RECORDS

Andrew Chi 02/08/13
APPROVED BY DATE

Cortesian Apartments
7749 East Camelback Road
Scottsdale, AZ 85251

Property Repaint Application

Context Aerial



Narrative

The Ownership of Cortesian Apartments is requesting to repaint the existing property located at 7749 East Camelback Road. We have given careful consideration in choosing the new color pallet and we feel that the new colors compliment the colors found throughout the surrounding area.

We are proposing two different color pallets for review and select from for approval;

- Option One offers a green, blue and white pallet. Both the Green and White color hues can be found at the neighboring communities. While adding the Blue will compliment the colors found in marketing material, signage, and monument at Cortesian.
- Option Two offers a grey, brown, white, topaz and bronze. This color pallet was selected as an alternative to Option One in the event that we would not be able to receive staff approval. This color pallet has previously been approved by the staff and is currently being used at Palladium Apartments located at 4111 North Drinkwater Blvd., Scottsdale, AZ.

With the implementation of either color pallet as shown in the photo renderings included as part of this application, they will provide soft color tones while mirroring colors found in and on buildings throughout Downtown Scottsdale. With that we are asking for an Administrative Review and Approval of this request.

Existing Color Pallet



Chi, Andrew

Subject: Cortesian Apartments Site Visit
Location: 7749 E. Camelback Road

Start: Wed 12/26/2012 2:30 PM
End: Wed 12/26/2012 3:00 PM
Show Time As: Out of Office

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Chi, Andrew
Required Attendees: Venker, Steve; rgochee@allresco.com

All,

Weather permitting on the 26th, let's meet outside the front office off of Camelback Road. Thank you.

Andrew Chi, Associate Planner

City of Scottsdale | Planning, Neighborhood & Transportation Division
7447 E. Indian School Road, Suite 105 Scottsdale, AZ 85251
achi@scottsdaleaz.gov | 480.312.7828 | www.scottsdaleaz.gov/codes

From: Robert Gochee [<mailto:rgochee@allresco.com>]
Sent: Thursday, December 13, 2012 11:05 AM
To: Chi, Andrew
Subject: Cortesian Pics and Site Visit Request

Andrew,

Attached are the revised renderings for the Cortesian apartments exterior repaint as we discussed during our meeting.

Please let me know when you and Steve are available to visit the site to take a look at the colors.

Thanks,

Rob
602-579-3964



Elevation 1.jpg



Elevation 2.jpg



Elevation 3.jpg



Elevation 4.jpg



Chi, Andrew

Correspondence

From: Robert Gochee <rgochee@allresco.com>
Sent: Wednesday, January 09, 2013 9:18 PM
To: Chi, Andrew
Cc: Duerksen Matt
Subject: FW: Color Placement for Cortesian Apartments 739-PA-2012
Attachments: Color Locations.pdf

Hello Andrew,

I apologize that I was not able to attend the site meeting at Cortesian on 12/26/2012, but I was on vacation. I heard it went pretty well, with some minor changes to the placement of the paint.

Attached are the revised renderings based on yours and Steve's site visit with Forrest White. The amount of Brown has been reduced on the buildings and we hope that you guy's will be able to give us approval to proceed to repaint the property.

Please let me know if there is anything else you need from us,

Thanks,

Rob

Robert Gochee

Asset Engineering Project Manager

2415 E. Camelback Road Suite 600

Phoenix, AZ 85016

Cell: 602-579-3964



From: Duerksen Matt [<mailto:synergymd@hotmail.com>]
Sent: Wednesday, January 09, 2013 10:57 AM
To: Robert Gochee
Subject: RE: Color Placement

From: rgochee@allresco.com
To: synergymd@hotmail.com
Subject: RE: Color Placement
Date: Wed, 9 Jan 2013 17:44:16 +0000

The words did not show

Robert Gochee

602-579-3964
Asset Engineering Project Manager
2415 E. Camelback Road Suite 600
Phoenix, AZ 85016
Cell: 602-579-3964

From: Duerksen Matt [<mailto:synergymd@hotmail.com>]

Sent: Wednesday, January 09, 2013 10:34 AM

To: Robert Gochee

Subject: Color Placement

Please find attached,

Matt

1/9/13
10:34 AM

Correspondence

Chi, Andrew

From: Chi, Andrew
Sent: Tuesday, January 15, 2013 1:12 PM
To: 'Robert Gochee'
Cc: Duerksen Matt; Venker, Steve
Subject: RE: Color Placement for Cortesian Apartments 739-PA-2012

Good Afternoon Rob,

Per our phone conversation, can you lighten the Dark Sepia color per staff's comments? Once that is done and a sample elevation is painted with the lighter Dark Sepia, can you e-mail Steve Venker and I to schedule an afternoon site visit? Thanks for your time and patience and let Steve and I know if there are any questions.

Regards,

Andrew Chi, Associate Planner
City of Scottsdale | Planning, Neighborhood & Transportation Division
7447 E. Indian School Road, Suite 105 Scottsdale, AZ 85251
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Robert Gochee

Asset Engineering Project Manager

2415 E. Camelback Road Suite 600

Phoenix, AZ 85016

Cell: 602-579-3964

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To: Robert Gochee

Subject: RE: Color Placement

From: rgochee@allresco.com

To: synergymd@hotmail.com

Subject: RE: Color Placement

Date: Wed, 9 Jan 2013 17:44:16 +0000

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Robert Gochee

Asset Engineering Project Manager

2415 E. Camelback Road Suite 600

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Cell: 602-579-3964

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To: Robert Gochee

Subject: Color Placement

Please find attached,

Matt

Correspondence

Chi, Andrew

From: Robert Gochee <rgochee@allresco.com>
Sent: Wednesday, January 23, 2013 7:04 AM
To: Chi, Andrew
Cc: Duerksen Matt; Venker, Steve; Angie Schmidt
Subject: RE: Color Placement for Cortesian Apartments 739-PA-2012
Attachments: MPC00095801-2.jpg; MPC00095802-2.jpg

Categories: Follow Up

Andrew,

A new lighter sample of the Dark Sepia is now up for your review at Cortesian Apartments. Please let me know when you have time to visit the property.

The name of the color is Tan Plan DE6137, attached is a picture of the color, along with the Dark Sepia for your review.

Thanks,

Rob

Robert Gochee

Asset Engineering Project Manager

2415 E. Camelback Road Suite 600

Phoenix, AZ 85016

Cell: 602-579-3964

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Regards,

Andrew Chi, Associate Planner
City of Scottsdale | Planning, Neighborhood & Transportation Division
7447 E. Indian School Road, Suite 105 Scottsdale, AZ 85251

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The words did not show

Robert Gochee
Asset Engineering Project Manager
2415 E. Camelback Road Suite 600
Phoenix, AZ 85016
Cell: 602-579-3964

39-SA-2013



Project Pre-Application Questionnaire

The purpose of the Pre-Application process and this questionnaire is to provide preliminary information to the City's Planning Department on your proposed development project. This information and a Pre-Application meeting facilitate discussion on the development review process and related issues most likely applicable to your development project.

Pre-Application Process

Most development proposals are required to go through one or more application and/or entitlement processes, some of which involve public hearings. To process your pre-application and to enable your meeting to be productive, the attached forms and all required materials must be provided. At the pre-application meeting, city staff will highlight areas where you may need to pay particular attention, and which, if any, public hearing process(es) you will be required to go through. More information can be found at www.scottsdaleaz.gov/BldgResources/DevProcess

Completed pre-application application forms, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 E. Indian School Road. Make checks payable to "City of Scottsdale."

After the pre-application packet has been accepted, the request is routed for assignment and scheduling. A staff member will contact you to schedule a pre-application meeting with staff.

Submittal Date: 11/20/2012

Project No.: 139 -PA- 2012

Project Name: Cortesian Apartments

Parcel No(s): _____

Address: 7749 E. Camelback Road

Quarter Section(s): _____

Property Details:

☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Industrial ☐ Other

Lot Size: _____ Current Zoning: _____ Current Use(s): _____

Has a 'Notice of Compliance' been issued? ☐ No ☐ Yes If yes, provide a copy with this submittal

Application Type:

☐ Abandonment (AB) ☐ In-Lieu Parking Request (IP) ☐ Rezoning (ZN)
☐ Development Review (DR) ☐ Master Plan (MP) ☐ Text Amendment (TA)
☐ ESLO Hardship Exemption (HE) ☐ Master Sign Program (MS) ☐ Use Permit (UP)
☐ ESLO Wash Modification (WM) ☐ Notice of Compliance ☐ Variance (BA)
☐ General Plan Amendment (GP) ☐ Preliminary Plat Subdivision (PP) ☒ Other Property Repaint

Owner: Camelback Cortesian, LLC

Applicant: Robert Gochee

Company: Camelback Cortesian, LLC

Company: Alliance Residential

Address: 7749 E. Camelback

Address: 2415 E. Camelback

Phone: 602-579-3964

Fax: _____

Phone: 602-579-3964

Fax: 602-778-2850

E-mail: rgochee@allresco.com

E-mail: rgochee@allresco.com

Signature (circle one): Owner Applicant

11-20-12
Date

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Project Pre-Application Questionnaire

Submittal Date: 11/20/2012

Project No.: 39-SA-2013-739 -PA- 2012

Please Note: All projects require a legally-assigned address; if an address is not currently assigned to your project, please submit a site plan to Records Division staff to obtain one. This may take up to 5 days. The Address Request form is available on-line at www.scottsdaleaz.gov/bldgresources/records.

All items listed below must be submitted to constitute a complete submittal.

Submittal Requirements:

- ☒ 1. Completed Project Pre-Application Questionnaire & Fee 81
(Fees subject to change every July)

- ☒ 2. Records Packet Fee 21
The Records Packet Fee will be processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Fees subject to change every July)

- ☒ 3. Conceptual Drawing(s) – One (1) copy of conceptual site plan, plot plan, or schematic drawing representing your request (not required for Abandonments). If requesting Development Review Board approval, include elevations showing architectural character.
(24" x 36", 11" x 17", or 8.5" x 11" paper sizes only)

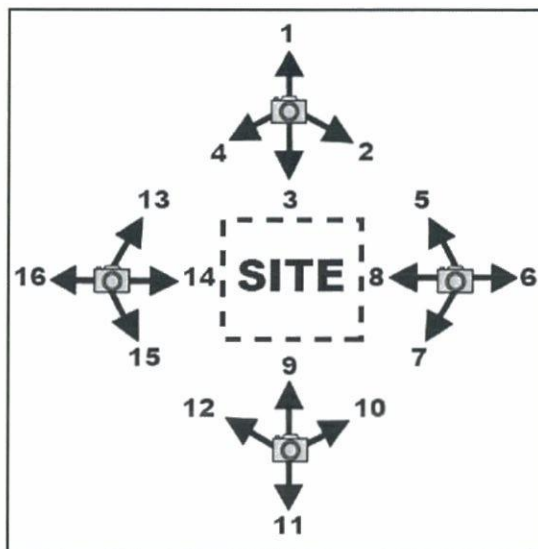
- ☒ 4. Project Narrative – Attach a detailed descriptive narrative of the site layout that includes the following information:

- Purpose of this request
- Describe any and all pertinent information related to the request including, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.
- Any improvements and uses that currently exist on the property or on neighboring properties.
- Explain how your proposal is compatible with the surrounding area.
- Describe any unusual characteristics that may restrict or affect your development.
- Targeted date to begin construction.

- ☒ 5. Site / Context Photographs

Provide color photographs showing the site and the surrounding buildings/properties in order to provide city staff with a visual impression of the current site conditions. Use the guidelines below for photos.

- Photos are to be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Refer to photograph number and direction of view.
- If your site is greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Do not mount photos on large poster boards, cork boards, etc.



FOR ADMINISTRATIVE USE ONLY

☐ A Pre-application meeting with Planning Staff has already occurred with _____. Date: _____

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088