



**STAFF APPROVAL
LETTER**

385-SA-2013

**Vanguard Pima Building Exterior
Improvements**

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: 15111 N Pima Rd
PARCEL: 217-15-036D, 217-15-036F
Q.S.: 34-49
CODE VIOLATION #: N/A

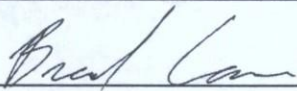
APPLICANT: Jeffrey Mass
COMPANY: Gensler
ADDRESS: 201 E Washington St Phoenix, AZ 85004
PHONE: 602-523-4900

Request: New generator/compactor/service yard. Minor exterior improvements to existing building including revolving entry doors and blue light security stations.

STIPULATIONS

1. New site and building improvements shall be in conformance with the plans submitted by Gensler and Wood/Patel with a city staff approval date of 12/6/2013.
2. Proposed generator and fuel storage shall be reviewed and approved by Fire Department plans reviewers with the final plans submittal.

Related Cases: 385-SA-2013

SIGNATURE: 
Brad Carr, AICP

DATE APPROVED: 12/6/2013

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:

ARCHITECTURAL: 4 sets of architectural plans
CIVIL IMPROVEMENT: 4 sets of civil improvement plans

This plan set shall be reviewed by the following departments:

	<u>Staff Reviewer:</u>
PLANNING:	TBD
CIVIL:	TBD
BUILDING:	TBD
FIRE:	TBD



Development Review (Minor)

(Administrative Staff Approval)

Development Application Checklist

Official Use:

City Staff Contact: BRAD CARR

Email: bcarr@scottsdaleaz.gov

Phone: 480.312.7713

Project Name:

Property's Address:

A.P.N.:

Property's Zoning District Designation:

Application Request:

Owner: 15111 + 15333 N. Pima Road Holdings, LLC

Applicant:

Company: FBO Hannay Realty Advisors

Company:

Address: 2999 N. 44th Street #400, Phoenix, AZ 85018

Address:

Phone: 602.909.9181

Fax: -

Phone:

Fax:

E-mail: njones@hannayproperties.com

E-mail:

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 (1 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 (2 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

Material Samples – color chips, awning fabric, glazing, etc.

Floor Plan(s) – show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.

Elevation Drawings or Color Photo simulations (1 copy(ies) – of additions, buildings, or other changes with materials and colors noted and keyed

Exterior Lighting – provide cut sheets, details and photometrics for any proposed lighting.

Other: _____

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

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

Required Notice

1. Pursuant to A.R.S. §9-836, an applicant may receive a clarification from the City regarding interpretation or application of a statute, ordinance, code or authorized substantive policy statement. A request to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator or designee. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning, Neighborhood and Transportation Division
One Stop Shop
Planning, Neighborhood & Transportation Administrator
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

Enhanced Application Review Methodology

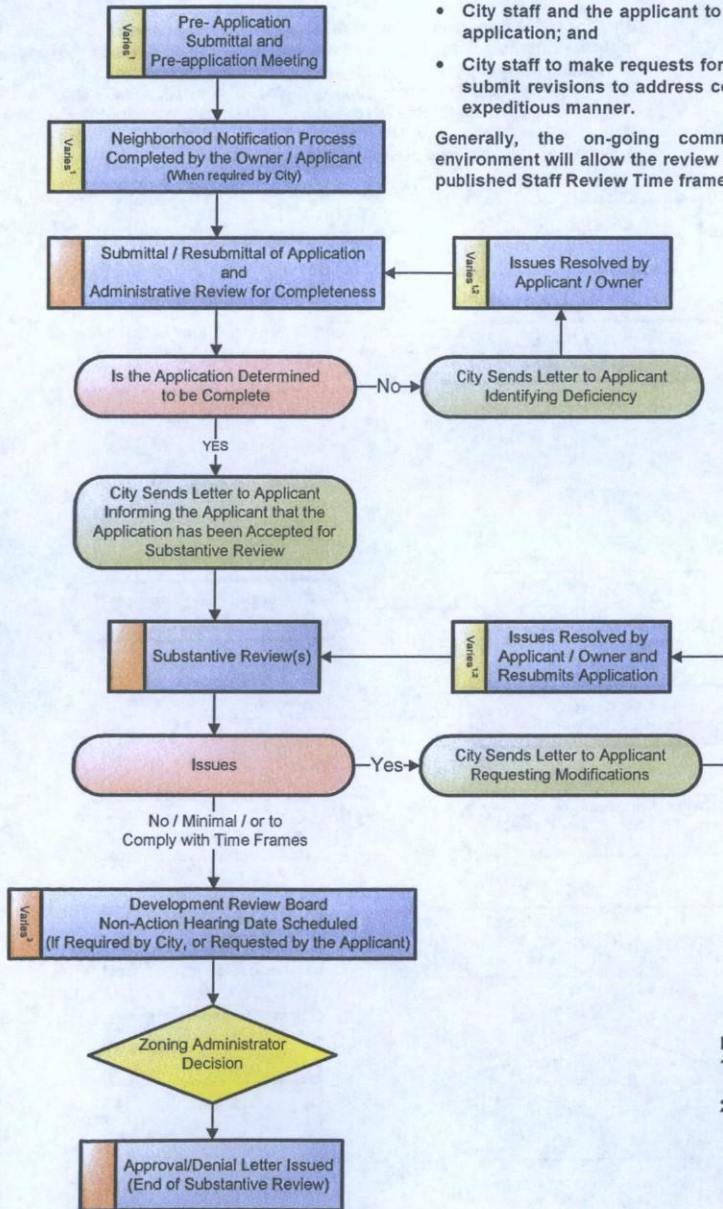
Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

Application Types:

- Development Review – Minor (SA)
- Wash Modifications (WM)
- Land Division – Minor Subdivision (MD)



Note:

1. Time period determined by owner/ applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. Owner/applicant may agree to extend the time frame by 25 percent

Time Line

Administrative Review 15 Staff Working Days Per Review	Substantive Review 50 Total Staff Working Days, Multiple City Reviews in This Time Frame ^{2,3,4}	Approval/Denial Letter Issued
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Development Application Process

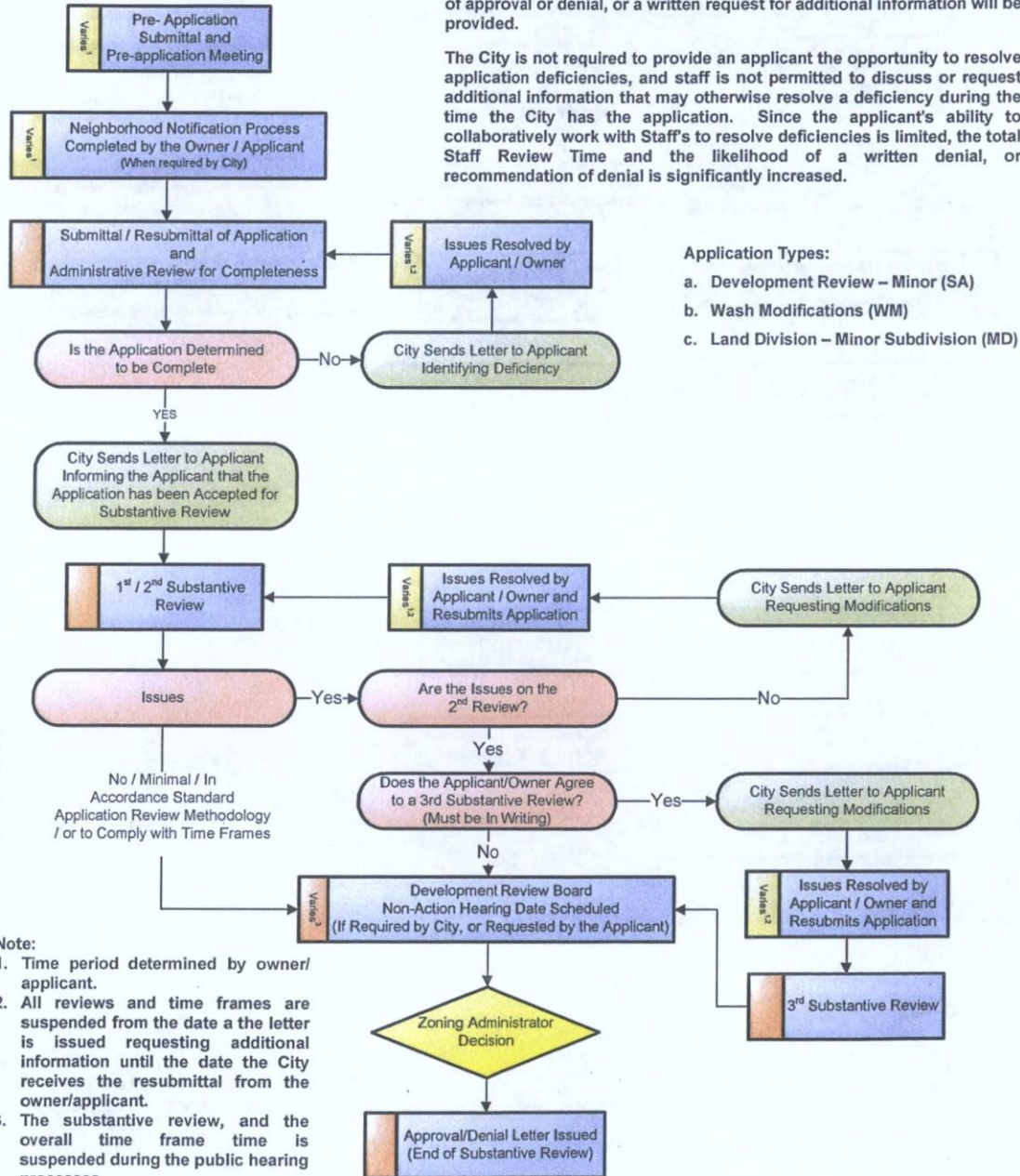
Standard Application Review

Staff Review Applications: SA, WM, & MD

Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion of the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



Application Types:

- Development Review – Minor (SA)
- Wash Modifications (WM)
- Land Division – Minor Subdivision (MD)

Note:

- Time period determined by owner/ applicant.
- All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
- The substantive review, and the overall time frame time is suspended during the public hearing processes.
- Owner/applicant may agree to extend the time frame by 25 percent

Time Line

Administrative Review	Substantive Review	Approval/Denial Letter Issued
15 Staff Working Days Per Review	50 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4}	

Gensler

November 27, 2013

Brad Carr
City of Scottsdale
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

Subject: Site/Generator Yard Enclosure
Development Review Package Narrative
Project Number: 19.1103.000
File Code: 3PD

Faxed to: n/a

Dear Brad:

This project is for the exterior site modifications proposed and described in the formal Site/Generator yard Enclosure Development Review Package Submittal dated November 26, 2013.

It includes site and parking modifications to accommodate a large stand-by generator and associated screen wall. It also includes a smaller trash and recycle compactor yard as well as "blue light" security stations that will be installed throughout the parking area and existing parking structure. A new revolving door will be added to the front building entry and a side door entry will be modified from a single door to a double door.

We had a successful pre-application meeting and confirmed that this could be handled at staff level. The building owner is aware of these modifications, was present at our pre-application meeting, and signed our application.

For your information there is a permitted switchgear room package under construction and a building interior package under review right now. We are hopeful for an expedient review and approval process. Upon approval, we will submit construction documents for this exterior package.

Please let me know if you have any questions or concerns.

Sincerely,



Jeffrey Maas, AIA
Project Manager

Enclosure

cc: Jim Garrison / Vanguard
Michael Resnic / Gensler

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: Vanguard Pima Bldg: Exterior Improvements	
Property's Address: 15111 North Pima Road	APN: APN 217-15-036D & F
Property's Zoning District Designation: I-1	
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 checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: 15111 & 15333 North Pima Road Holdings, LLC	Applicant: Jeffrey Maas
Company: Hannay Realty Advisors	Company: Gensler
Address: 2999 North 44th Street, Suite 400, Phoenix 85018	Address: 201 E. Washington Street; Phoenix, AZ 85004
Phone: 4808096828 Fax:	Phone: 602.523.4900 Fax: 602.523.4949
E-mail: mjones@hannayproperties.com	E-mail: jeffrey_maas@gensler.com
Marii Covington-Jones <small>Digitally signed by Marii Covington-Jones DN: cn=Marii Covington-Jones, o=Hannay Realty Advisors, email=mjones@hannayproperties.com, c=US Date: 2013.10.02 08:38:17 -0700</small>	 Applicant Signature
Owner Signature	
Official Use Only Submittal Date: _____	Application No.: <u>668</u> -PA- <u>2013</u>
Project Coordinator: _____	

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)

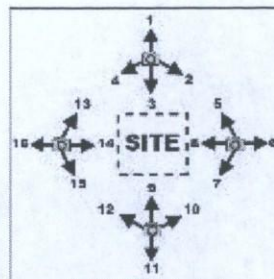
Pre-Application Fee: \$ 87

Records Packet Fee: \$ 21
 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 ½ 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

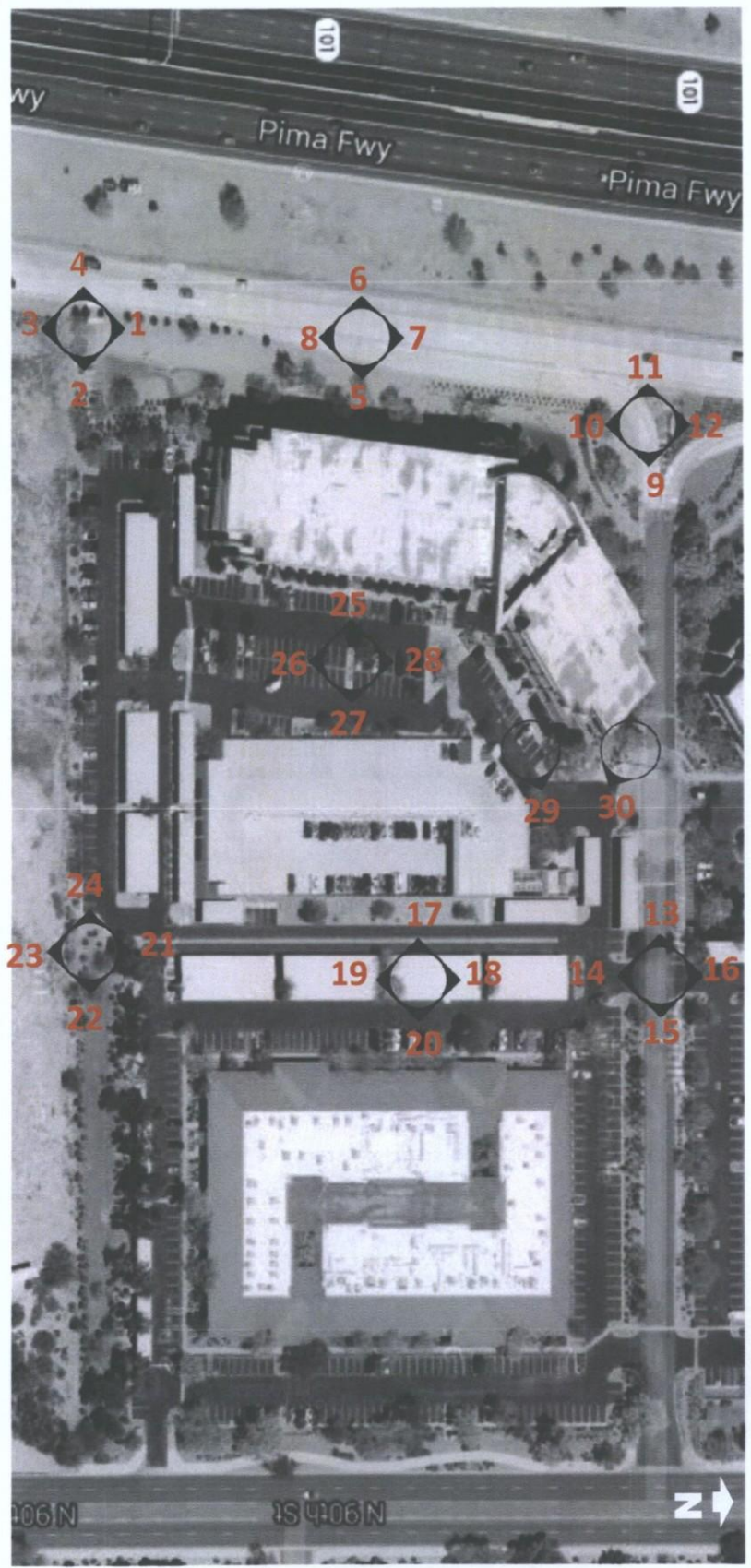
- Site Plan (two copies)
- Subdivision plan (two copies)
- Floor Plans (two copies)
- Elevations (two copies)
- Landscape plans (two copies)
- H.O.A. Approval letter
- Sign Criteria Regulations & Language (two copies)
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts 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).

SITE / GENERATOR YARD ENCLOSURE

DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS



SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS

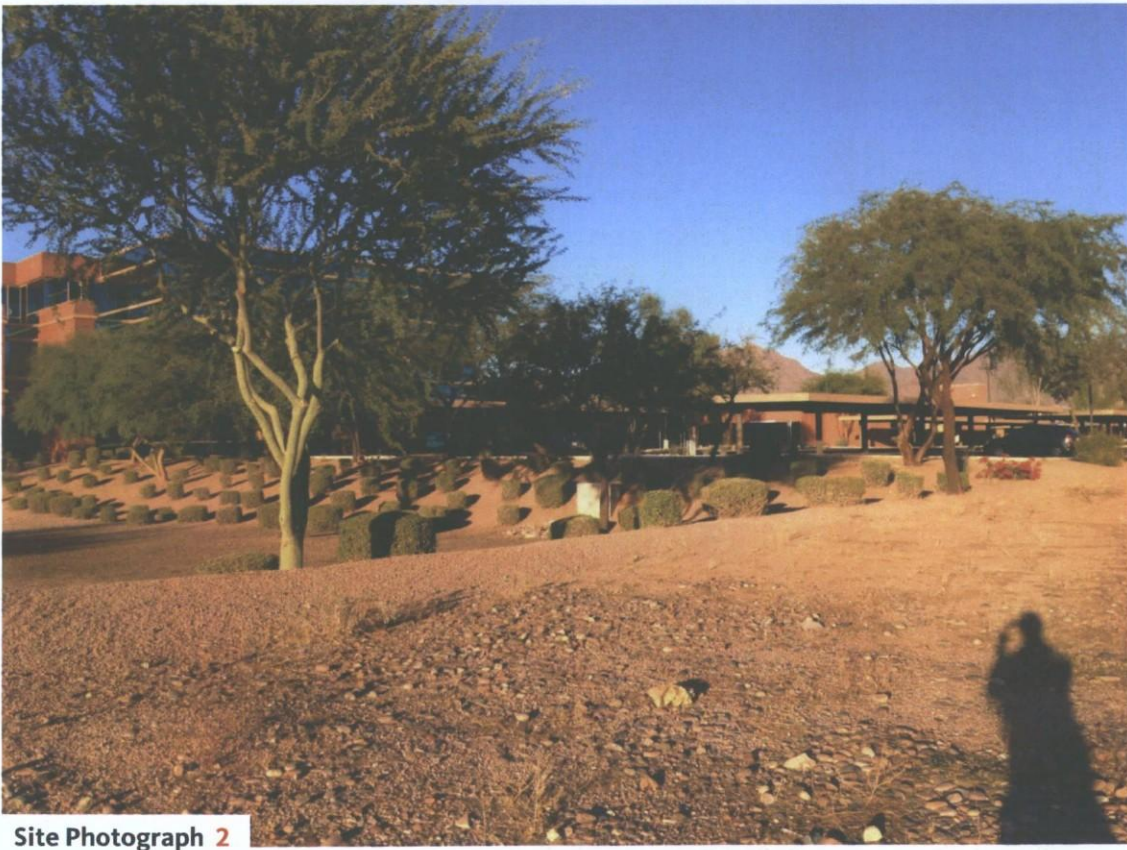


PIMA BUILDING
15111 NORTH PIMA RD, SCOTTSDALE, AZ

SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS



Site Photograph 1



Site Photograph 2

SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS

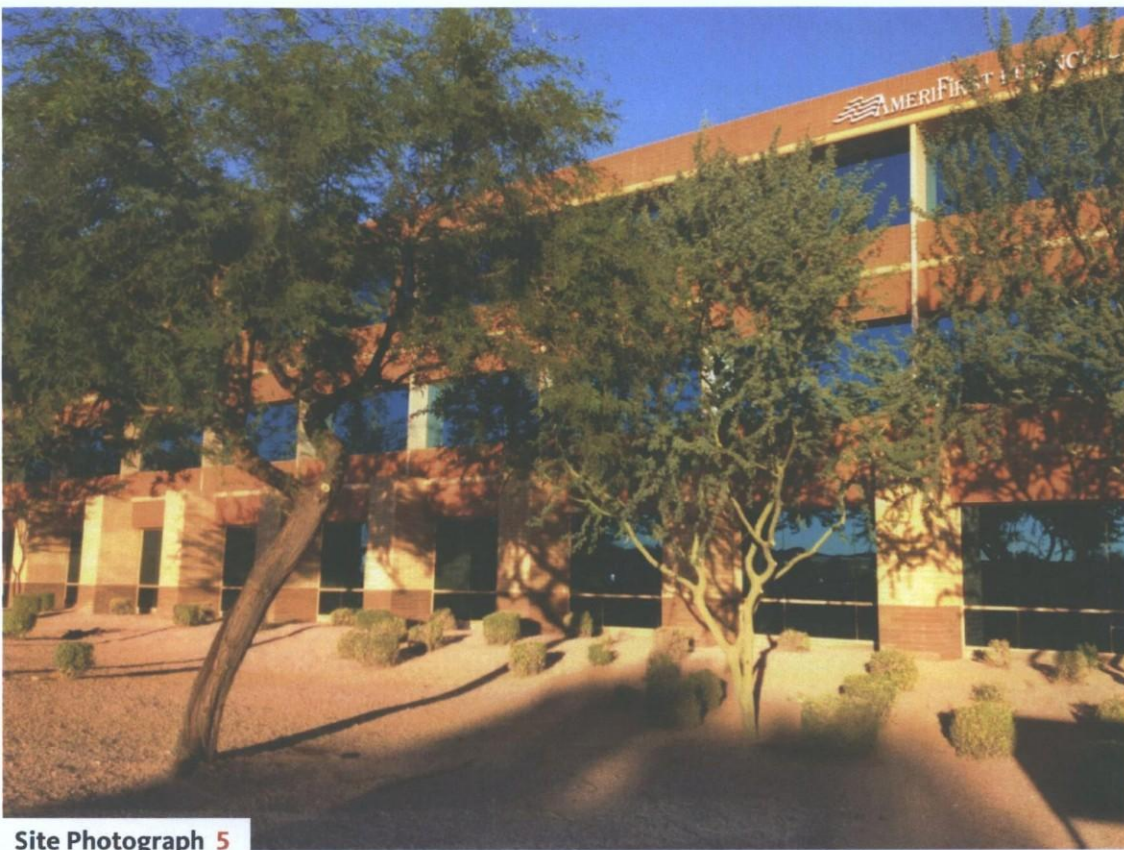


Site Photograph 3



Site Photograph 4

**SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS**

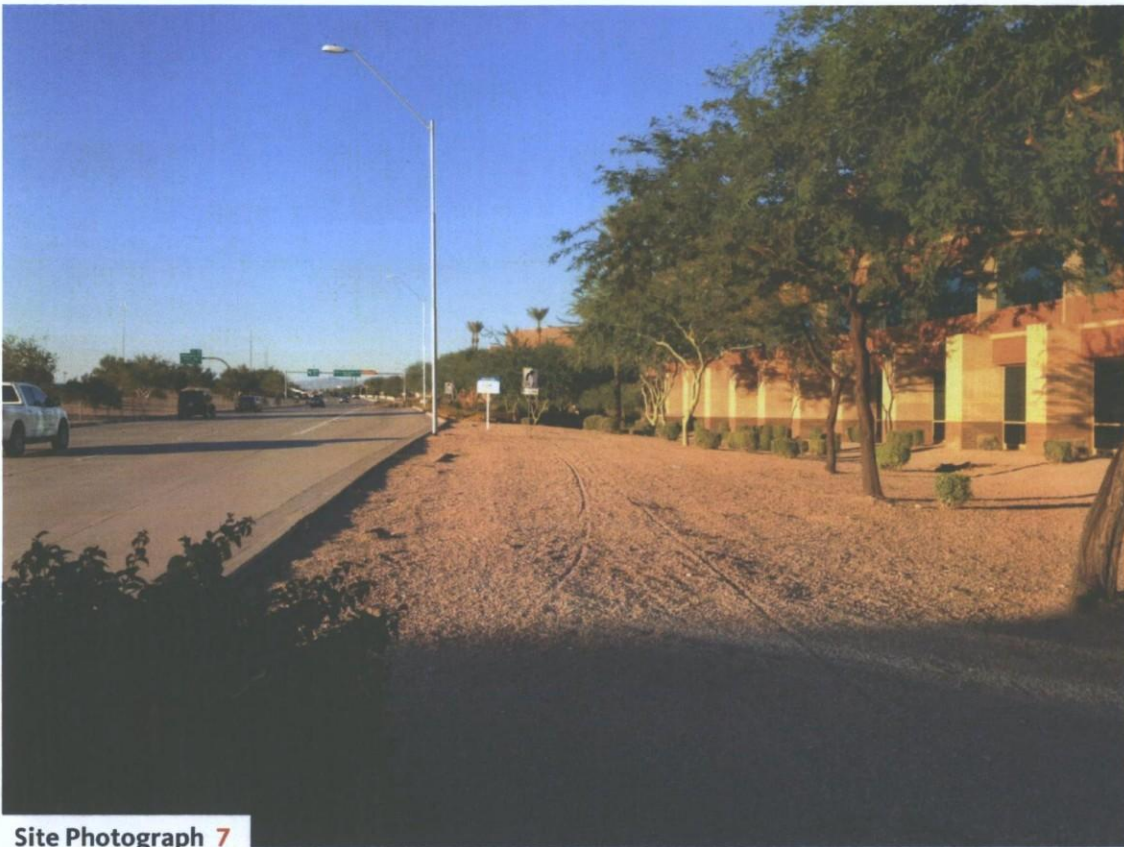


Site Photograph 5

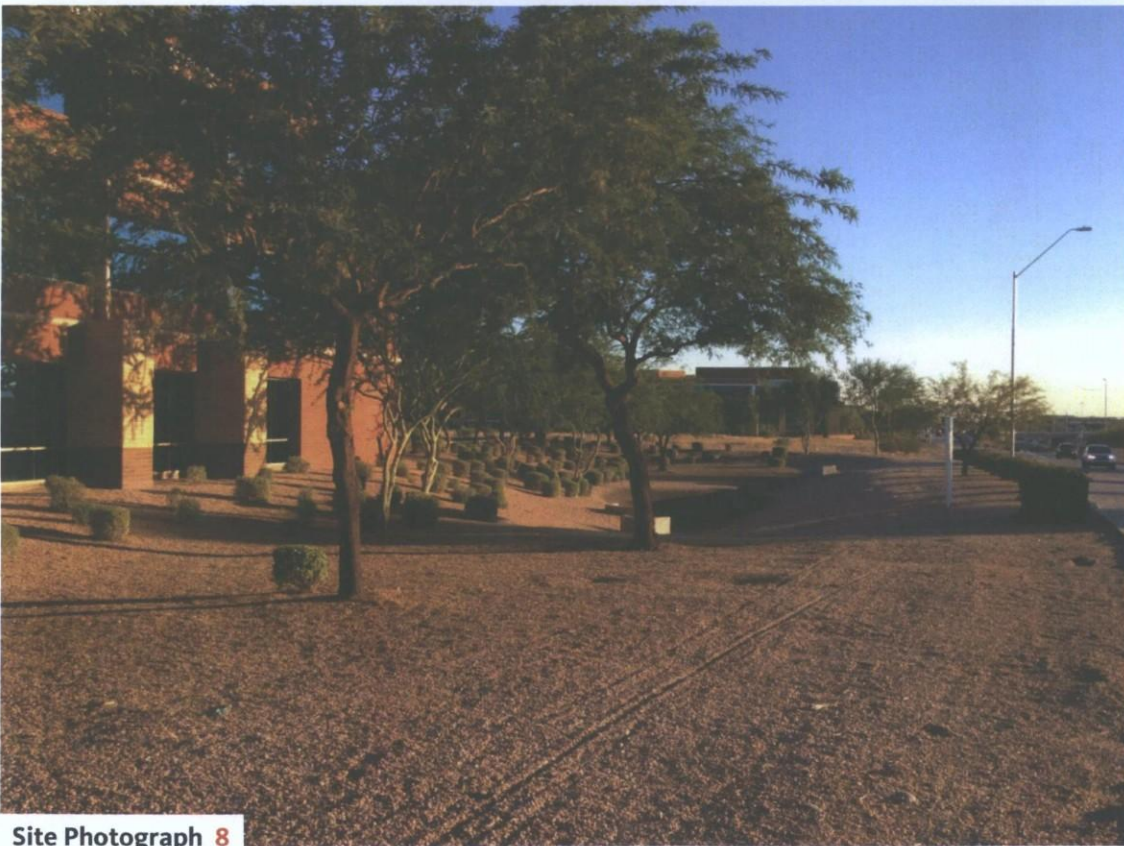


Site Photograph 6

SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS

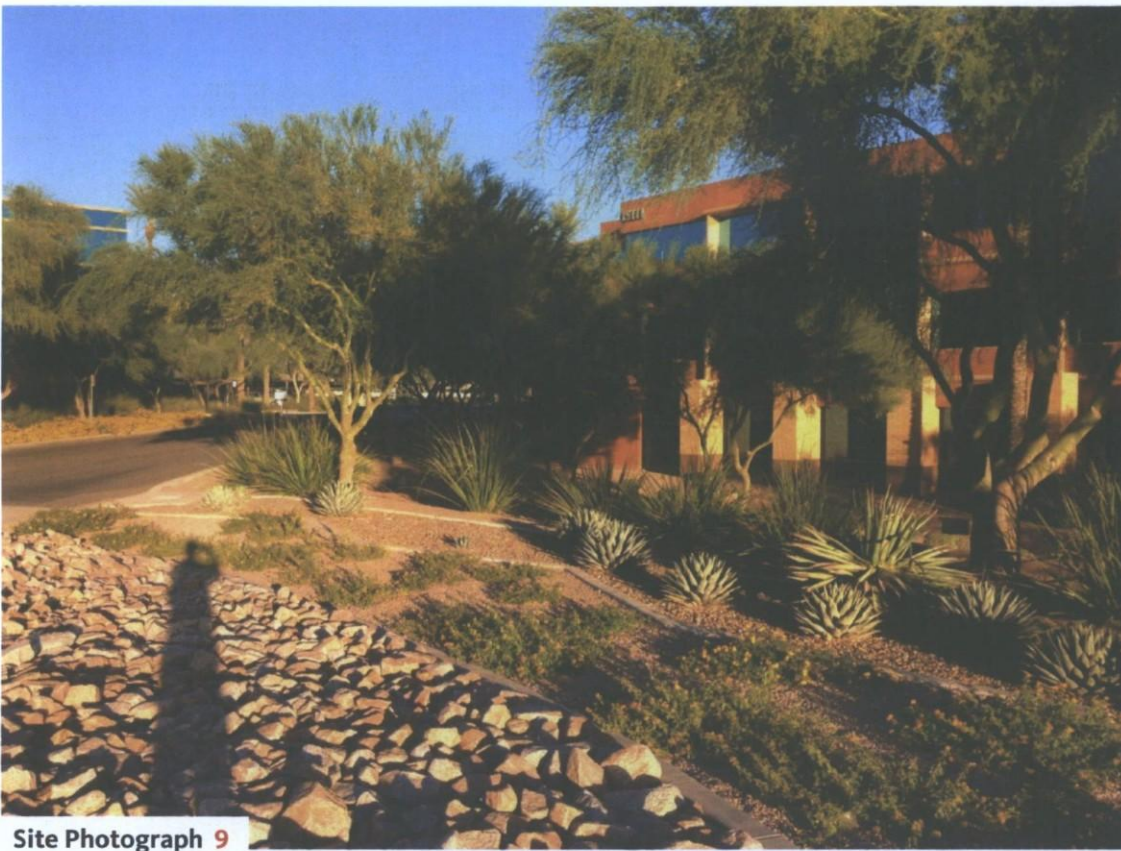


Site Photograph 7



Site Photograph 8

SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS



Site Photograph 9



Site Photograph 10

SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS



Site Photograph 11

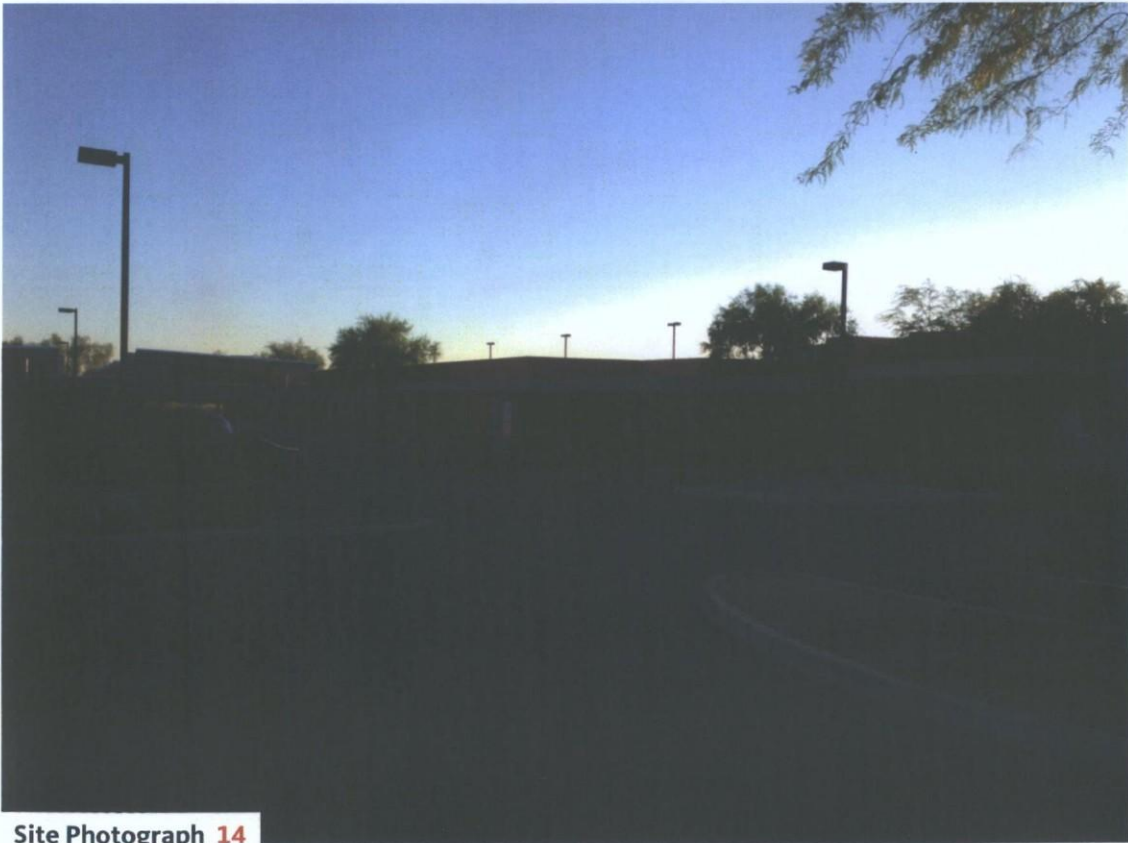


Site Photograph 12

SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS



Site Photograph 13



Site Photograph 14

SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS

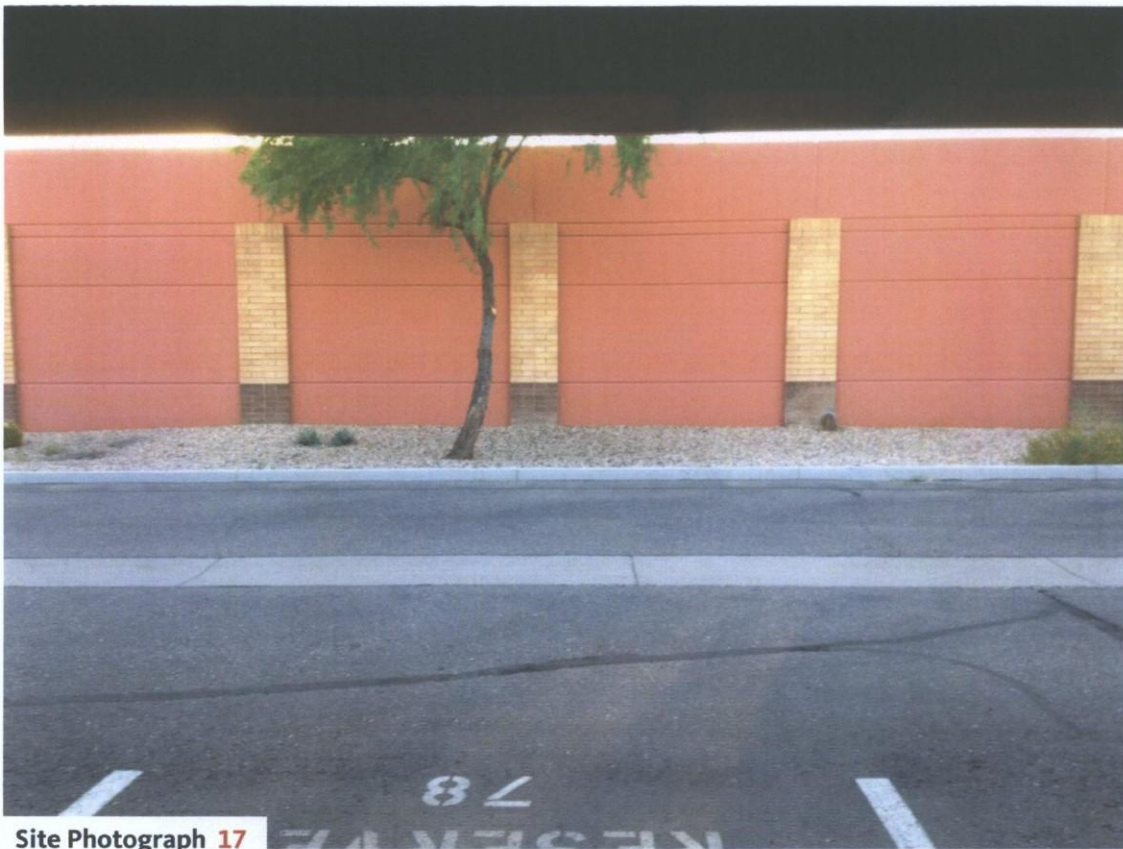


Site Photograph 15



Site Photograph 16

SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS

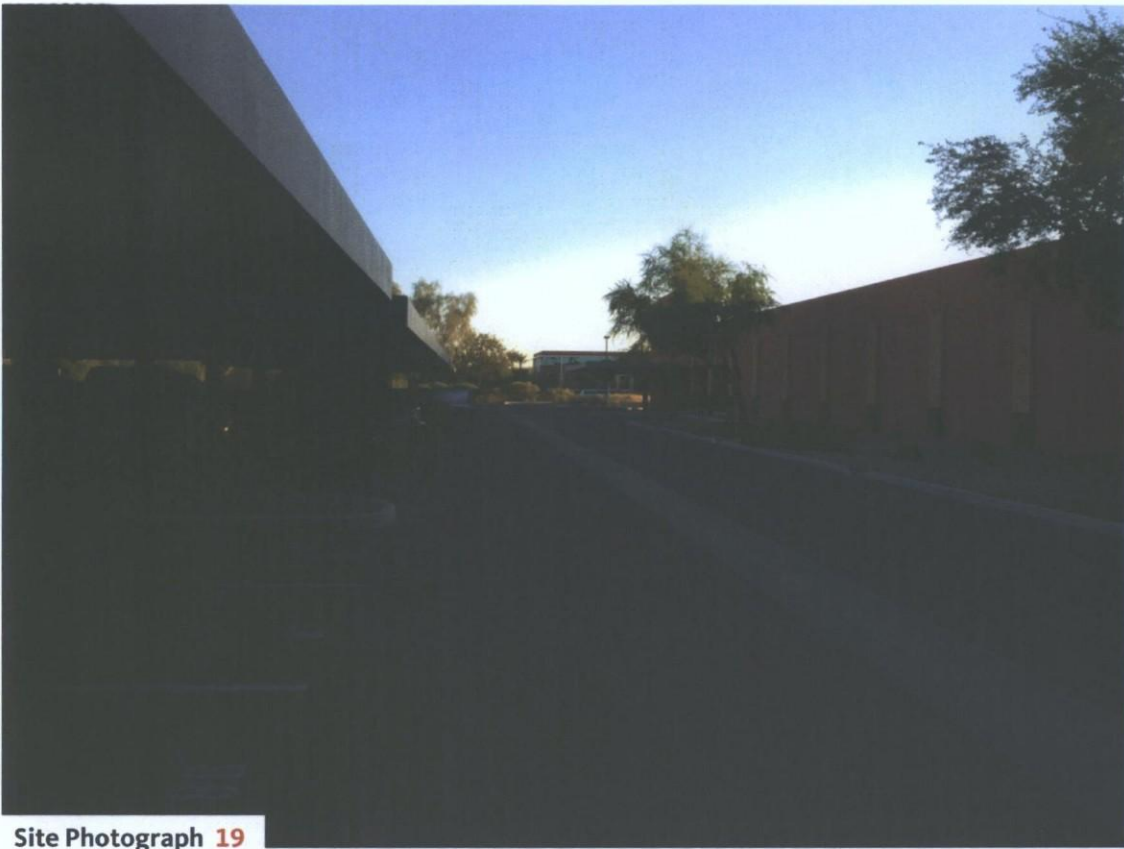


Site Photograph 17



Site Photograph 18

SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS

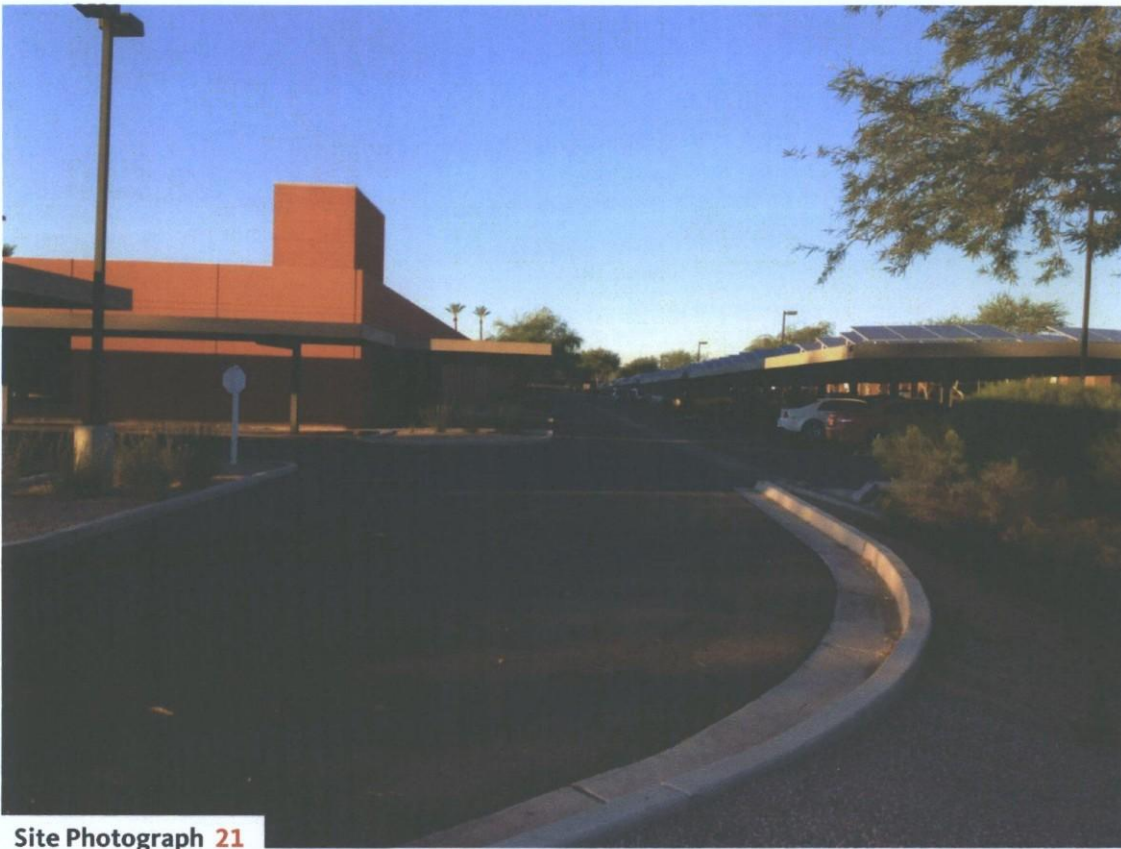


Site Photograph 19



Site Photograph 20

SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS



Site Photograph 21

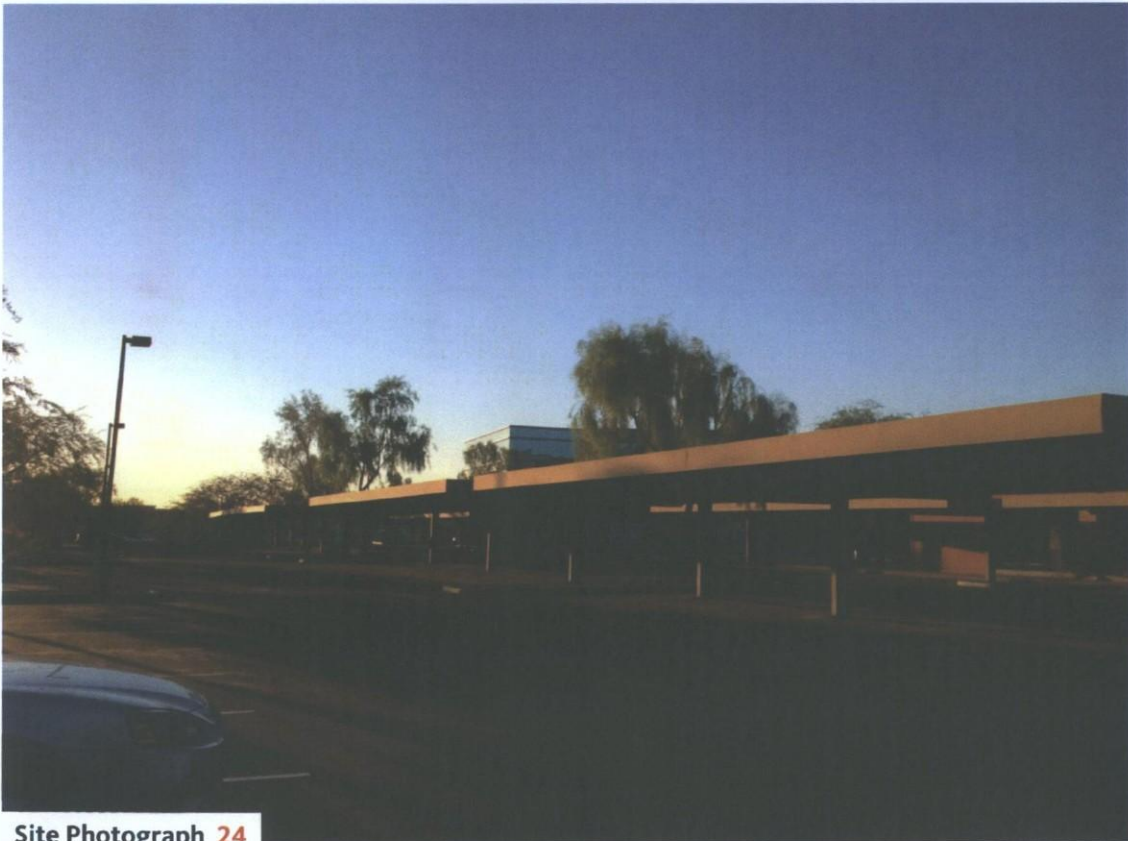


Site Photograph 22

**SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS**



Site Photograph 23



Site Photograph 24

SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS

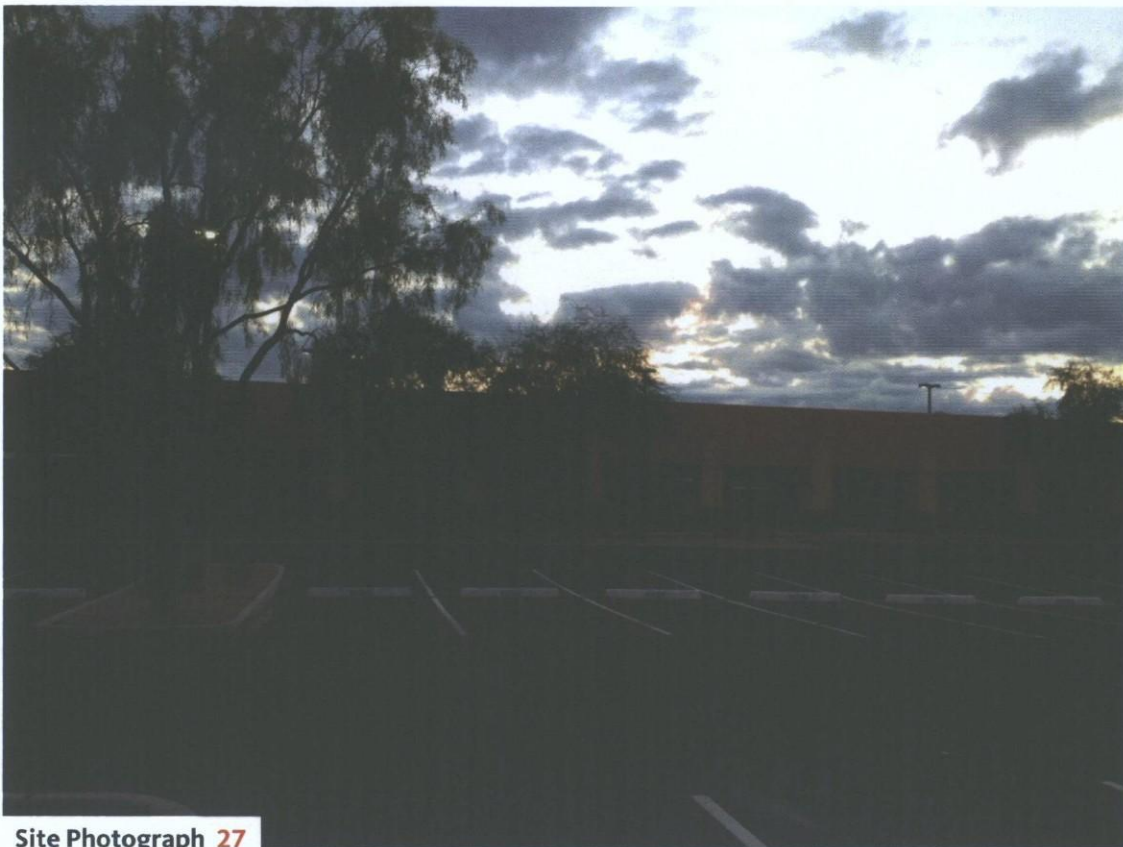


Site Photograph 25



Site Photograph 26

SITE / GENERATOR YARD ENCLOSURE
DEVELOPMENT REVIEW PACKAGE SUBMITTAL | SITE-CONTEXT PHOTOGRAPHS



Site Photograph 27



Site Photograph 28



Site Photograph 29



Site Photograph 30

SITE / GENERATOR YARD ENCLOSURE

DEVELOPMENT REVIEW PACKAGE SUBMITTAL

385-SA-2013

APPROVED

12-6-2013

DATE



INITIALS



PIMA BUILDING SITE LOCATION



PIMA BUILDING

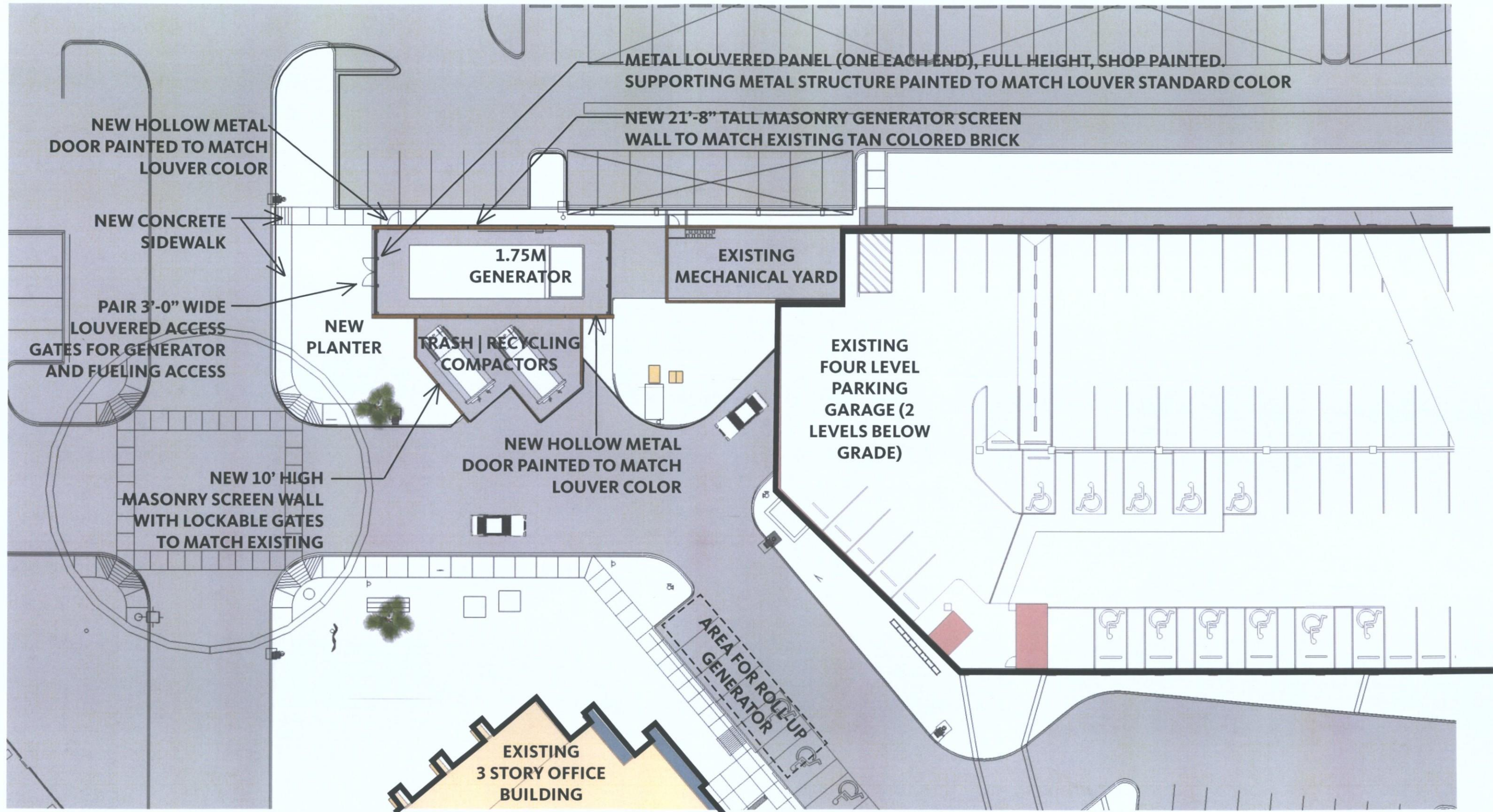
SCOPE OF WORK

- ① NEW GENERATOR / COMPACTOR / SERVICE YARD

② AUXILIARY CAM LOCK CONNECTION FOR ROLL UP GENERATOR (PER SEPARATE TENANT IMPROVEMENT PACKAGE)

③ RECESSED CREASE RECEPTOR
- ④ NEW REVOLVING SECURITY DOOR

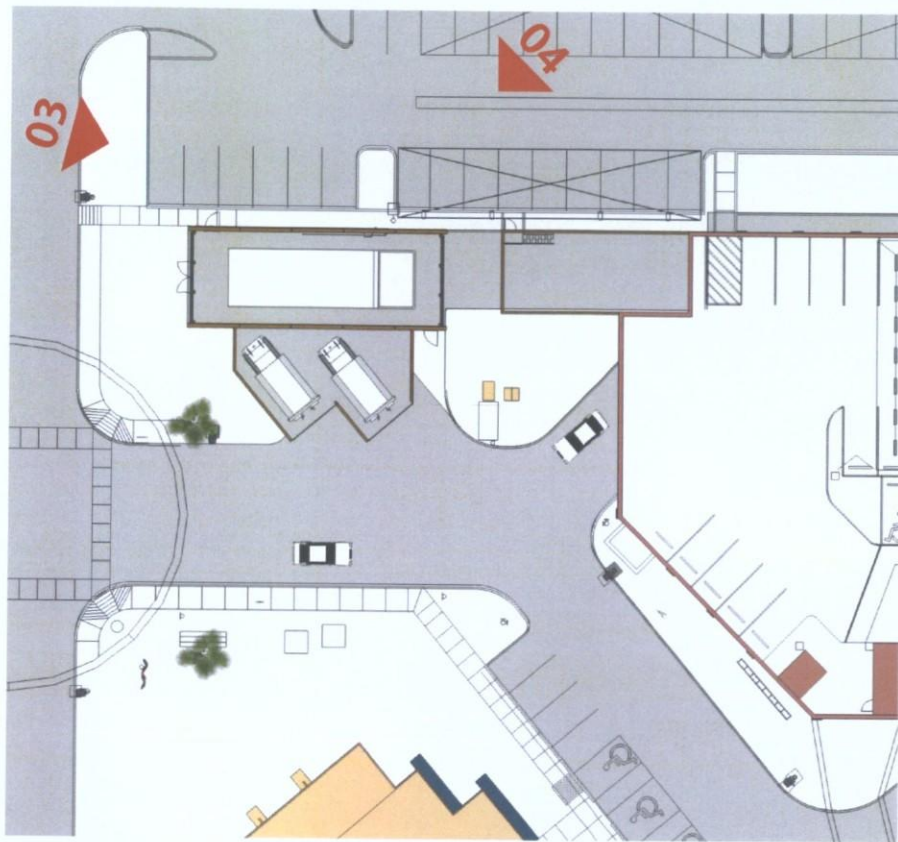
⑤ PROPOSED "BLUE LIGHT" SECURITY STATIONS (12 TOTAL FIXTURES)
 - (2) PER FLOORS AT EXTRA STAIRS FOR A TOTAL OF 8 INTERNAL
 - (4) EXTERNAL TO PARKING DECK
- ⑥ MODIFIED SERVICE ENTRY ACCESS DOOR





Key Plan





Key Plan





**NEW GENERATOR IN SOUND
ENCLOSURE, FULLY SCREENED BY
MASONRY/LOUVERED WALLS**

**DIESEL FUEL BELLY TANK ON 8"
CONCRETE PAD**



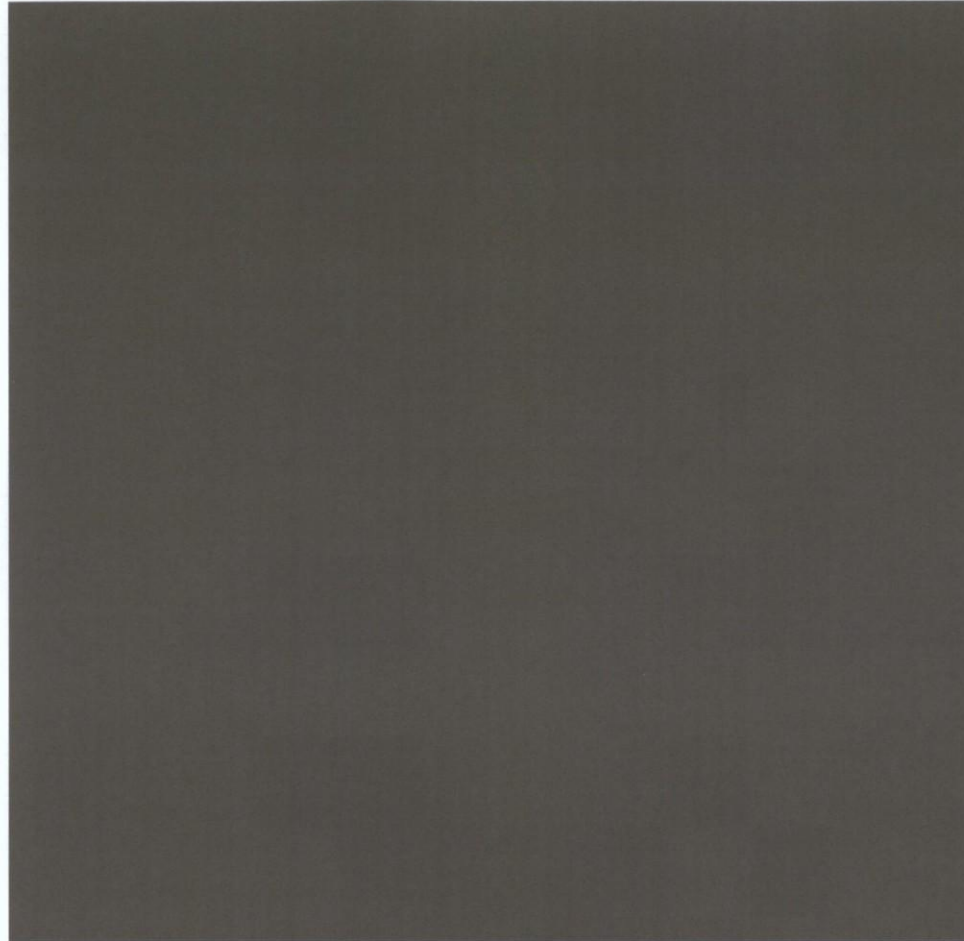
CMU WALLS



TRENDSTONE
GROUND FACE MANSORY UNIT
COLOR: NUFAB
DIMENSIONS: 8"X4"X16"
12"X4"X16"

NOTE:
DIMENSIONS AND COLOR WERE SELECTED TO MATCH EXISTING

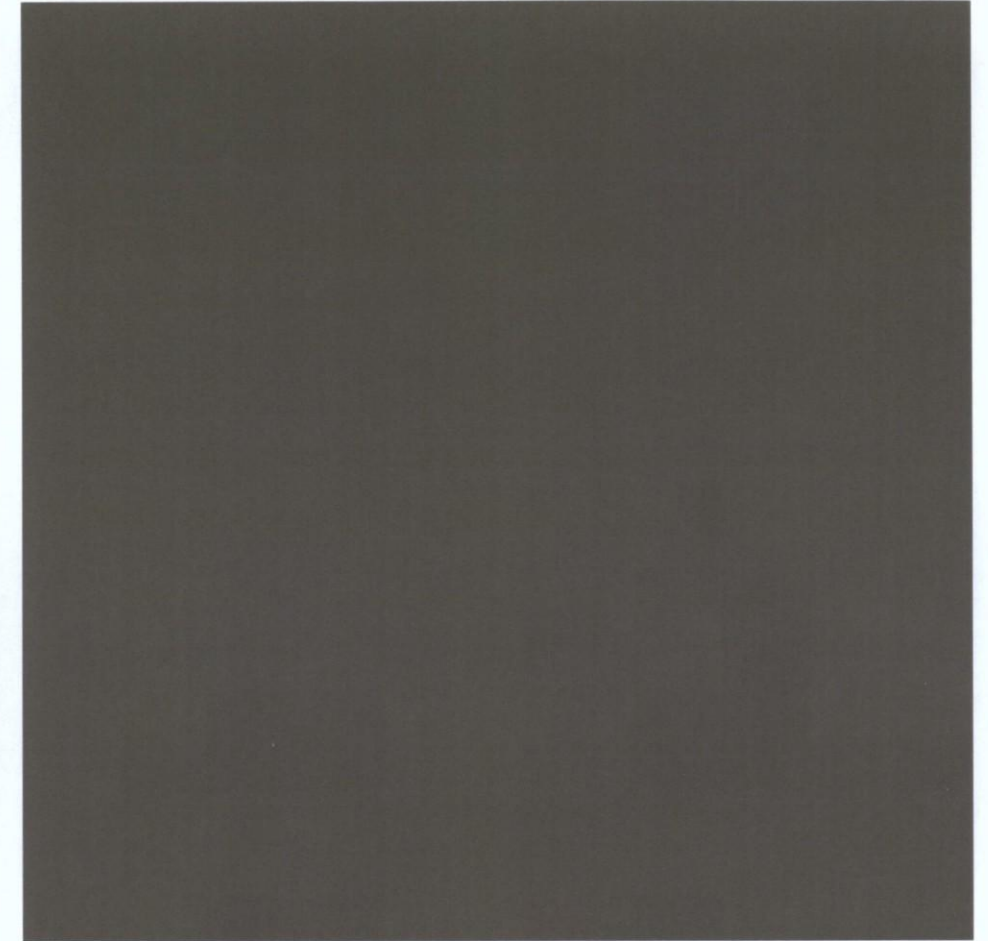
LOUVER SYSTEM



GREENHECK
STATIONARY LOUVER PANELS
STANDARD COLOR: SPARTAN BRONZE

NOTE:
COLOR SELECTED TO MATCH EXISTING STEEL STRUCTURE AT
PARKING LOT AWNINGS.

STEEL STRUCTURE PAINT



DUNN EDWARDS
COLOR: BLACK RUSSIAN DE6391 | LRV9

NOTE:
COLOR SELECTED TO MATCH EXISTING STEEL STRUCTURE AT
PARKING LOT AWNINGS.