



STAFF APPROVAL LETTER

235-SA-2013

Silverstone Rawhide Wash Channel

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: 7227 E Pinnacle Peak Rd
PARCEL: 212-02-001K
Q.S.: 44-45
CODE VIOLATION #:

APPLICANT: Tony Bongratz
COMPANY: Rhvt LLC
ADDRESS: 1550 E Missouri Ste 300 Phoenix, AZ 85014
PHONE: 602-230-1051

Request: to stock pile dirt from the Rawhide wash channel project onto the Silverstone retail site to be used on this site for the future retail center

STIPULATIONS

1. Conceptual approval to stockpile dirt from the Rawhide wash channel project onto the Silverstone site to be used for the future retail center as shown on plans submitted with a City staff approval date of 8/23/13.
2. A native plant application for the Silverstone site shall be submitted with stockpile plans.
3. Prior to the issuance of any stockpile permit, the developer shall demonstrate that the Native Plant Plan and Permit have been approved.
4. The developer can construct the stockpile in accordance with their soils report specifications.
5. The stockpile site shall be fenced off.
6. With the final plan submittal, submit a copy of the Authorization to Discharge from the ADEQ.
7. With the final plan submittal, submit a copy of the Dust Control approval from Maricopa County.
8. Schedule a pre-construction meeting by calling 480-312-5750.

Related Cases: 235-SA-2013,

SIGNATURE: 

Doris McClay

DATE APPROVED: August 23, 2013

STEP 2

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:

CIVIL IMPROVEMENT: ☒ 3 sets of Grading and Drainage plans, including the SWPPP and the drainage report for the stockpile use

OTHER: ☒ Copy of Authorization to Discharge from the ADEQ.
☒ Copy of Dust control Approval from Maricopa County.
☒ Native Plant Application.

This plan set shall be reviewed by the following departments:

PLANNING:

CIVIL:

STORMWATER:

Staff Reviewer:

Doris McClay

Joe Morris

Don Gerkin

**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: _____

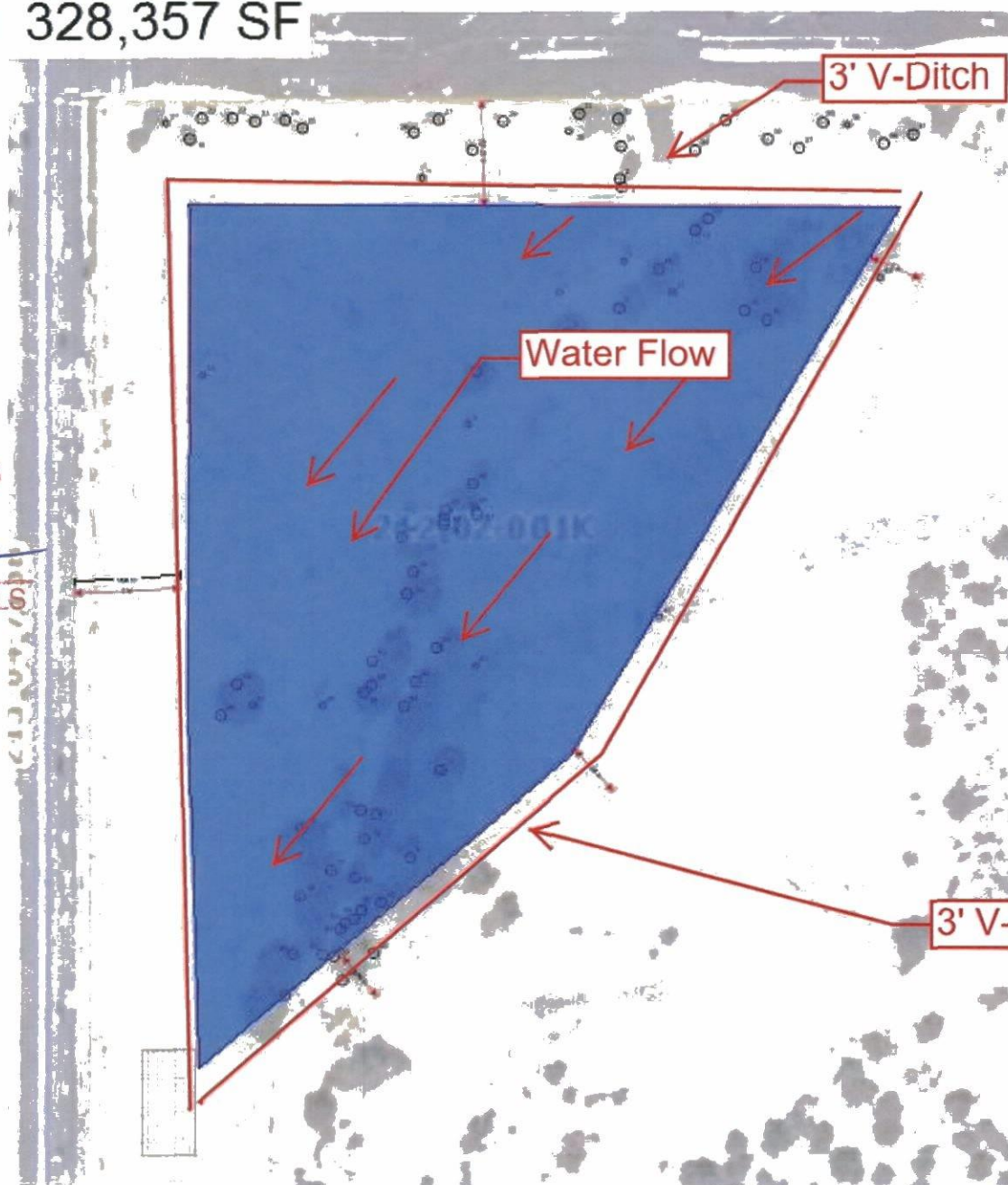
Stockpile Area 328,357 SF

328,357SF X 5LF
 = 1,641,785CF
 1,641,785CF/27=
 60,806.85 CY

STIPULATION SET
 RETAIN FOR RECORDS

APPROVED

8/23/17 *Orn*
 DATE INITIALS



Project Consultants

Inventory Provider
 Native Resources International
 1440 W Happy Valley Rd
 Phoenix, Arizona 85085
 602-969-6757 (P) • 602-969-6750 (F)
 Contact: Kevin Brown

Field
 S.K. Hargrave Associates
 4506 N 14th Street
 Phoenix, Arizona 85016
 602-912-9871 (P) • 602-912-9870 (F)
 Contact: Aaron Hargrave

Plant Legend

- | | |
|--------------------------|--------------------------|
| ○ Tree - Sub-succulent | □ Tree - Salvageable |
| ○ Tree - Non-Salvageable | □ Tree - Non-Salvageable |
| ○ Tree - Remove in Place | ○ Tree - Remove in Place |



Native Resources Int.
 1440 W Happy Valley Rd.
 Phoenix, AZ 85085
 Phone: (602) 969-6757
 Fax: (602) 969-6750

Silverstone Retail
 800 of Silverstone Road & Phoenix Peak Road
 Goodyear, Arizona

Native Plant Inventory

DATE _____

BY _____

FILE _____

DATE _____

SCALE 1" = 50'

PROJECT _____

DRAWN BY _____

DATE _____

1 OF 1

Stockpile and Native Plant Salvage

There will be approximately 60 to 80 thousand yards of native soil that will be excavated from the Rawhide wash during the Channel construction. Parcel C located to the north and adjacent to the Channel project will need this soil in the development of the Retail Center. In order to place the soils on Parcel C, the Native inventory will need to be salvaged. This request is being made so that the soils will not need to be exported from the channel project and then imported for the development of Parcel C. By allowing this, there will be significantly less construction traffic which means less wear and tear on the roadways. Which equates to future cost savings in maintenance and repairs of the roadways.

STIPULATION SET
RETAIN FOR RECORDS

APPROVED

8/23/13

DATE

Qme

INITIALS



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road. All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>Silverstone Ranchide Wash Channel / Silverstone Commercial Retail</u>	
Property's Address: <u>23033 N. Scottsdale Rd / 7227 E. Pinnacle Peak Rd</u> APN: <u>212-02-001D / 212-02-001K</u>	
Property's Zoning District Designation:	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>Silverstone Development INC</u> <u>RHVT L.P.</u>	Applicant: <u>Anthony M. Bongratz</u>
Company:	Company:
Address: <u>1550 E. Missouri Suite #300</u> <u>Phoenix AZ 85014</u>	Address: <u>1550 E. Missouri Suite #300</u> <u>Phoenix AZ 85014</u>
Phone: <u>602-230-1051</u> Fax: <u>602-230-2826</u>	Phone: <u>602-230-1051</u> Fax: <u>602-230-2826</u>
E-mail: <u>abongratz@vtairg.com</u>	E-mail: <u>abongratz@vtairg.com</u>
Owner Signature: <u>[Signature]</u>	Applicant Signature: <u>[Signature]</u>
Official Use Only Submittal Date: <u>8/19/13</u>	Application No.: <u>534</u> -PA- <u>2013</u>
Project Coordinator: _____	

Planning, Neighborhood & Transportation Division

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



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Lot Tie or Lot Line Adjustment	<input type="checkbox"/>

Submittal Requirements: (fees subject to change every July)

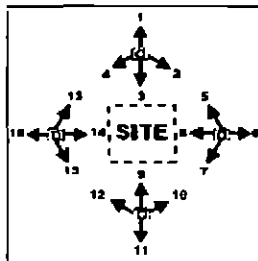
☒ Pre-Application Fee: \$ 87

☒ Records Packet Fee: \$ n/a
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site-circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☒ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- ☒ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- ☒ Site Plan (two copies)
- ☐ Subdivision plan (two copies)
- ☐ Floor Plans (two copies)
- ☐ Elevations (two copies)
- ☐ Landscape plans (two copies)
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language (two copies)
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan (three copies)
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Aerial of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning, Neighborhood & Transportation Division

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

**RHVT Limited Partnership
1550 E. Missouri Ave., Suite 300
Phoenix, AZ 85014**

City of Scottsdale
Planning and Development
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

Re: Rawhide Wash Channel – Pinnacle Peak Road to Scottsdale Road

Subject: Request for Stockpile Permit

To Whom it May Concern:

RHVT L.P. gives authorization to Hunter Contracting Company to stockpile material on Lot C located at 7227 E. Pinnacle Peak Rd. Parcel #212-02-001K. Since this is a time-sensitive matter, a stockpile permit is requested to be expedited and issued to Hunter Contracting Company.

We appreciate your help in this matter.

Sincerely;

A handwritten signature in black ink, appearing to read 'Anthony Bengratz', with a long horizontal line extending to the right.

Anthony Bengratz
Authorized Agent

RHVT L.P.
1550 E. Missouri Ave, Suite 300
Phoenix, AZ 85014

August 7 2013

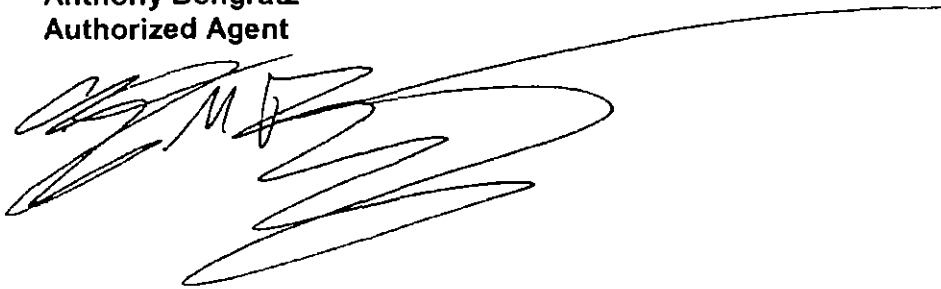
To Whom It May Concern:

RHVT L.P. is authorizing Native Resources International Tax ID# 131603 to remove and relocate trees and cactus on site at Silverstone. The trees that will remain in place will be cared for on site in the interim.

If there are any questions, please contact me at **480-797-0457**

Thank you.

Anthony Bongratz
Authorized Agent

A handwritten signature in black ink, appearing to read 'Anthony Bongratz', with a long horizontal line extending to the right.



STIPULATION SET
RETAIN FOR RECORDS

APPROVED
8/23/13 *Q me*
DATE INITIALS

Native Plant Inventory

Siverstone Retail
SEC of Scottsdale Road & Pinnacle Peak Road
Scottsdale, AZ
8/12/2013

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments	Box Size
1	Saguaro	92	S	11 arms	
2	Foothills Palo Verde	13	S		66
3	Foothills Palo Verde	16	S		66
4	Saguaro	55	S	6 arms	
5	Saguaro	103	NS	7 arms, Declining	
6	Ironwood	55	NS	Trunk Form	
7	Ironwood	35	S		102
8	Saguaro	53	S	5 arms	
9	Blue Palo Verde	13	S		66
10	Foothills Palo Verde	24	NS	Form	
11	Saguaro	61	NS	7 arms, Declining	
12	Foothills Palo Verde	10	S		54
13	Foothills Palo Verde	15	S		54
14	Ironwood	40	NS	Form	
15	Ironwood	16	S		66
16	Foothills Palo Verde	24	NS	Branch Dieback	
17	Ironwood	30	S		102
18	Saguaro	50	S	7 arms	
19	Foothills Palo Verde	22	RIP		
20	Blue Palo Verde	10	RIP		
21	Saguaro	13	RIP		
22	Blue Palo Verde	6	RIP		
23	Foothills Palo Verde	9	RIP		
24	Foothills Palo Verde	10	RIP		
25	Blue Palo Verde	8	RIP		
26	Blue Palo Verde	8	RIP		
27	Blue Palo Verde	9	RIP		
28	Foothills Palo Verde	5	RIP		
29	Foothills Palo Verde	9	RIP		
30	Saguaro	4	RIP		
31	Blue Palo Verde	21	RIP		
32	Blue Palo Verde	22	RIP		
33	Blue Palo Verde	5	RIP		
34	Blue Palo Verde	4	RIP		
35	Blue Palo Verde	6	RIP		
36	Mesquite	8	RIP		
37	Mesquite	8	RIP		
38	Mesquite	8	RIP		
39	Ocotillo	6	RIP		

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments	Box Size
40	Foothills Palo Verde	9	RIP		
41	Blue Palo Verde	22	RIP		
45	Saguaro	23	S	1 arm	
47	Saguaro	120	NS	17 arms, Declining	
48	Blue Palo Verde	20	NS	Trunk Form	
49	Saguaro	79	NS	7 arms, Declining	
50	Blue Palo Verde	8	NS	Form	
51	Blue Palo Verde	20	NS	Proximity to Hardscape	
52	Blue Palo Verde	11	NS	Form	
53	Blue Palo Verde	10	NS	Form	
54	Blue Palo Verde	27	NS	Branch Dieback	
55	Mesquite	8	S		48
56	Ironwood	32	S		102
57	Blue Palo Verde	22	NS	Branch Dieback	
58	Blue Palo Verde	10	NS	Form	
59	Catclaw Acacia	14	NS	Form	
60	Saguaro	83	NS	6 arms, Declining	
61	Saguaro	63	NS	4 arms, Declining	
62	Ironwood	30	S	Prune Mistletoe	96
63	Ironwood	24	S	Prune Mistletoe	90
64	Catclaw Acacia	20	NS	Form	
65	Blue Palo Verde	22	NS	Multiple Trunk	
66	Blue Palo Verde	9	S		54
67	Saguaro	66	S	5 arms	
70	Foothills Palo Verde	32	S		96
72	Catclaw Acacia	22	NS	Form	
73	Catclaw Acacia	14	NS	Wash	
74	Blue Palo Verde	8	NS	Wash	
76	Blue Palo Verde	13	NS	Wash	
77	Blue Palo Verde	20	NS	Wash	
78	Ironwood	72	NS	Trunk Form	
79	Blue Palo Verde	26	NS	Wash	
80	Ironwood	57	NS	Trunk Form	
81	Blue Palo Verde	10	NS	Wash	
82	Blue Palo Verde	9	NS	Wash	
83	Blue Palo Verde	9	NS	Wash	
84	Blue Palo Verde	8	NS	Form	
85	Blue Palo Verde	11	S		60
86	Blue Palo Verde	17	NS	Form	
87	Foothills Palo Verde	13	NS	Form	
88	Blue Palo Verde	15	NS	Multiple Trunk	
89	Blue Palo Verde	20	NS	Multiple Trunk	
90	Blue Palo Verde	19	S		72
91	Blue Palo Verde	50	NS	Trunk Form	

Summary	Trees	Cacti
Salvageable	16	6
Non-Salvageable	32	6
Remain-In-Place	20	3
Total	68	15

Legend
S = Salvageable
NS = Non-Salvageable
RIP = Remain In Place



Google earth





①

Looking North



08/13/2013 20:11

② Looking NE



08/13/2013 20:11

③

Looking North to South



08/13/2013 20:11

④ Looking NW



⑤ Looking East to North



⑥ Looking East



08/13/2013 20:13

⑧

Looking East to West



⑨

Looking South to North



08/13/2013 20:15

⑩ Looking East to South



⑪ Looking South



⑪ Looking West to South



⑬ Looking South West



08/13/2013 20:22

①④ Looking East West



⑮ Looking North West



08/13/2013 20:22

①6

Looking West

