



# STAFF APPROVAL LETTER

142-SA-2013

Crossroads East Planning Unit IV

## 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: 18555 N Scottsdale Rd  
PARCEL: 215-07-004B  
Q.S.: 38-45  
CODE VIOLATION #:

APPLICANT: Alexandra Schuchter  
COMPANY: Diversified Partners  
ADDRESS: 7500 E Macdonald Dr Ste 100A Scottsdale, AZ 85250  
PHONE: 480-947-8800

**Request:** Approval of additional site lighting for the aquatic display pad at the Bell Lexus site

### STIPULATIONS

1. Location and design of all fixtures shall be consistent with the plans provided by Hawkins Design Group, with a staff approval date of 5/23/13.
2. The proposed poles to be mounted in the water feature shall not exceed four inches in diameter and eight feet in height, measured from the surface of the feature.
3. Poles and fixture housings shall be painted black.
4. Light output for any single fixture on the eight-foot poles shall not exceed 70 watts.
5. All fixtures on the eight-foot poles shall be fitted with shielding to further direct the lights toward the display pads and prevent excess glare.
6. All fixtures on the eight-foot poles shall be mounted in a fixed position, directed internal to the site toward the proposed aquatic display pads.

**Related Cases:** 142-SA-2013, 8-PP-2012, 26-DR-2012

SIGNATURE:   
Greg Bloemberg, Planner

DATE APPROVED: May 23, 2013

## STEP 2

### FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

ARCHITECTURAL: ☒ 4 sets of architectural plans and 1 additional site plan and elevation  
CIVIL IMPROVEMENT: ☒ 4 sets of civil improvement plans

**This plan set shall be reviewed by the following departments:**

PLANNING:	Staff Reviewer:
CIVIL:	Greg Bloemberg
BUILDING:	TBD
FIRE:	TBD

**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:**

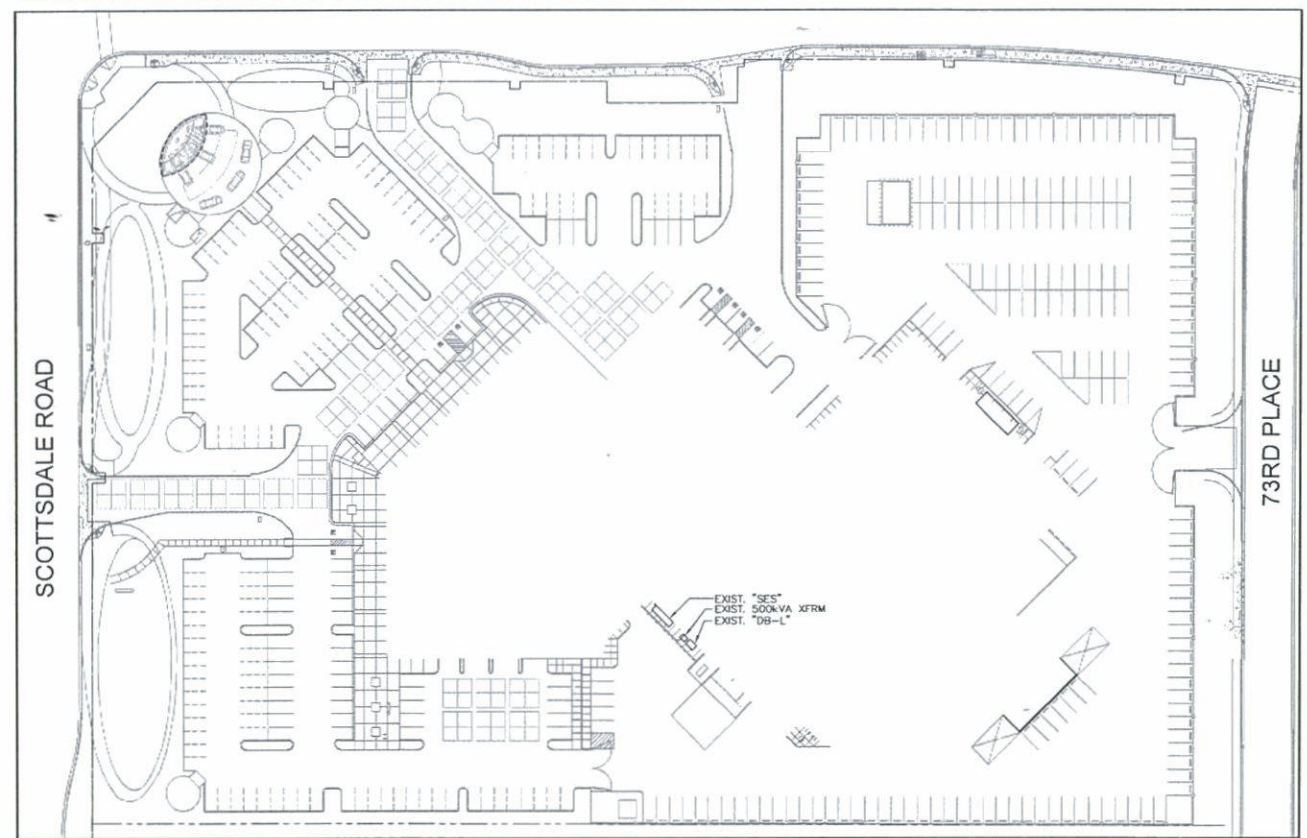
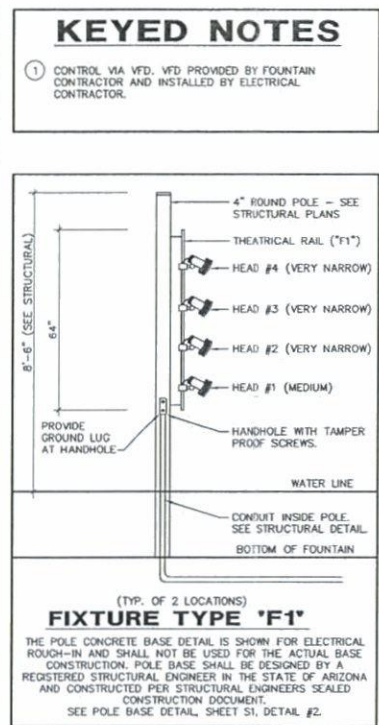
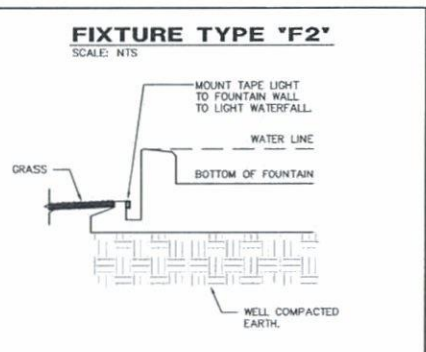
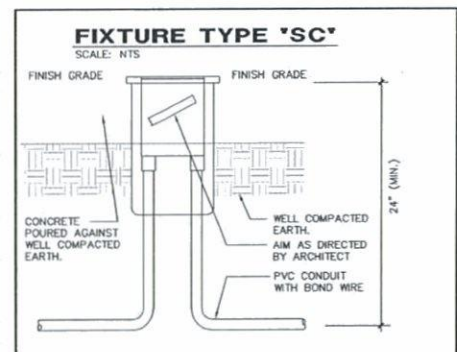
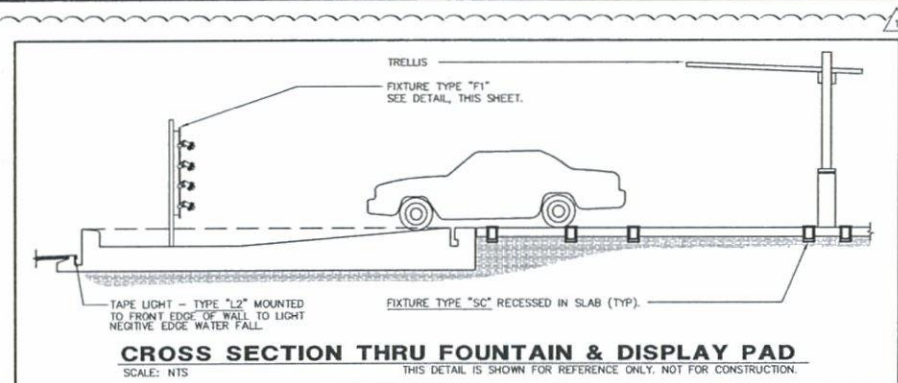
City Manager's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2422

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.



C:\Users\Bill\My Documents\Projects\2013\121666 E-2 SCHEDULES.dwg  
May 22, 2013 - 9:21am Bill Welch  
CITY COMMENTS  
DATE  
BY  
REV  
1



EXIST DISTRIBUTION BOARD						'DB-L'	
TYPE: PANELBOARD	NEMA TYPE: SURFACE	NEMA 3R	MAIN TYPE: FEED THRU	1600/3	W.C.B.	NO	NO
VOLTAGE: 208Y/120V 3Ø 4W	C.O.D. TYPE: SURFACE	BOLT-ON	50% GROUNDING	1600	NO	NO	NO
MOUNTING: SURFACE	C.O.D. RATING: 1600	FULLY RATED	200% NEUTRAL				
BUS AMPS: 1600		30,000 MIN.					
LOAD TAKEN AT 125% *	PROVIDE THE BAR		EXIST. TO REMAIN UNCHANGED				
HANDLE "LOCK-ON" DEVICE	CIRCUIT VIA LIT CONTROLS		EXIST. WITH CHANGED LOAD				
HANDLE "LOCK-OFF" DEVICE	EXIST. W/ ALL LOAD REMOVED		NEW BREAKER WITH NEW LOAD				
AREA SERVED	FUSE/SWITCH	A Ø	B Ø	C Ø	# SWITCH/FUSE	AREA SERVED	
PANEL "L1A"/"L1B"	200	16780 4680			200	PANEL "L1S"	
	1		14820 5880		2		
	3			17115 6960	3		
PANEL "L1C"/"L1D"	200	18075 18224			200	PANEL "L2S"	
	200		19729 16224		4		
	3			18357 14976	3		
PANEL "L2A"	200	9445 8528			200	PANEL "L3S"	
	5		10578 9960		6		
	3			11024 8280	3		
PANEL "L6"	100	7215 3240			200	PANEL "L4S"	
	7		5321 3240		8		
	3			7785 2880	3		
BUSSED SPACE	--	16224			200	PANEL "L5S"	
	9		16224		10		
	3			14976	3		
BUSSED SPACE	--	13719			200	PANEL "L6S"	
	11		14535		12		
	3			18262	3		
PANEL "L5S"	200	13272			15	TYSS (Y-BLX)	
	13		13272		14		
	3			12024	3		
TOTAL LOAD PER PHASE		127653	129603	132563	132563	VA / 120 V = 1105 AMPS	
500V/1A MAXIMUM						= 389.8 KVA	