



# Development Review (Minor) Staff Approval

191-SA-2016

Booster Pump Station 36

## APPLICATION INFORMATION

LOCATION:	12182 E Shea Bl	APPLICANT:	Karl Tobin
PARCEL:	217-29-036A	COMPANY:	Ghd, Inc.
Q.S.:	29-57	ADDRESS:	4747 N 22Nd St 200 Scottsdale, AZ 85016
CODE VIOLATION #:		PHONE:	602-216-7236

**Request:** Demolition and removal of pumps, piping, and water reservoir at Booster Pump station 36, and approval of regrading and revegetating of the site.

## STIPULATIONS

1. Construction documents submitted to the One Stop Shop for final plan review shall be consistent with the Site Plan submitted by GHD dated May 2016 and the Landscape Plan submitted by J2 Engineering and Environmental Design dated May 2016.
2. Based on review of aerial photograph of the site, there appears to be a mature Palo Verde tree near the southeast corner of the site that is not shown on the Native Plant plans. This tree shall remain in place or be salvaged and be shown on the landscape plan and native plant inventory submitted with the Final Plans submittal.
3. All proposed shrubs shall be a minimum 5-gallon in size.
4. Submit plans as required by the One Stop Shop.

## CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

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

PERMIT APPLICATION:  **Completed Permit Application.** The permit application may be obtained or completed online at the following weblink:

[http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/APP\\_Permit\\_Commercial.pdf](http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/APP_Permit_Commercial.pdf)

*(Please complete the permit application online prior to arriving at the City to submit your construction documents)*

IMPROVEMENTS:  4 sets of civil improvement plans

4 sets of landscape improvement plans, including drainage report

OTHER:  Native Plant Permit Application and associated material

## Expiration of Development Review (Minor) Approval

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.

Staff Signature:

DATE:

6-23-2016

Keith Niederer

Planning and Development Services

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)



# Development Review (Minor)

## (Administrative Staff Approval)

### Development Application Checklist

Official Use: Keith  
 City Staff Contact: Niederer

Staff Signature: Keith Niederer

Phone: 480-312-2953

Email: Kriederer@scottsdaleaz.gov

Project Name: Demolition & Site Improvement for BPS-36.

Property's Address: 12182 E. Shea Bl.

A.P.N.: 217-29-036A

Property's Zoning District Designation: R1-43 ESL

Application Request: Demolish and remove booster pump station 36.

Owner: Rod Ramos

Applicant: Karl Tobin

Company: City of Scottsdale

Company: GHD Inc.

Address: 7447 E. Indian School Rd #201

Address: 4747 N. 22nd St. Ste. 200, PHX

Phone: 480-312-2922 Fax:

Phone: 602-216-7200 Fax:

E-mail: rramos@scottsdaleaz.gov

E-mail:

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

<input checked="" type="checkbox"/> Completed Application (this form) and Application Fee – <u>\$ 87.00</u> (fee subject to change every July) <u>WCOSB</u>	<input checked="" type="checkbox"/> Landscape Plan ( <u>2</u> 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.
<input type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below	<input type="checkbox"/> Cross Sections – for all cuts and fills applications
<input type="checkbox"/> Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Dedications	<input checked="" type="checkbox"/> Conceptual Grading & Drainage Plan – show existing, proposed drainage flows, channels, retention, etc.
<input type="checkbox"/> Request for Site Visits and/or Inspections form	<input type="checkbox"/> Copy of Liquor License Application (for all bars or restaurants patio applications)
<input checked="" type="checkbox"/> Narrative – describing nature of request	<input type="checkbox"/> Airport Vicinity Development Checklist
<input type="checkbox"/> Homeowners or Property Owners Association Approval	<input type="checkbox"/> Floor Plan(s) – show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.
<input checked="" type="checkbox"/> Color photographs of site – include area of request	<input type="checkbox"/> Exterior Lighting – provide cut sheets, details and photometrics for any proposed lighting.
<input type="checkbox"/> Site plan ( <u>  </u> 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.	<input checked="" type="checkbox"/> Other: <u>Neighborhood Involvement Report, Native plant inventory</u>
<input type="checkbox"/> Material Samples – color chips, awning fabric, glazing, etc.	
<input type="checkbox"/> Elevation Drawings or Color Photo simulations ( <u>  </u> copy(ies) – of additions, buildings, or other changes with materials and colors noted and keyed	

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

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> 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

#### Planning and Development Services

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)



# Development Review

## Methodologies and Required Notice

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 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.

### **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 and Development Services Division shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director 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 and Development Services Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning and Development Services Division  
One Stop Shop  
Planning and Development Services Director  
7447 E. Indian School Rd, Suite 105  
Scottsdale, AZ 85251

### **Planning and Development Services**

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



# Development Application Process

## Enhanced Application Review

### Staff Review Applications: SA, WM, & MD

#### Enhanced Application Review Methodology

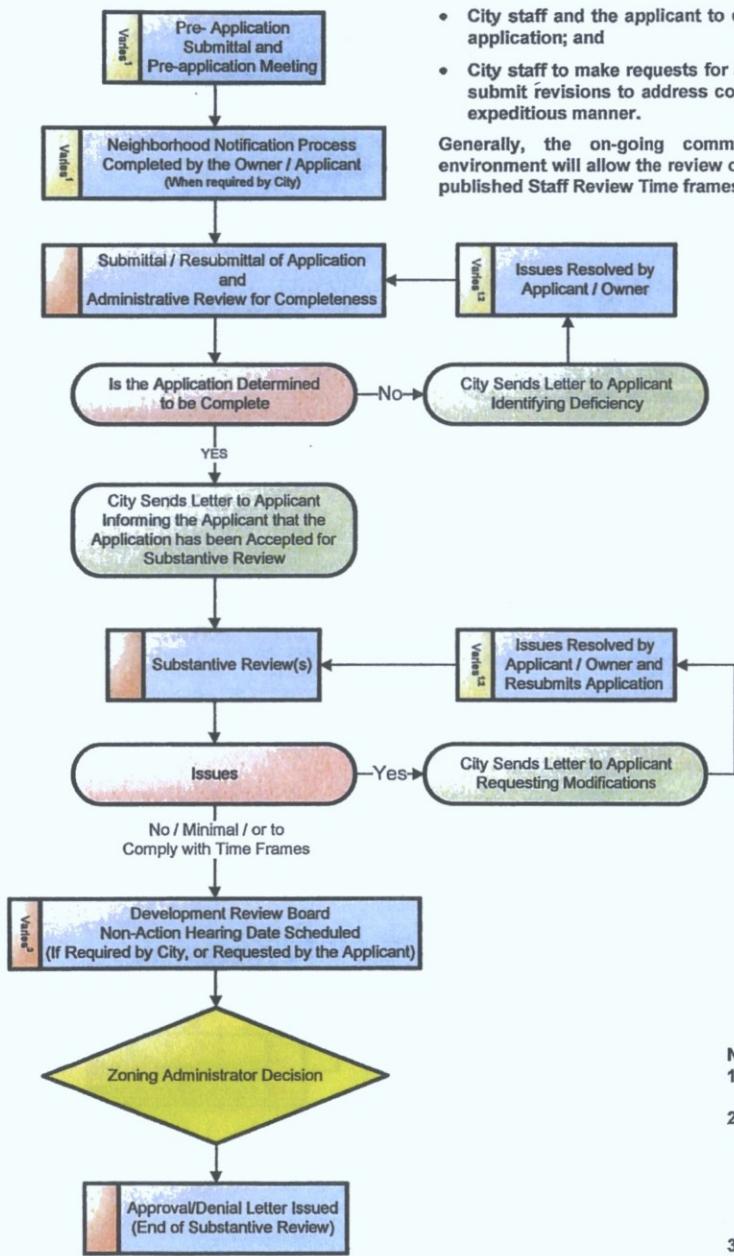
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- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- 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:

- a. Development Review – Minor (SA)
- b. Wash Modifications (WM)
- c. 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 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	Substantive Review	Approval/Denial Letter Issued
15 Staff Working Days Per Review	50 Total Staff Working Days, Multiple City Reviews in This Time Frame <sup>2,3,4</sup>	



# Development Application Process

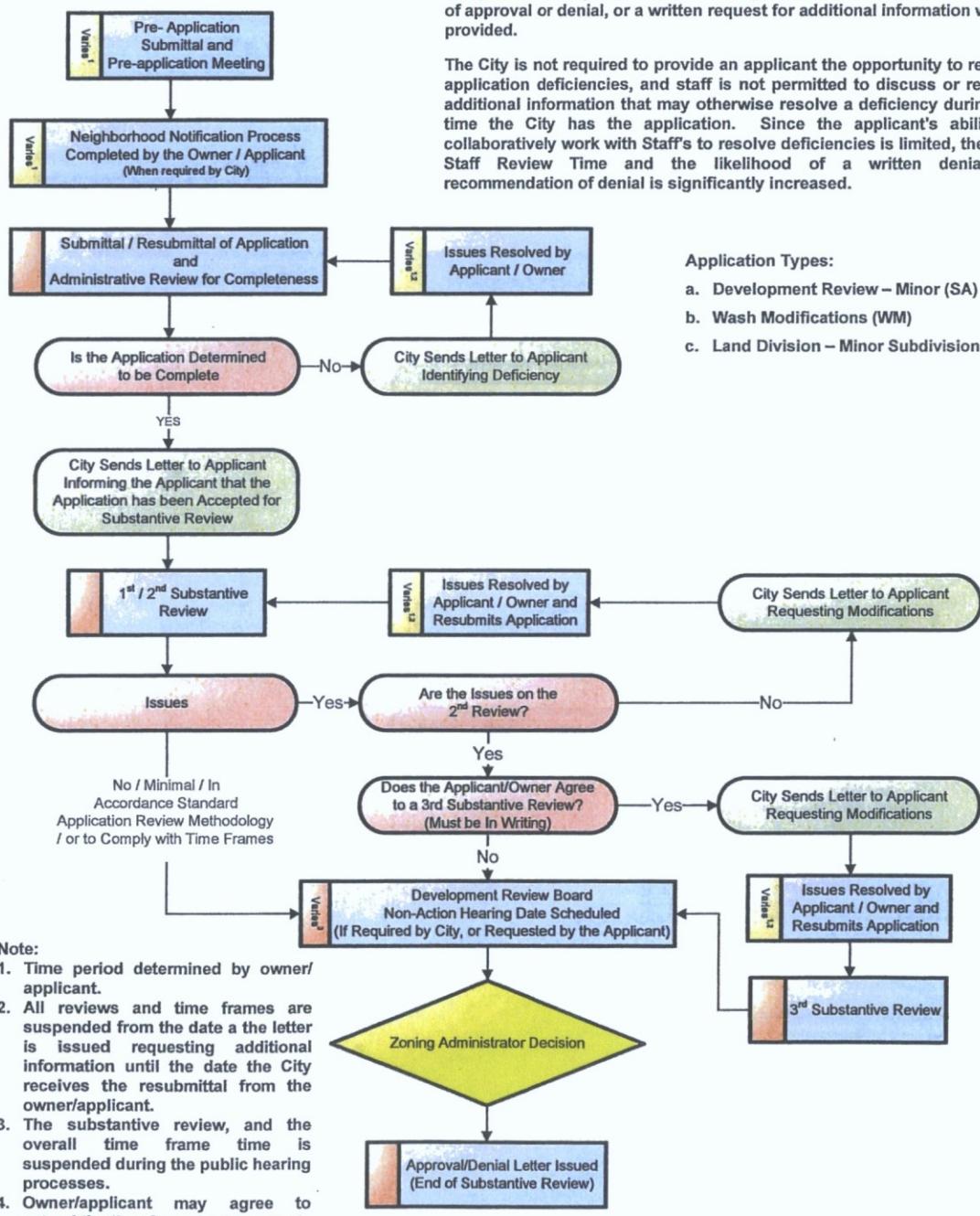
## Standard Application Review

### 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.



#### 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 <sup>2,3,4</sup>	



## **Development Review (Minor) (Administrative Staff Approval) Arizona Revised Statutes Notice**

### **§9-834. Prohibited acts by municipalities and employees; enforcement; notice**

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.



May 27, 2016

To Planning, Neighborhood & Transportation Division, City of Scottsdale  
Copy to Rod Ramos, Project Manager, Capital Project Management  
From Karl Tobin Tel 602.216.7236  
Subject Development Review Narrative  
Project Zone 2 Water System Improvements – BPS 36 Job no. WC05B

## **PROJECT OVERVIEW**

As part of the overall Zone 2 Water System Improvements, the City will be upgrading Booster Pump Station (BPS) 124 to replace BPS-36. This will result in the demolition and removal of pumps, piping, and a water reservoir at BPS-36. The reservoir is approximately 200-ft x 170-ft x 18-ft deep, aluminum covered, and partially below ground. An earthen berm ranging between 3-ft and 7-ft high surrounds the reservoir. The site is located near the intersection of Shea Boulevard and 120<sup>th</sup> Street (alignment), north of the CAP canal crossing on City owned Parcel #217-29-036A.

The purpose of this request is to determine development review requirements for the grading and landscape activities associated with demolition and removal of the BPS-36 water reservoir.

## **LAND USE**

A new use for the demolished BPS-36 site has not been identified at this time. The City will reserve the site for potential development or disposal as identified in the future.

## **GRADING**

Upon reservoir demolition, portions the earthen berm will be left in place adjacent to residential properties to the north and west. The remainder of the berm will be used to fill in the depression left by the reservoir. Existing drainage patterns will be maintained and areas disturbed during grading will be restored with native desert landscaping. A native plant survey will be performed as part of the grading and landscaping design.

## **LANDSCAPE DESIGN THEME**

The landscape design character of the proposed Site 36 improvements has a Sonoran "Southwest Arid" desert theme emphasizing transparency in the planting design with a commitment to sustainability and water conservation. This theme is influenced by existing native desert plants and inert materials within the Site 36 boundaries and the surrounding native Sonoran Southwest desert plant material and abundance of natural inert materials found in the adjacent slopes of the McDowell Mountains—particularly the array of angular fragmented "Desert Pavement" of sandstone formations.

The project's native desert plant palette includes shrubs and cacti which are grouped and arranged to create a natural native desert landscape. The salvaged and new native plants will match the surrounding undisturbed native landscape as you travel south

### **GHD Inc.**

4747 North 22<sup>nd</sup> Street Suite 200, Phoenix AZ 85016  
T 1 602 216 7200 F 1 602 216 7201 E phoenix@ghd.com W [www.ghd.com](http://www.ghd.com)





down slope towards Shea Blvd. Disturbed or un-vegetated areas within the project limits will have a hydroseed application of a specified native seed mix applied.

All plant material is listed on the Arizona Department of Water Resources low water use drought tolerant plant list and is in compliance with the City's Design Guidelines with specific attention to Scottsdale Sensitive Design Principles. Sustainability principles will be integrated in the landscape design reflected in the use of salvaged and relocated native plants and selective use of angular crushed decomposed granite "Desert Pavement" used as ground plane surfacing materials.

**Trees:**

The project will utilize salvaged native trees from the site that require little water once established and will tolerate occasional dry periods. Mature trees may range from 20 to 25 feet in height and width.

**Shrubs/Groundcovers and Accents:**

All of the shrubs and accents plants selected for this project are native to Arizona's intermediate desert with dense gray-green foliage and rich, vibrant color influenced by the natural arid elements of the Southwest Sonoran Desert flora. The shrubs and accents plants are all listed on the Arizona Department of Water Resources low water use drought tolerant plant list and are in accordance with City of Scottsdale's Zoning Ordinance. The palette of plant material will be grouped and arranged to create natural desert patterns, open spaces, textures, color combinations, and structured design forms.

**Landscape Design Principles:**

All landscape areas shall be designed, constructed, and maintained so as to promote water conservation. Gently contoured slopes provide variations in grade, visual relief and a pleasing aesthetic value. The planting and irrigation designs (Dri-Water) promote water-harvesting techniques and support sustainable desert living. Sustainability principles will also be reflected in the use of local inert materials such as angular rip rap and a natural topping desert pavement.



May 24, 2016

To Planning, Neighborhood & Transportation Division, City of Scottsdale  
Copy to Rod Ramos, Project Manager, Capital Project Management  
From Karl Tobin Tel 602.216.7236  
Subject Neighborhood Involvement Report  
Project Zone 2 Water System Improvements – BPS 36 Job no. WC05B  
Pre-App No. 153-PA-2016

## INTRODUCTION

As part of the overall Zone 2 Water System Improvements, the City will be upgrading Booster Pump Station (BPS) 124 to replace BPS-36. This will result in the demolition and removal of pumps, piping, and a large water reservoir at BPS-36. A pre-application meeting was held on March 1, 2016 with City Planning Staff to discuss development review requirements for the grading and landscape activities associated with demolition and removal of the BPS-36 water reservoir. City Planning Staff would like to proceed through Administrative Staff Review with the requirement that neighborhood notification take place prior to DRB submittal to verify there are no significant public issues with the project.

The purpose of this document is to satisfy the Neighborhood Involvement Report requirement of the City of Scottsdale's Development Review (Minor) Checklist provided at the pre-application meeting.

## NEIGHBORHOOD NOTIFICATION

The City's Water Resources Public Information Officer, Nicole Sherbert, mailed a post card to owners and HOA's within a 750-ft radius of the project site on March 23, 2016. The post card included project details and provided notification of a public meeting to discuss the project. A copy of the post card is provided in Appendix A. The mailing list and map showing locations of notified property owners are included in Appendix B.

## PUBLIC MEETING

An open house public meeting was held at the Via Linda Senior Center from 5:00 pm to 6:30 pm on April 25, 2016. The following project representatives were in attendance:

- Nicole Sherbert – City Public Information Officer
- Chris Hassert – City Water Resources Planning and Engineering Director
- Rod Ramos – City Senior Capital Project Manager
- Karl Tobin – GHD, Civil Consultant
- Bill Roberts – GHD, Civil Consultant
- Rick Campbell – J2, Landscape Consultant
- Jeff Engelmann – J2, Landscape Consultant



Video projection slides and 24-inch by 36-inch boards showing project aerials, photographs, proposed elevations, and proposed landscape renderings were provided at the meeting and are included in Appendix C.

### **RESIDENT COMMUNICATION LOG**

There were two public attendees at the open house meeting:

#### **Diane Schaenen – 10773 N. 121<sup>st</sup> Place**

Diane lives directly adjacent to the project site with view fencing between her property and the project site. She is glad the tank is going to be removed and is happy with the site being returned to native desert landscaping. Diane was impressed with the proposed elevations and landscape plan and is pleased that her view is not going to be blocked. Her only concern was to make sure that this project is not going to involve development of the site for any new buildings. The project team explained that any future development other than restoring the site to native desert landscaping will go through a separate City Planning and Public Notification process.

#### **Tom Guathier – Desert Hills of Scottsdale Home Owners Association**

Tom is the President of the HOA adjacent to the project site and attended the meeting as the representative of the HOA. His only concern was to make sure that this project is not going to involve development of the site for any new buildings. Tom agreed with keeping the existing chain link fence around the site to deter off road tracking and dumping in the area and noted that he will continue to coordinate with the City for any access requirements to perform maintenance on adjacent HOA walls and view fencing.

In addition to the open house, Nicole received an email from one resident:

#### **Scott Britton – 12181 E. Sahuaro Drive**

Scott emailed Nicole on March 4, 2016 in response to the public meeting notification post card. The email requested additional information on the project. Nicole left a voicemail for Scott on March 6, 2016 explaining that the site will be restored to natural landscape and that there are no further plans for the site at this time. She explained that any future development will go through a separate City Planning process and that the landscape architect will be at the public meeting to discuss the proposed plant palette.

### **APPENDICIES:**

**A – NEIGHBORHOOD NOTIFICATION POSTCARD**

**B – MAILING LIST AND MAP**

**C – NEIBORHOOD MEETING PRESENTATION MATERIAL**



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## APPENDIX A

### NEIGHBORHOOD NOTIFICATION POSTCARD



# Public Meeting Notice

As a result of ongoing improvements to the water delivery system in the area, the water reservoir and pump station located north of Shea Blvd. between 120<sup>th</sup> and 124<sup>th</sup> streets will no longer be necessary for system performance and will be removed later this year. Upon removal of the tank, the site will be restored to native desert landscape. Conceptual plans for the lot, including renderings and a proposed plant palette, will be available for public comment at the meeting.

The project to remove the existing underground tank and pump station will take approximately 60 days and is scheduled to occur this winter.



**Public Meeting:  
Monday, April 25, 2016  
5:00 - 6:30 p.m.  
Via Linda Senior Center  
10441 E. Via Linda, Scottsdale**

**Water Sustainability through Stewardship, Innovation and People**



Scottsdale Water  
9379 E. San Salvador  
Scottsdale, AZ 85258

Public meeting to discuss plans for  
removal of water reservoir and pump  
station on Shea Blvd.

**Monday, April 25, 2016**

**5:00 - 6:30 p.m.**

**Via Linda Senior Center  
10441 E. Via Linda, Scottsdale**

For additional information:

Nicole Sherbert, Public Information Officer  
480-312-5689, [NSherbert@ScottsdaleAZ.gov](mailto:NSherbert@ScottsdaleAZ.gov)

Rod Ramos, Project Manager  
480-312-2522, [RRamos@ScottsdaleAZ.gov](mailto:RRamos@ScottsdaleAZ.gov)



## APPENDIX B

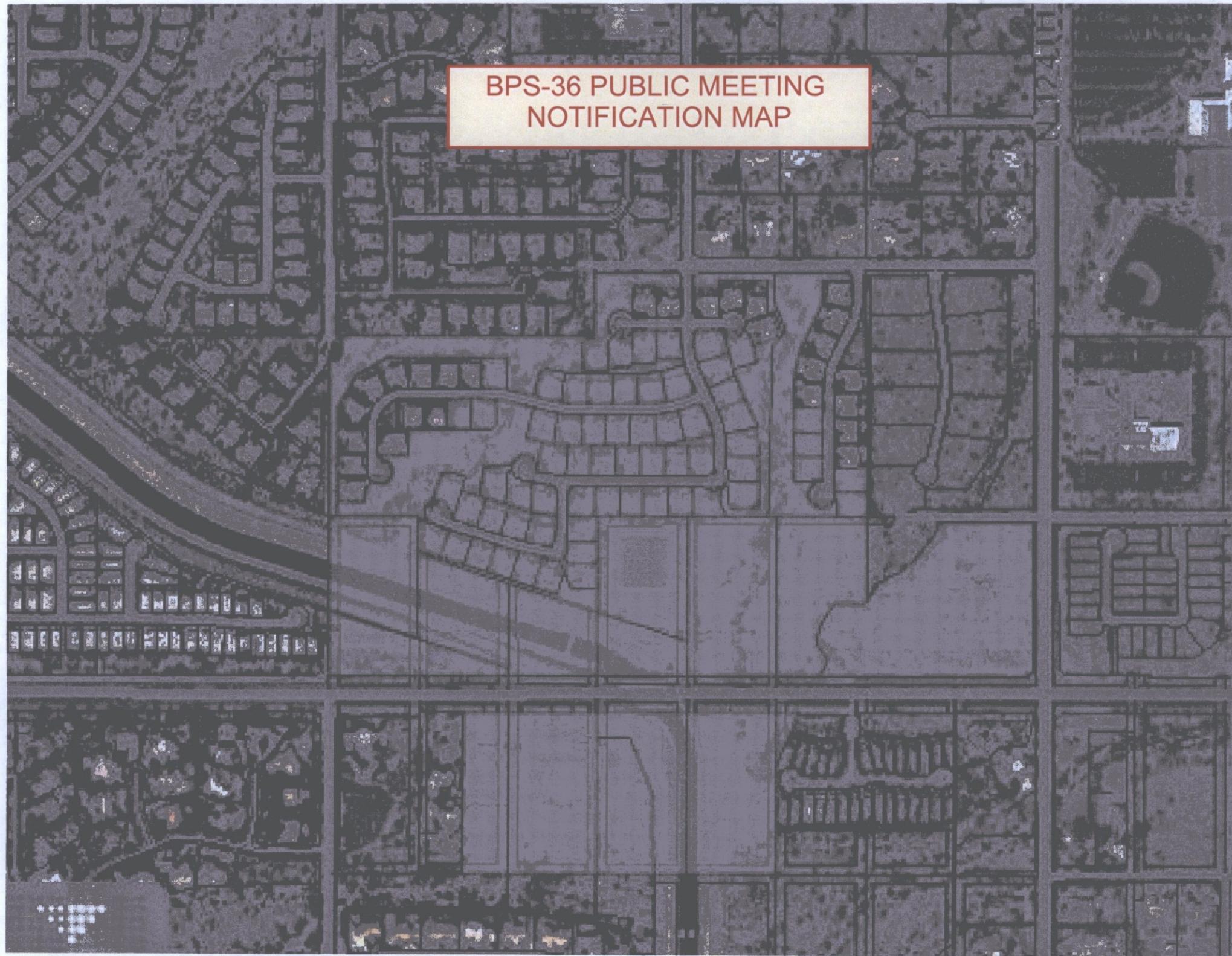
### MAILING LIST AND MAP

**BPS-36 PUBLIC MEETING MAILING LIST**

SCOTTSDALE RESIDENT	10700 N 124TH ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10725 N 121ST PL	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10749 N 121ST PL	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10773 N 121ST PL	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10801 N 122ND ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10808 N 120TH PL	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10825 N 123RD ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10833 N 122ND ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10853 N 120TH PL	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10853 N 123RD ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10854 N 123RD ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10865 N 122ND ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10882 N 123RD ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10897 N 122ND ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10910 N 123RD ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10929 N 122ND ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10961 N 122ND ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	10993 N 122ND ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	11063 N 122ND ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12002 E SHEA BL	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12002 E SHEA BL UNIT 1	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12002 E SHEA BL UNIT 10	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12002 E SHEA BL UNIT 11	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12002 E SHEA BL UNIT 2	SCOTTSDALE	AZ	85259
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SCOTTSDALE RESIDENT	12020 E SHEA BL	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12050 E CLINTON ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12055 E CLINTON ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12055 E SHEA BL	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12056 E CLINTON ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12071 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12077 E CLINTON ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12078 E CLINTON ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12087 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12099 E CLINTON ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12100 E CLINTON ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12102 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12103 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12110 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12111 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12113 E SAHUARO DR	SCOTTSDALE	AZ	85259

SCOTTSDALE RESIDENT	12118 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12119 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12121 E CLINTON ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12122 E CLINTON ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12125 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12126 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12133 E DESERT COVE AV	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12134 E DESERT COVE AV	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12134 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12135 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12137 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12143 E CLINTON ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12144 E CLINTON ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12148 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12150 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12151 E DESERT COVE AV	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12151 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12152 E DESERT COVE AV	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12155 E CLINTON ST	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12156 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12157 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12164 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12165 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12166 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12167 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12171 E SHEA BL	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12172 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12173 E DESERT COVE AV	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12173 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12179 E GAIL RD	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12180 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12181 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12182 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12182 E SHEA BL	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12183 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12188 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12189 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12190 E SHEA BL	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12191 E DESERT COVE AV	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12196 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12197 E GAIL RD	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12197 E SAHUARO DR	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12198 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12199 E MERCER LN	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12201 E GAIL RD	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12229 E DESERT COVE AV	SCOTTSDALE	AZ	85259
SCOTTSDALE RESIDENT	12264 E SHEA BL	SCOTTSDALE	AZ	85259
NICOLE SHERBERT	9379 E SAN SALVADOR	SCOTTSDALE	AZ	85258

**BPS-36 PUBLIC MEETING  
NOTIFICATION MAP**



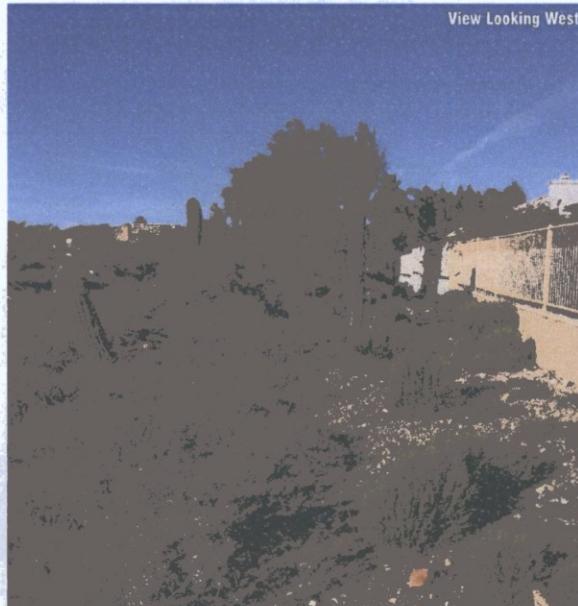


## APPENDIX C

# NEIGHBORHOOD MEETING PRESENTATION MATERIAL



View Looking East



View Looking West



View Looking Northwest



View Looking South



View Looking Northwest



View Looking North



View Analysis

## City of Scottsdale Site 36 Improvements

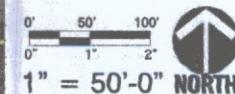
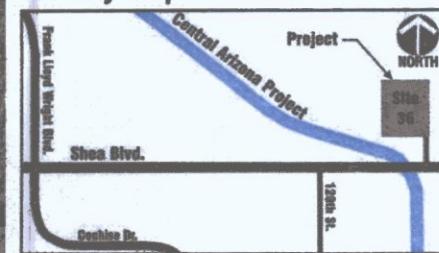
April 2016



## Site 36 Site Map



## Vicinity Map



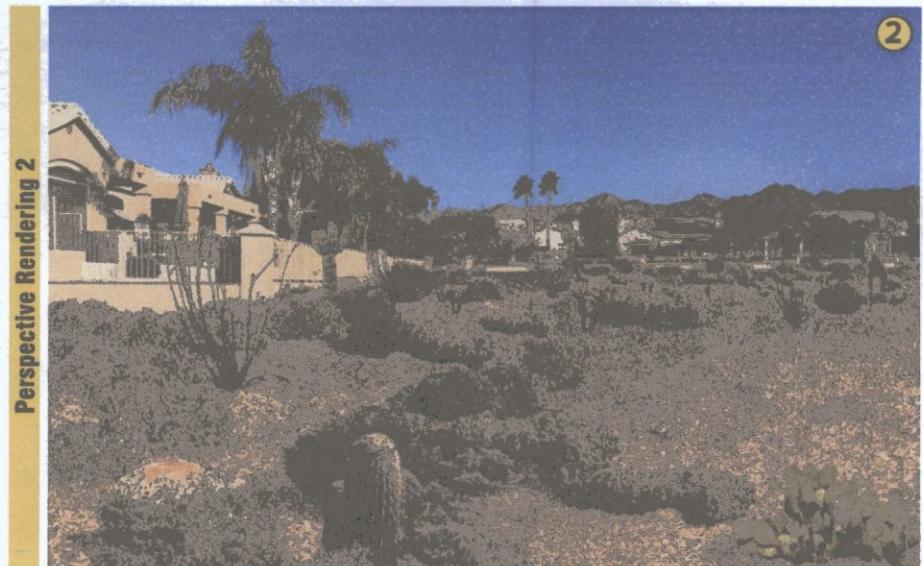
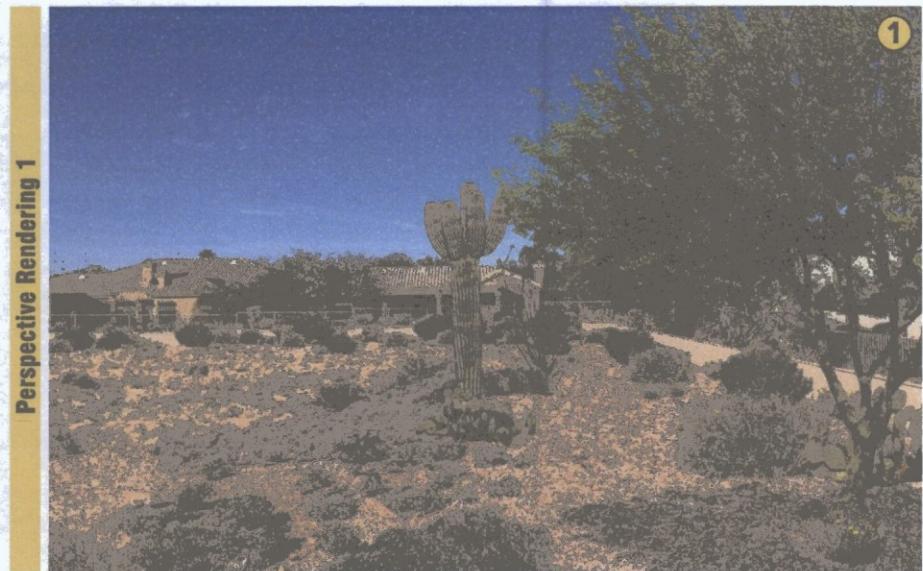
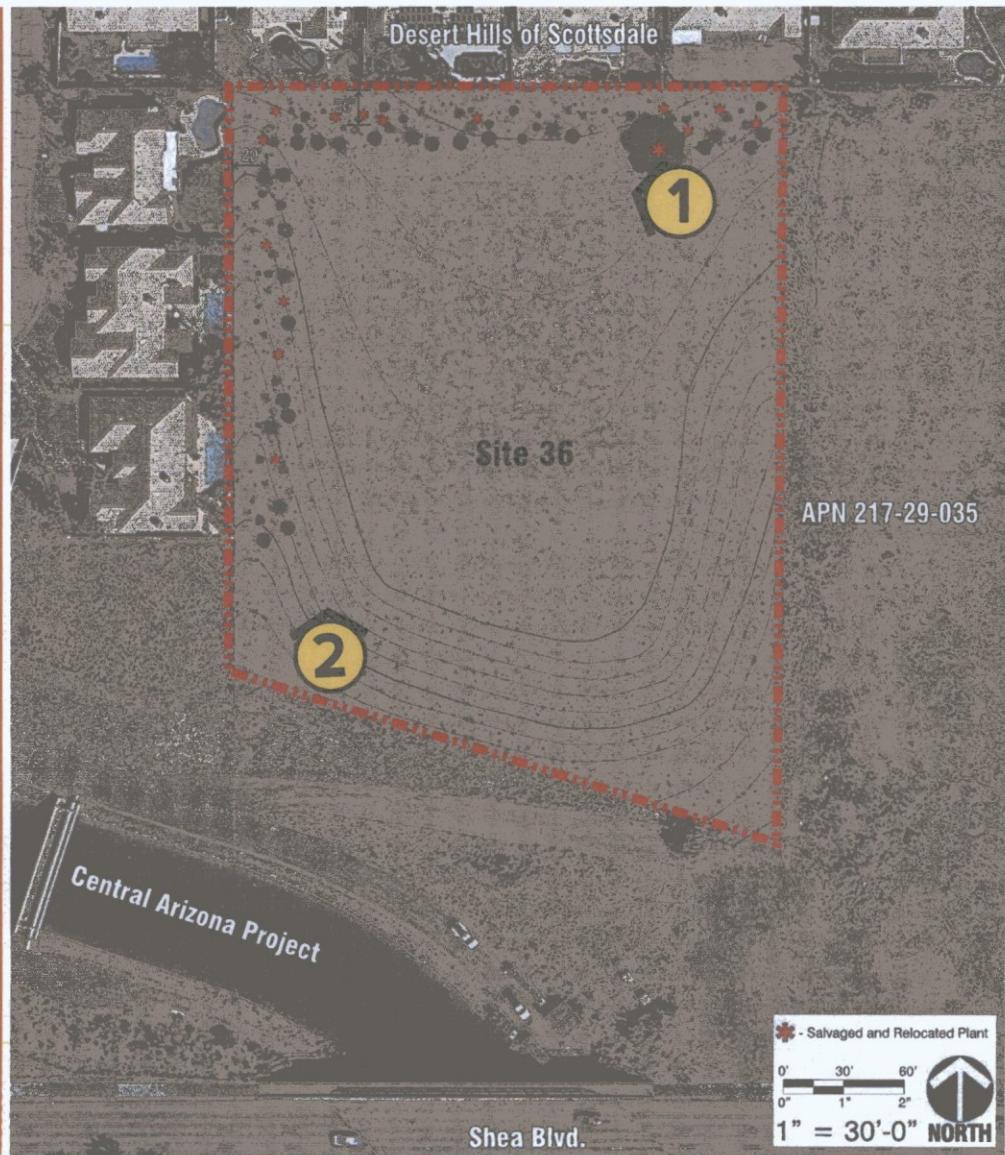
Site Map

**City of Scottsdale Site 36 Improvements**

April 2016



## Site 36 Site Map



Proposed Map and Perspective Renderings

## City of Scottsdale Site 36 Improvements

April 2016



Plan View A



Plan View B



## City of Scottsdale Site 36 Improvements

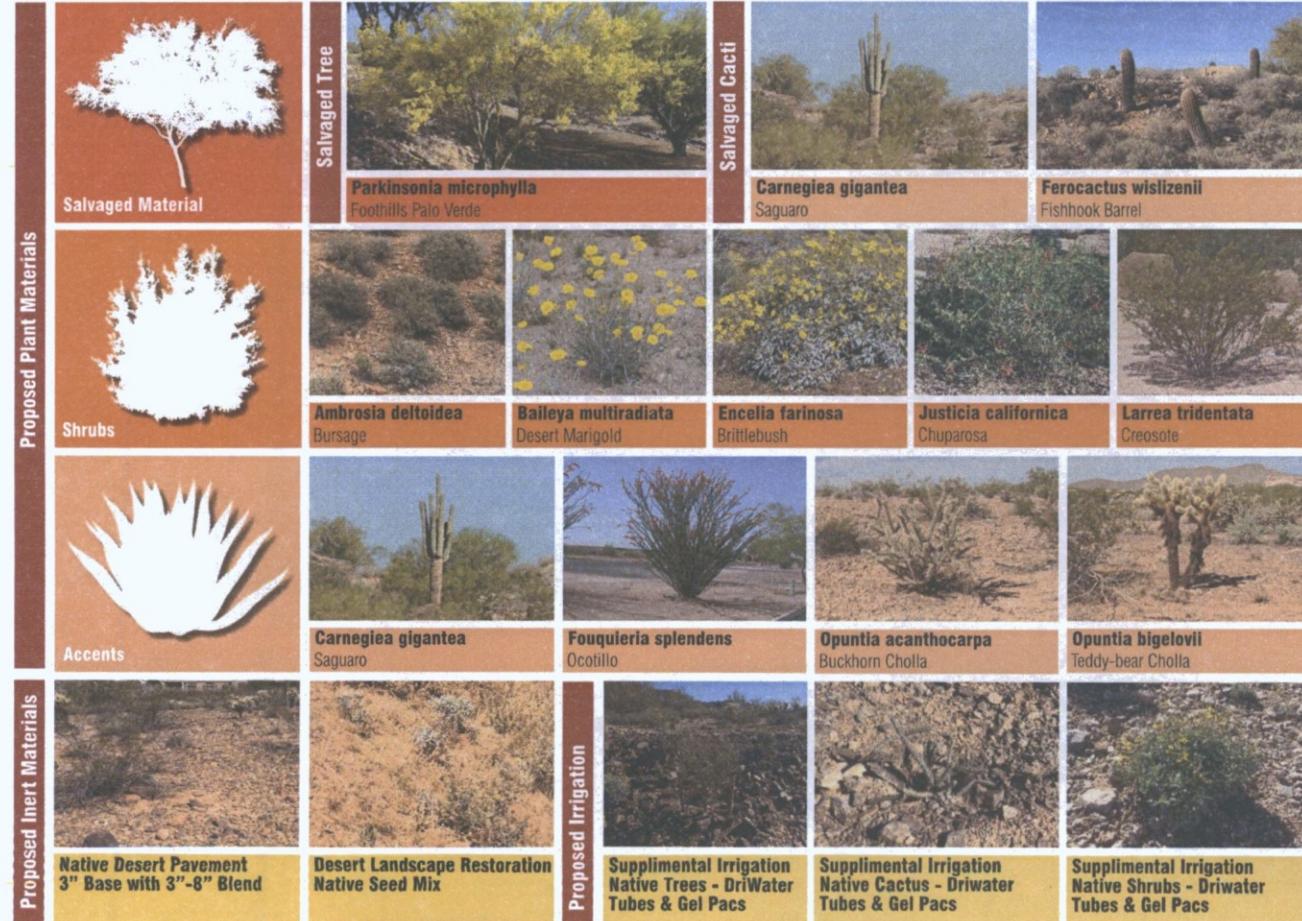
April 2016

## "Southwest Arid" Landscape Theme Narrative

The landscape design character of the proposed Site 36 improvements has a Sonoran "Southwest Arid" desert theme emphasizing transparency in the planting design with a commitment to sustainability and water conservation. This theme is influenced by existing native desert plants and inert materials within the Site 36 boundaries and the surrounding native Sonoran Southwest desert plant material and abundance of natural inert materials found in the adjacent slopes of the McDowell Mountains—particularly the array of angular fragmented "Desert Pavement" of sandstone formations.

The project's native desert plant palette includes trees, shrubs and cacti which are grouped and arranged to create a natural native desert landscape. The salvaged and new native plants planted along the project's western and northern boundaries and adjacent to the existing residential neighborhood will match existing plant density for screening and for the remaining area of the site a medium to light plant density will be planted to match the surrounding undisturbed native landscape as you travel south down slope towards Shea Blvd. The salvaged Foothill Palo Verde tree is supported by shrubs, cacti and accents native to Arizona's intermediate desert characterized by gray-green foliage, varied textures, and rich, vibrant flower colors. Disturbed or un-vegetated areas within the project limits will have a hydroseed application of a specified native seed mix applied.

All plant material is listed on the Arizona Department of Water Resources low water use drought tolerant plant list and is in compliance with the City's Design Guidelines with specific attention to Scottsdale Sensitive Design Principles. Sustainability principles will be integrated in the landscape design reflected in the use of salvaged and relocated native plants and selective use of angular crushed decomposed granite "Desert Pavement" used as ground plane surfacing materials.



## Planting Legend

### Symbol

Salvaged Tree



### Botanical Name

### Common Name

*Parkinsonia microphylla* Foothills Palo Verde

### Shrubs & Accents



*Ambrosia deltoidea* Bursage  
*Baileya multiradiata* Desert Marigold  
*Carnegiea gigantea* Saguaro  
*Encelia farinosa* Brittlebush  
*Ferocactus acanthodes* Compass Barrel  
*Ferocactus wislizenii* Fish-hook Barrel  
*Fouquieria splendens* Ocotillo  
*Justicia californica* Chuparosa  
*Larrea tridentata* Creosote

### Salvaged Plant Material



*Opuntia acanthocarpa* Buckhorn Cholla  
*Opuntia bigelovii* Teddy-bear Cholla  
*Salvaged Material*

### Natural Color Palette



## Native Seed Mix

CLASS II / TYPE A - SONORAN FLOOD PLAIN (COMPLETE) NATIVE DESERT RE-ESTABLISHMENT AREAS		
Botanical Name	Common Name	PLS Rate (Pounds Per
<b>Grasses</b>		
<i>Aristida purpurea</i>	Purple Three Awn	1.0
<i>Bouteloua aristidoides</i>	Needle grama	0.5
<i>Bouteloua rothrockii</i>	Six Week's Grama	0.5
<b>Wildflowers/Forbs</b>		
<i>Argemone platyceras</i>	Prickly Poppy	0.5
<i>Baileya multiradiata</i>	Desert Marigold	1.0
<i>Cassia couesii</i>	Desert Senna	1.0
<i>Lesquerella gordonii</i>	Gordon's Bladderpod	1.0
<i>Phacelia crenulata</i>	Desert Phacelia	1.0
<i>Plantago ovata</i>	Desert Indian Wheat	2.0
<i>Sphaeralcea ambigua</i>	Desert Globemallow	1.0
<b>Shrubs (suffrutescent)</b>		
<i>Ambrosia deltoidea</i>	Triangle Leaf Bursage	4.0
<i>Ambrosia dumosa</i>	White Bursage	4.0
<i>Encelia farinosa</i>	Brittlebush	0.5
<i>Encelia frutescens</i>	Rayless Encelia	0.5
<b>Woody Shrubs and Trees</b>		
<i>Atriplex canescens</i>	Four Wing Saltbush	0.5
<i>Atriplex polycarpa</i>	Desert Saltbush	0.5
<i>Larrea tridentata</i>	Creosote Bush	3.0

Materials and Plant Palette



# City of Scottsdale Cash Transmittal

# 106593

Received From :

CITY OF SCOTTSDALE  
7447 E INDIAN SCHOOL RD  
SCOTTSDALE, AZ 85251  
480-312-2522

Bill To :

CITY OF SCOTTSDALE  
7447 E INDIAN SCHOOL RD  
SCOTTSDALE, AZ 85251  
480-312-2522

Reference #	153-PA-2016	Issued Date	5/27/2016		
Address	12182 E SHEA BL	Paid Date	5/27/2016		
Subdivision	Payment Type CAPITAL PROJECT				
Marketing Name	Lot Number	29	Cost Center WC05B		
MCR	County	No	Metes/Bounds No		
APN	Gross Lot Area	0	Water Zone		
Owner Information	NAOS Lot Area	0	Water Type		
GHD, INC. 4747 N 22ND ST 200 SCOTTSDALE, AZ 85016 602-216-7208	Net Lot Area		Sewer Type		
	Number of Units	1	Meter Size		
	Density	QS	29-57		
Code	Description	Additional	Qty	Amount	Account Number
9611	CIP COS DEVELOPMENT FEES		1	(\$87.00)	632-WC05B-56044

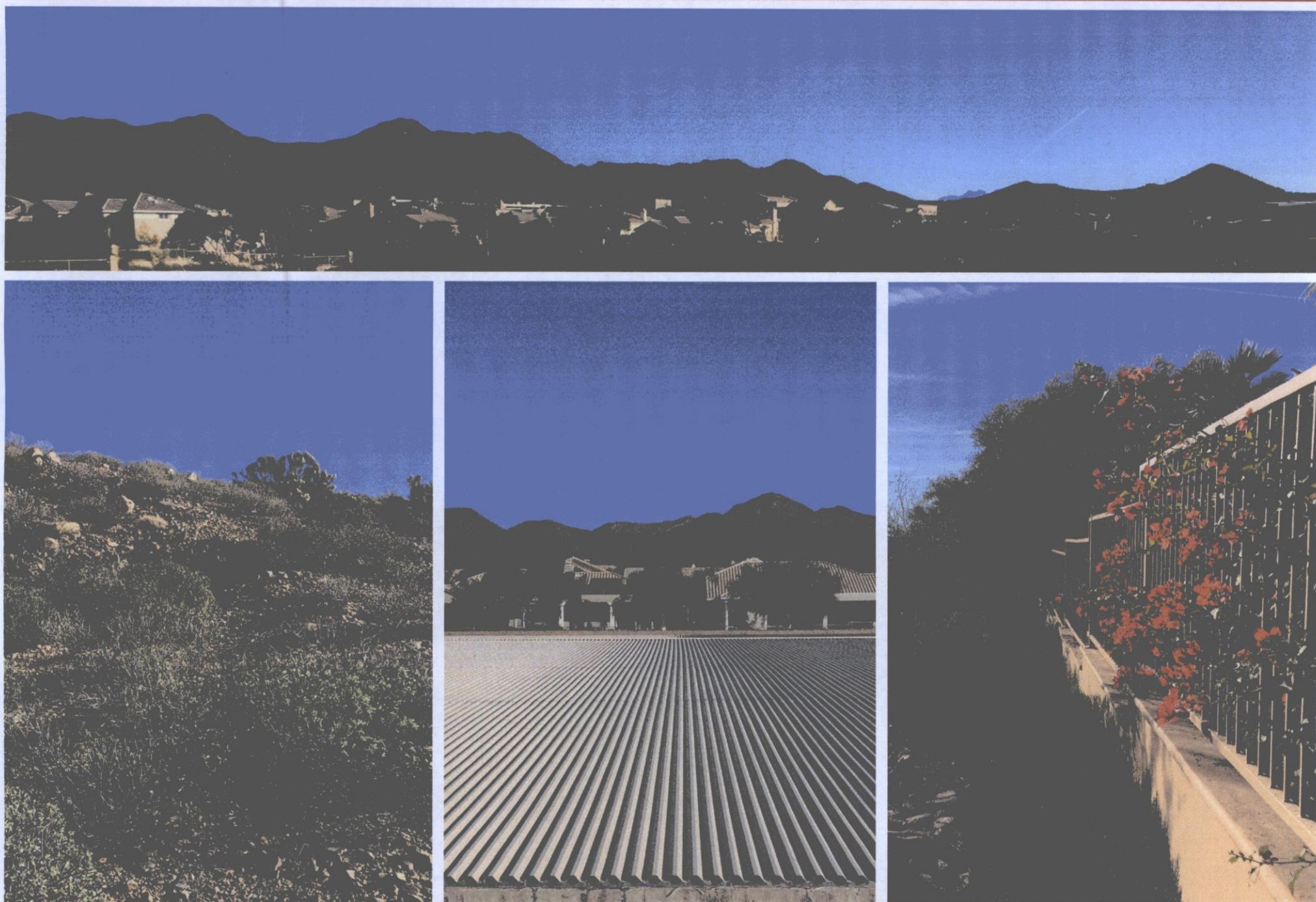
  
SIGNED BY KARL TOBIN ON 5/27/2016

Total Amount

(\$87.00)

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 106593



## Site 36 Improvements Photo Context Log

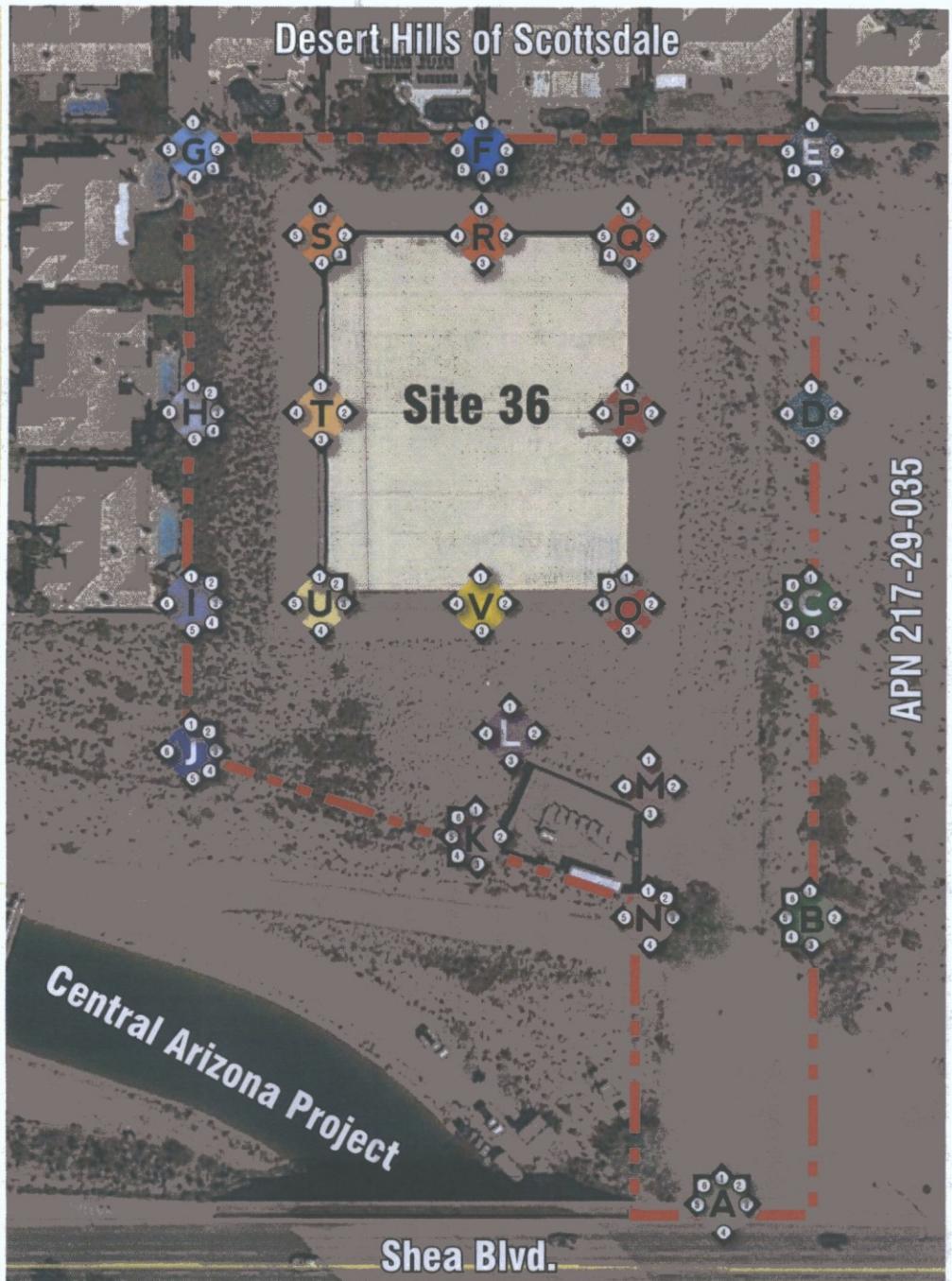
May 2016



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# Site Contextual Exhibit: Plan View



## Vicinity Map



## Legend

- Project Limits (dashed red line)
- Exhibit (arrow with letter)
- Directional Site Photos (arrow with number)

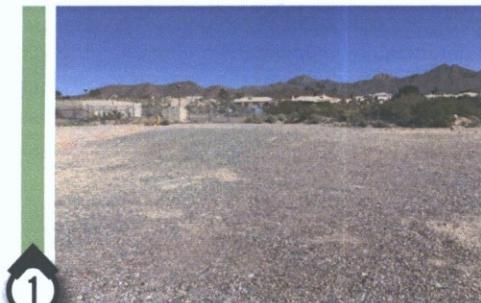
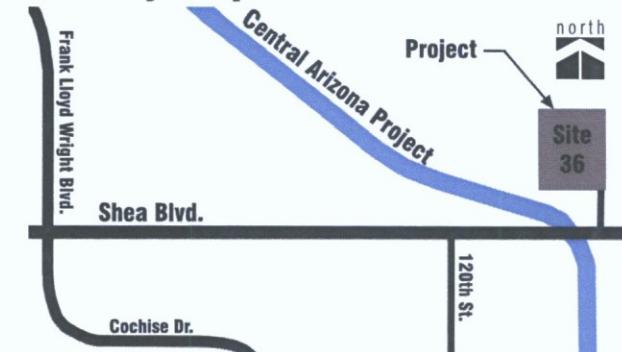


1" = 100'-0"

## Exhibit A: Directional Photos



## Vicinity Map



1



2



3



4



5



6



Exhibit A Image 1

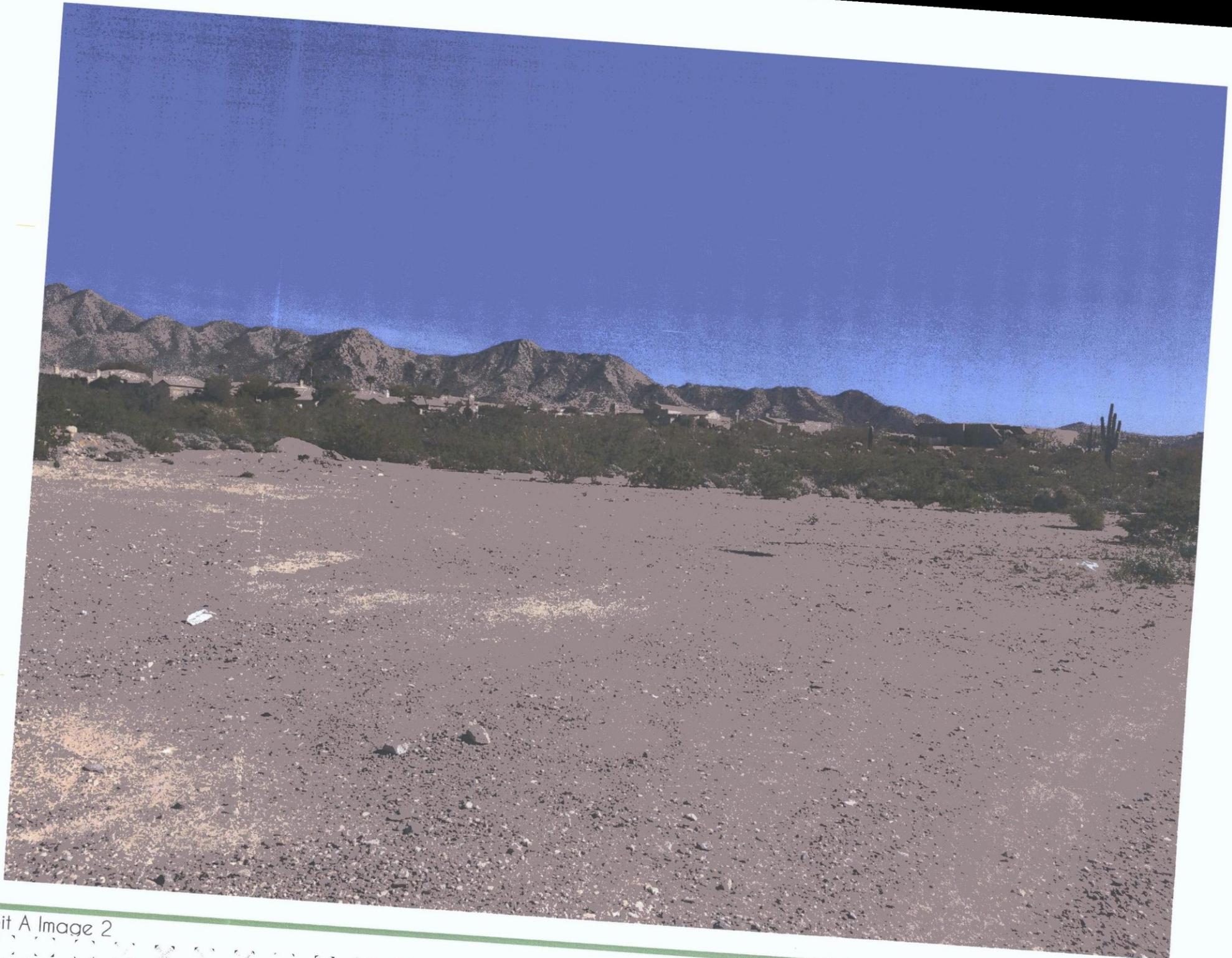


Exhibit A Image 2



Exhibit A Image 3

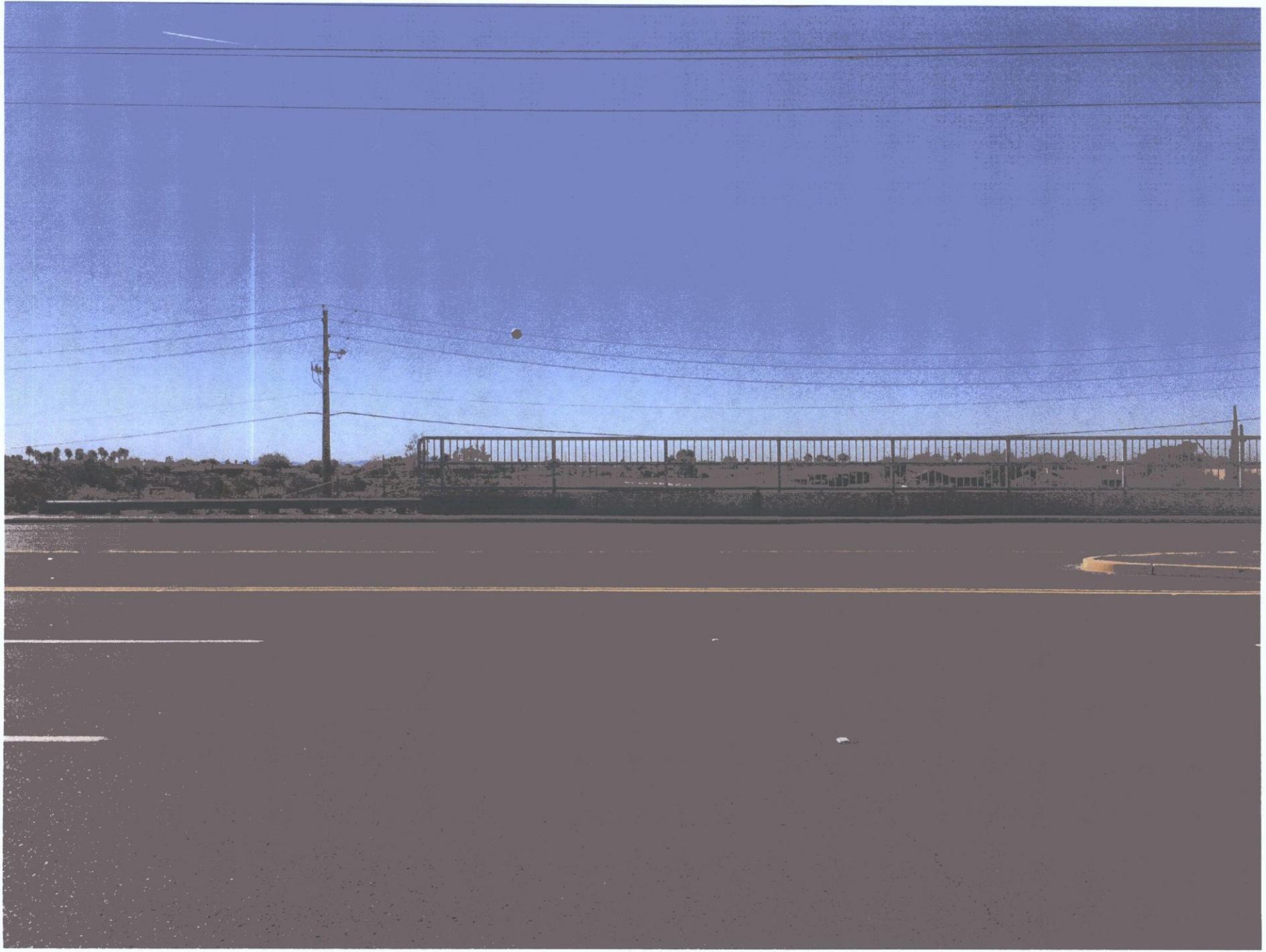


Exhibit A Image 4





Exhibit A Image 5



Exhibit A Image 6

## Exhibit B: Directional Photos



Shea Blvd.

north  
1" = 200-0"

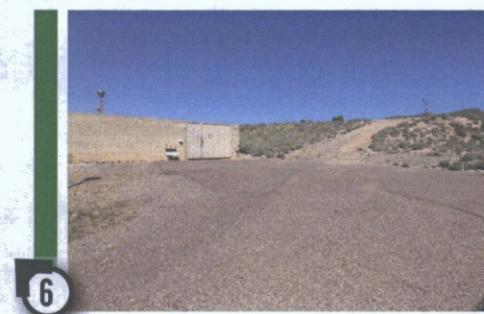
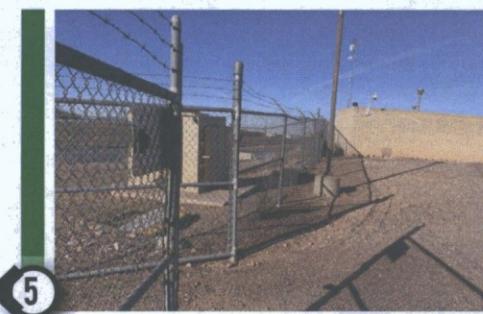




Exhibit B Image 1



Exhibit B Image 2



Exhibit B Image 3



Exhibit B Image 4



Exhibit B Image 5

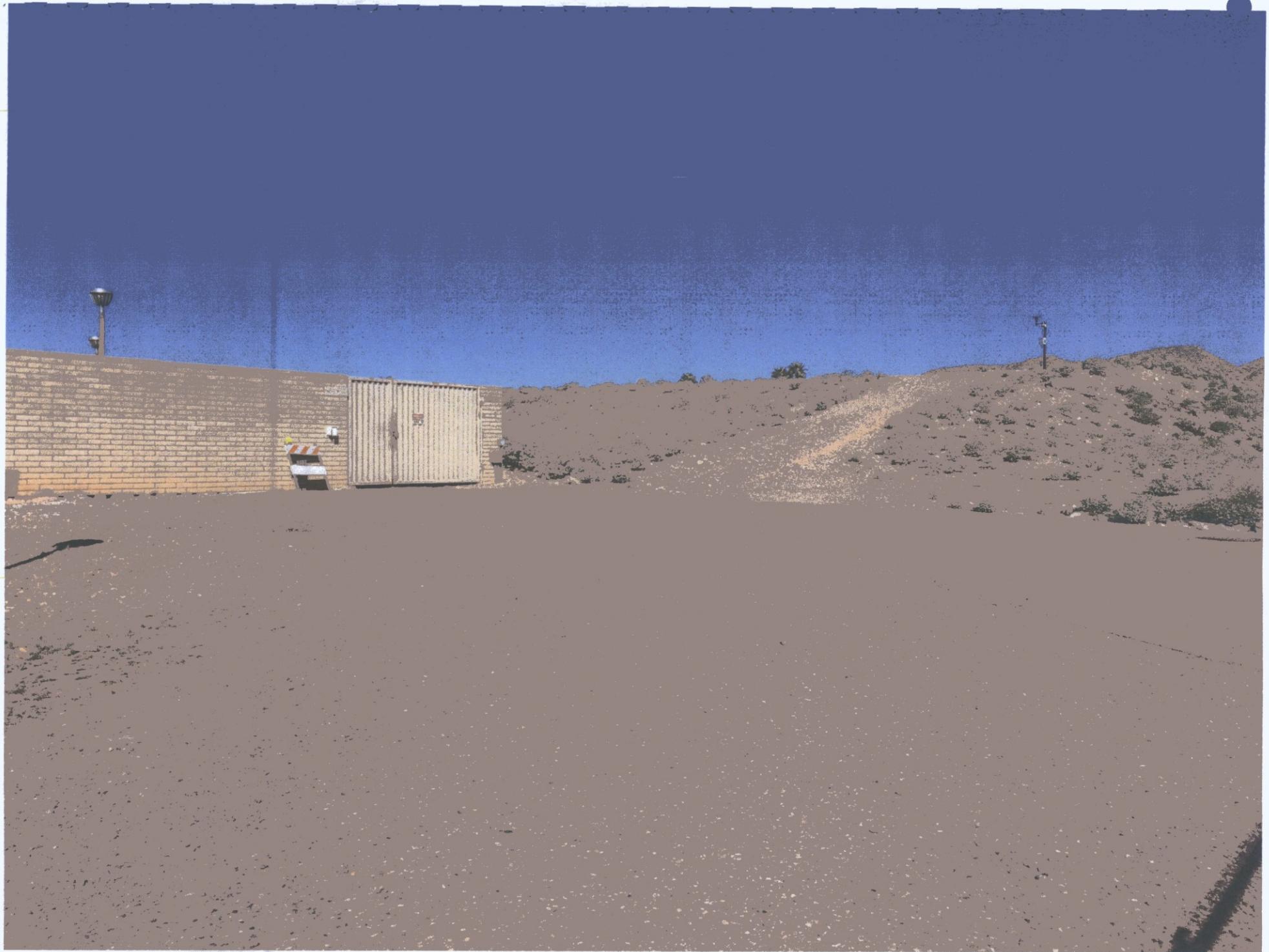


Exhibit B Image 6

## Exhibit C: Directional Photos



1" = 200-0"

## Vicinity Map

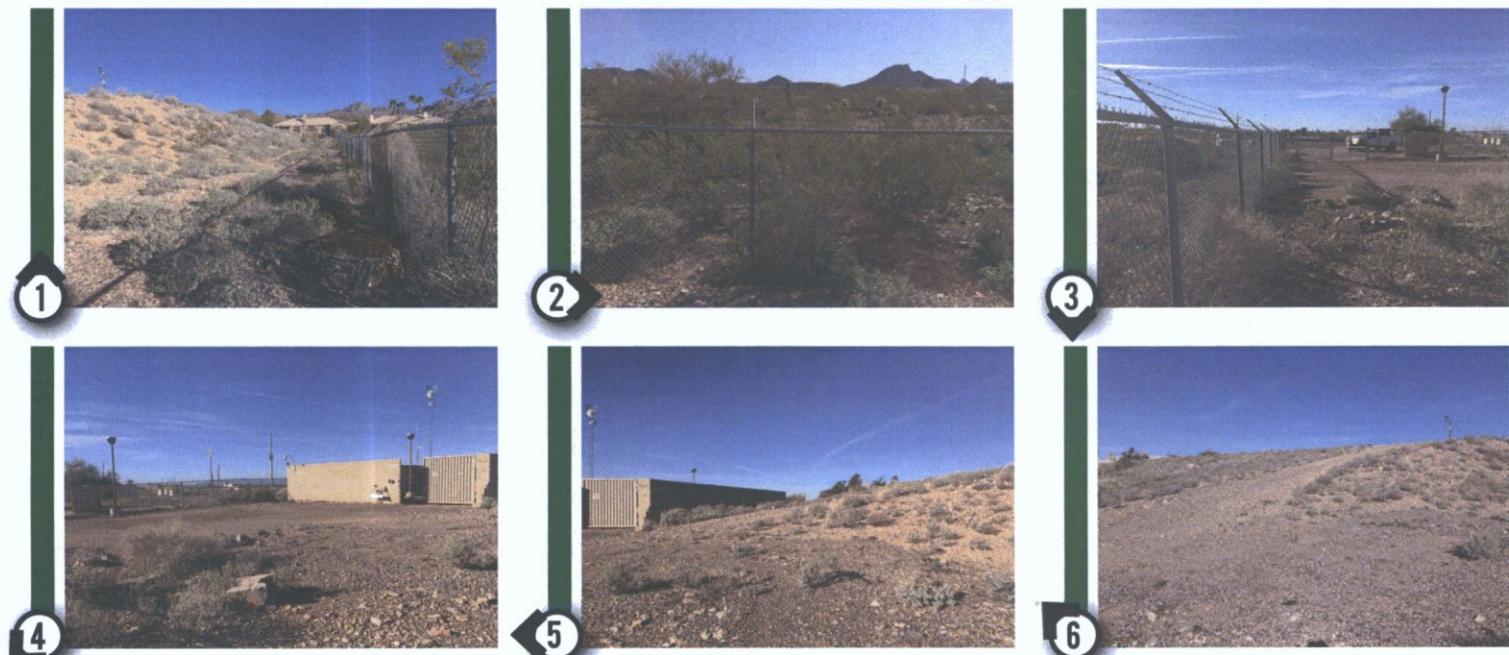
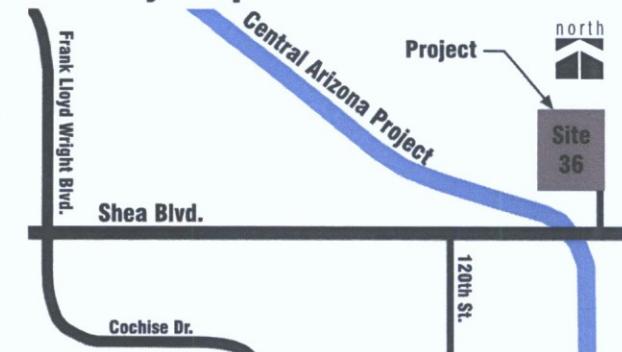




Exhibit C Image 1



Exhibit C Image 2



Exhibit C Image 3



Exhibit C Image 4



Exhibit C Image 5



Exhibit C Image 6

## Exhibit D: Directional Photos



### Vicinity Map

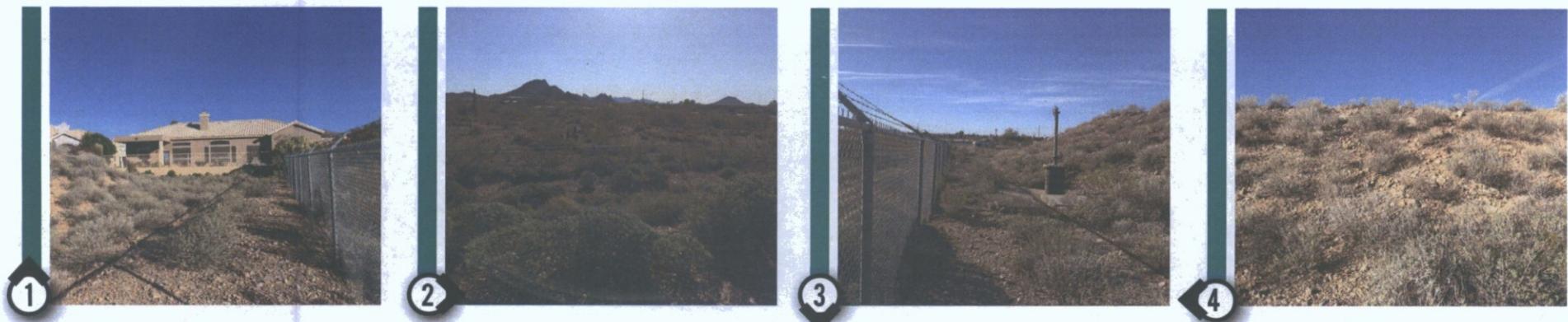
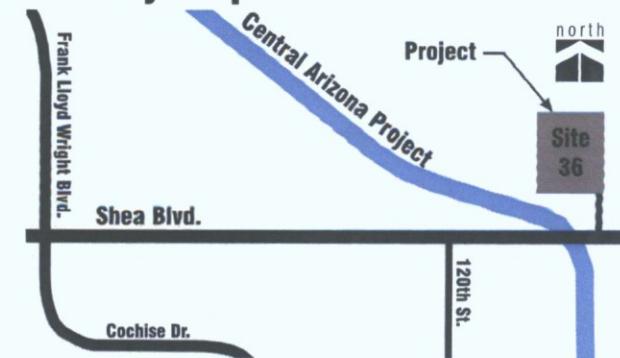




Exhibit D Image 1



Exhibit D Image 2



Exhibit D Image 3



Exhibit D Image 4

## Exhibit E: Directional Photos



north  
1" = 200-0"

## Vicinity Map

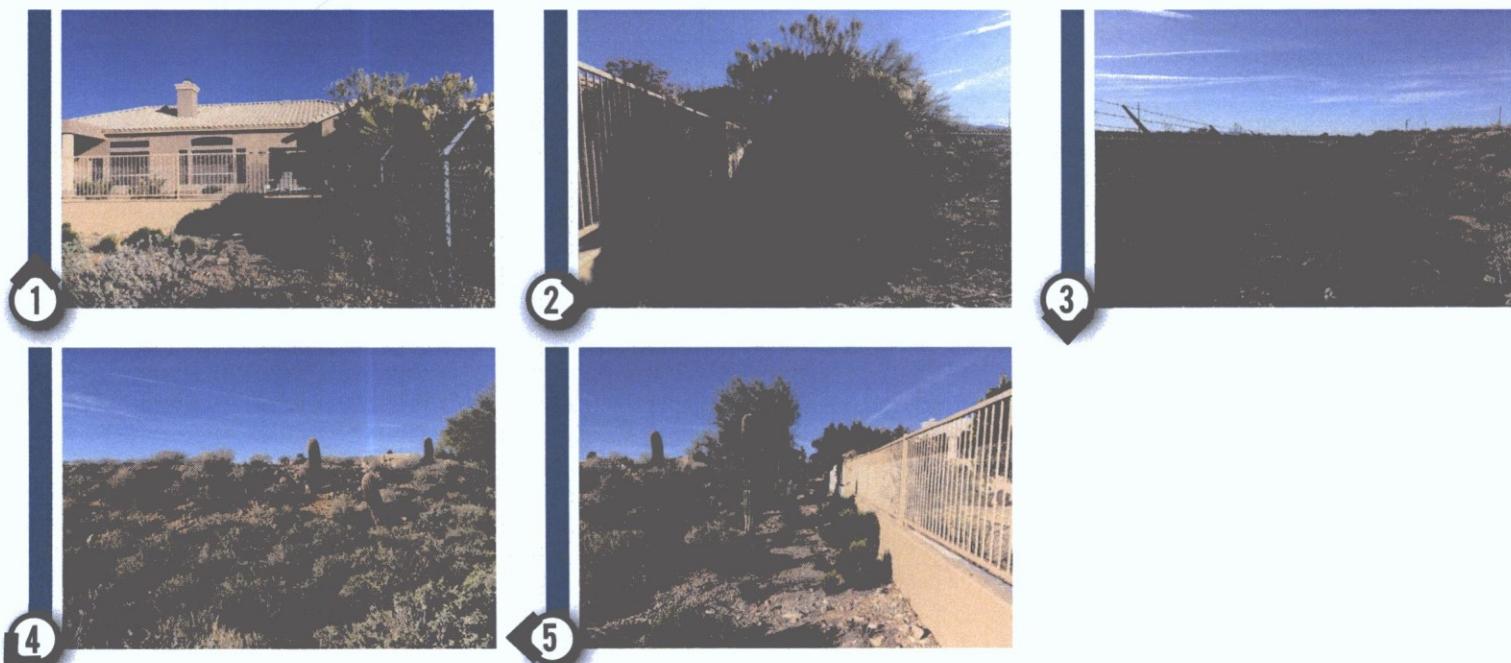
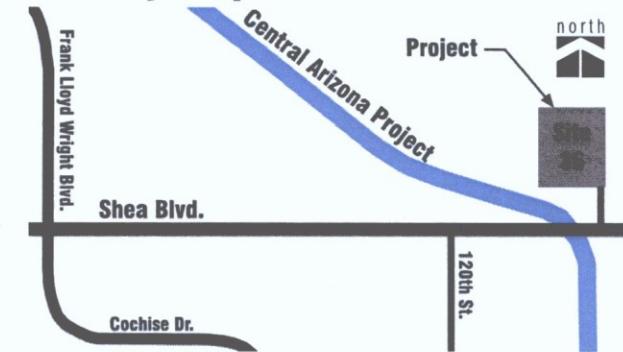




Exhibit E Image 1



Exhibit E Image 2



Exhibit E Image 3



Exhibit E Image 4



Exhibit E Image 5

## Exhibit F: Directional Photos



1" = 200-0"

## Vicinity Map

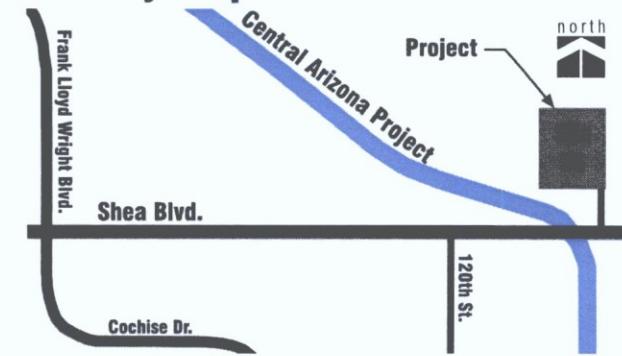




Exhibit F Image 1



Exhibit F Image 2



Exhibit F Image 3



Exhibit F Image 4



Exhibit F Image 5

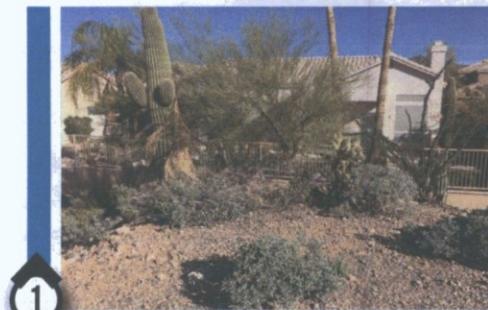
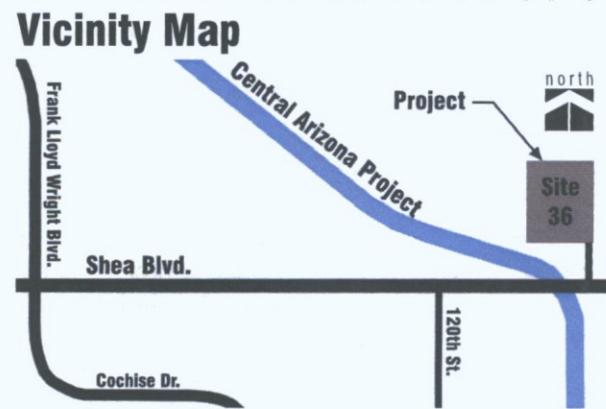


Exhibit F Image 6

## Exhibit G: Directional Photos



1" = 200-0"  
north



1



2



3



4



5



Exhibit G Image 1



Exhibit G Image 2



Exhibit G Image 3



Exhibit G Image 4



Exhibit G Image 5

## Exhibit H: Directional Photos



## Vicinity Map

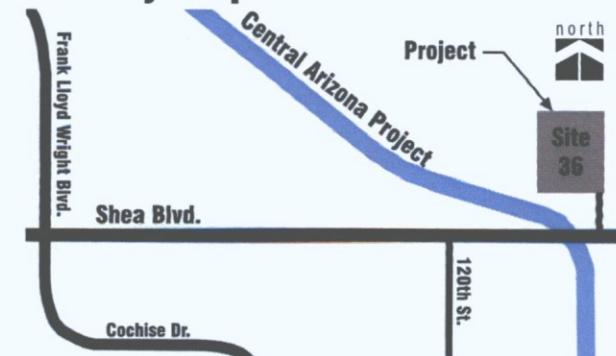




Exhibit H Image 1



Exhibit H Image 2



Exhibit H Image 3



Exhibit H Image 4

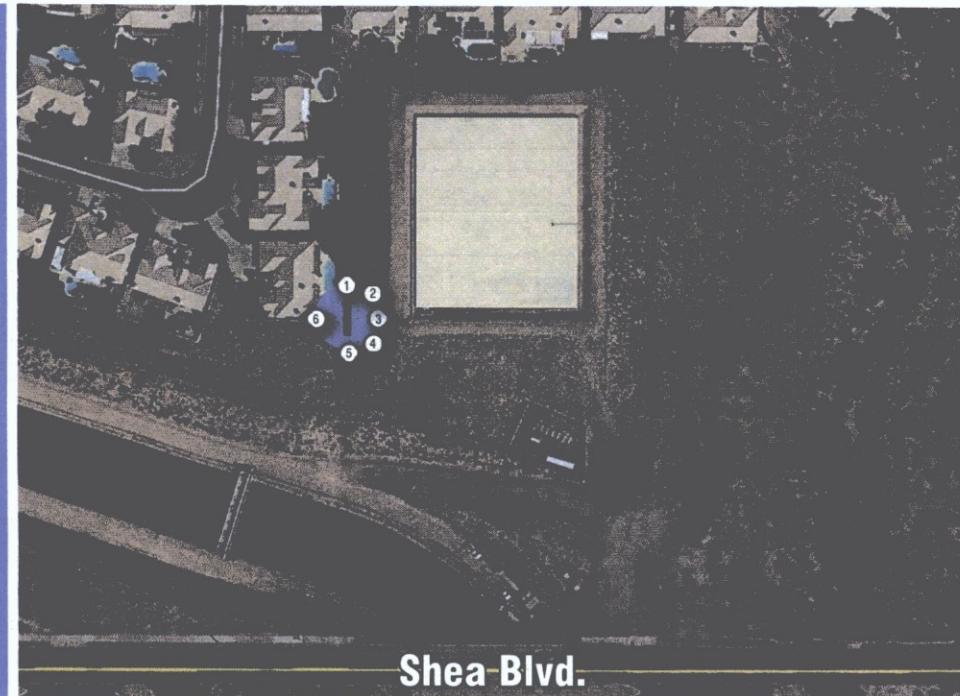


Exhibit H Image 5



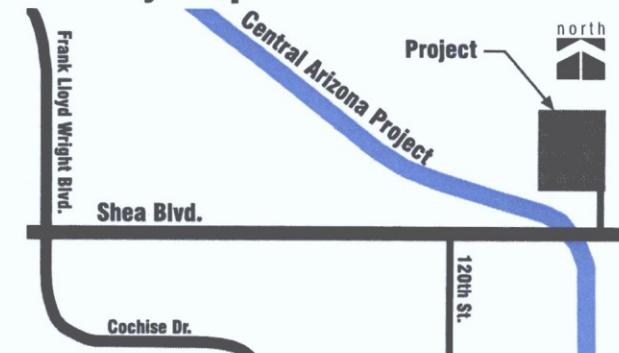
Exhibit H Image 6

## Exhibit I: Directional Photos



1" = 200-0"

## Vicinity Map



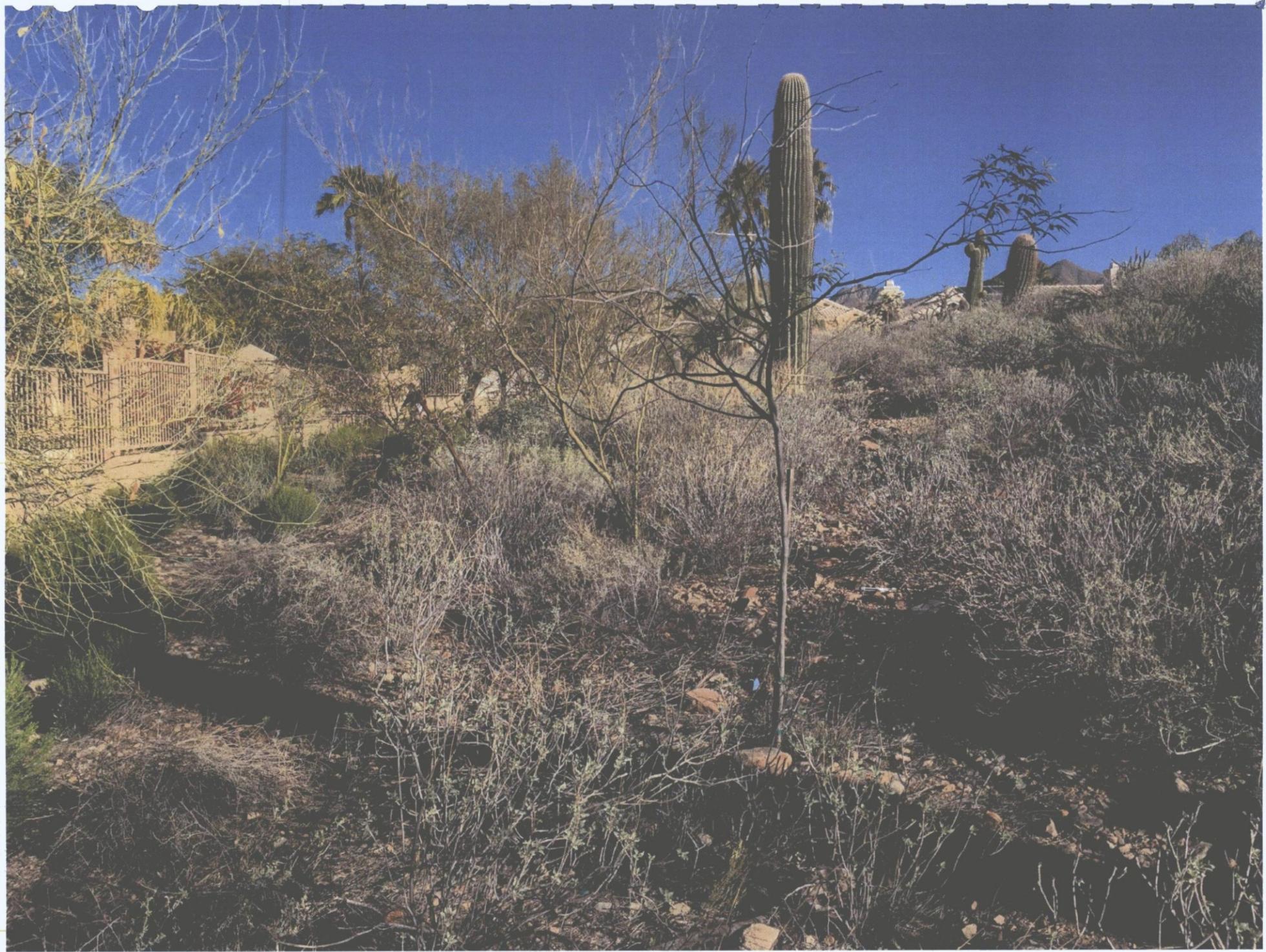


Exhibit I Image 1



Exhibit 1 Image 2



Exhibit 1 Image 3



Exhibit I Image 4



Exhibit 1 Image 5

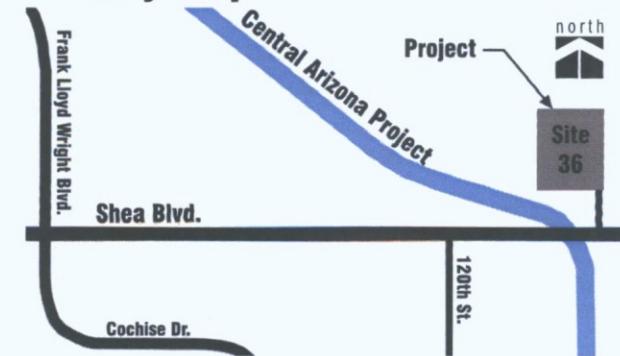


Exhibit I Image 6

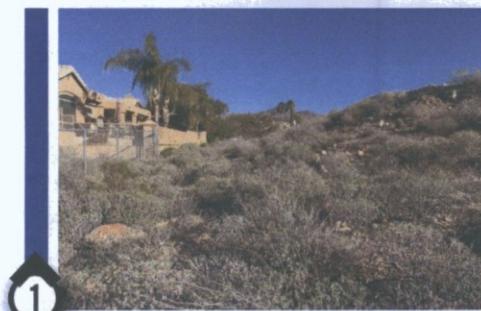
## Exhibit J: Directional Photos



## Vicinity Map



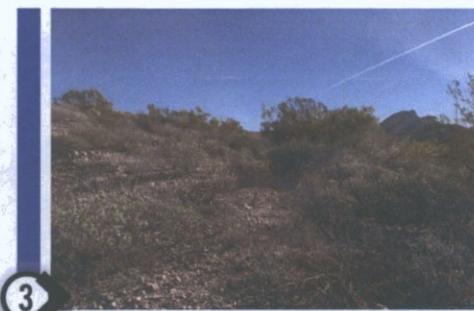
1" = 200-0"



1



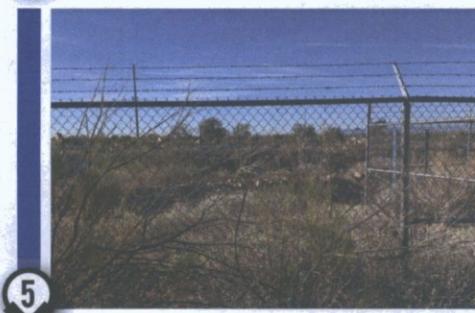
2



3



4



5



6



Exhibit J Image 1





Exhibit J Image 2



Exhibit J Image 3



Exhibit J Image 4



Exhibit J Image 5

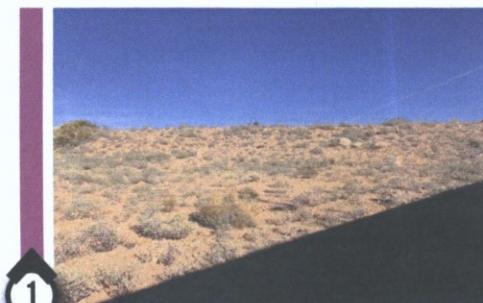


Exhibit J Image 6

## Exhibit K: Directional Photos



## Vicinity Map



1



2



3



4



5



6

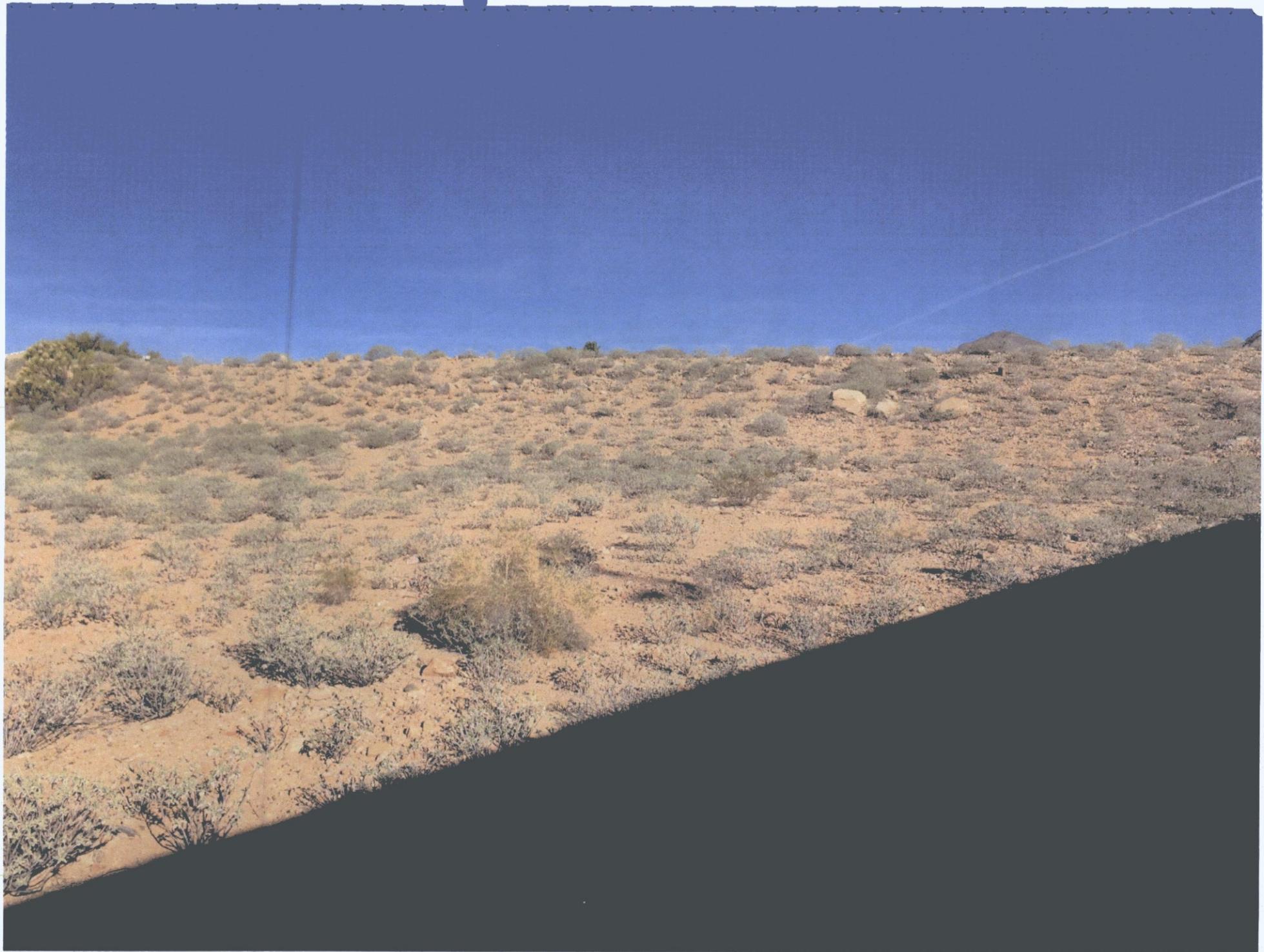


Exhibit J Image 1



Exhibit J Image 2



Exhibit J Image 3



Exhibit J Image 4



Exhibit J Image 5

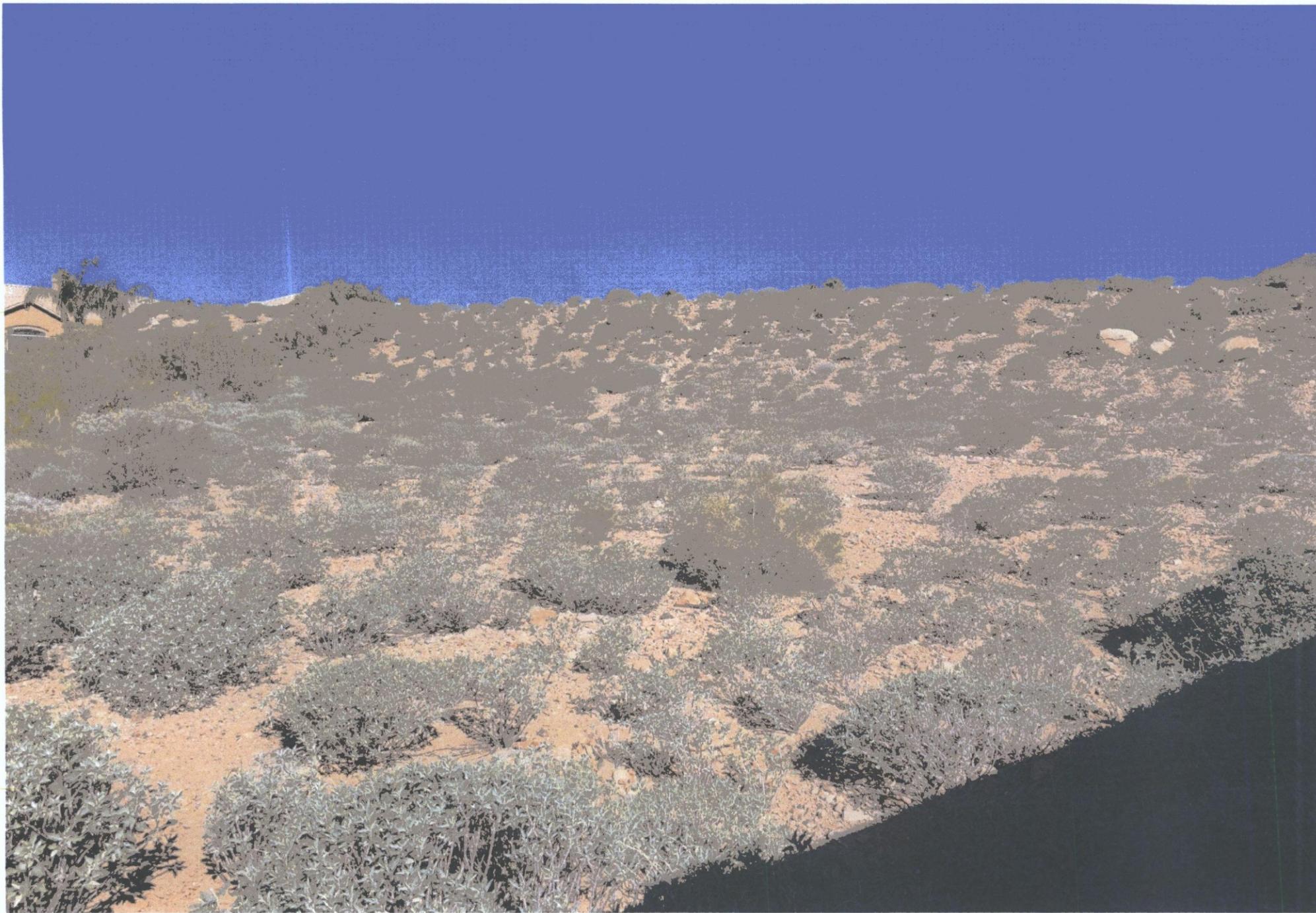


Exhibit J Image 6

## Exhibit C: Directional Photos



## Vicinity Map

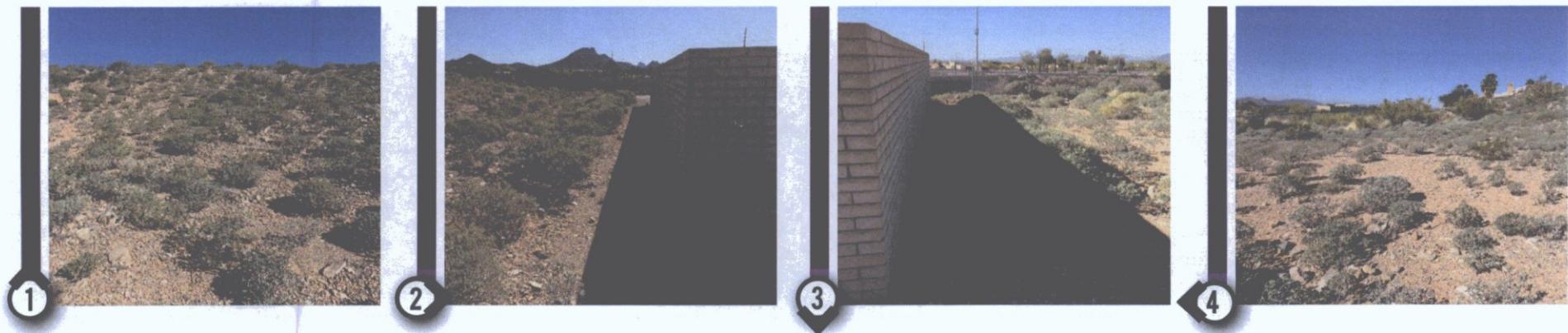
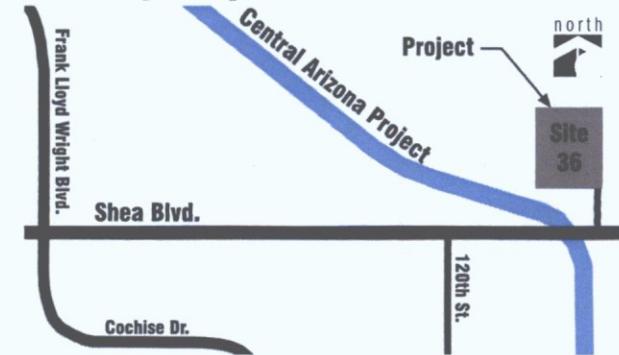




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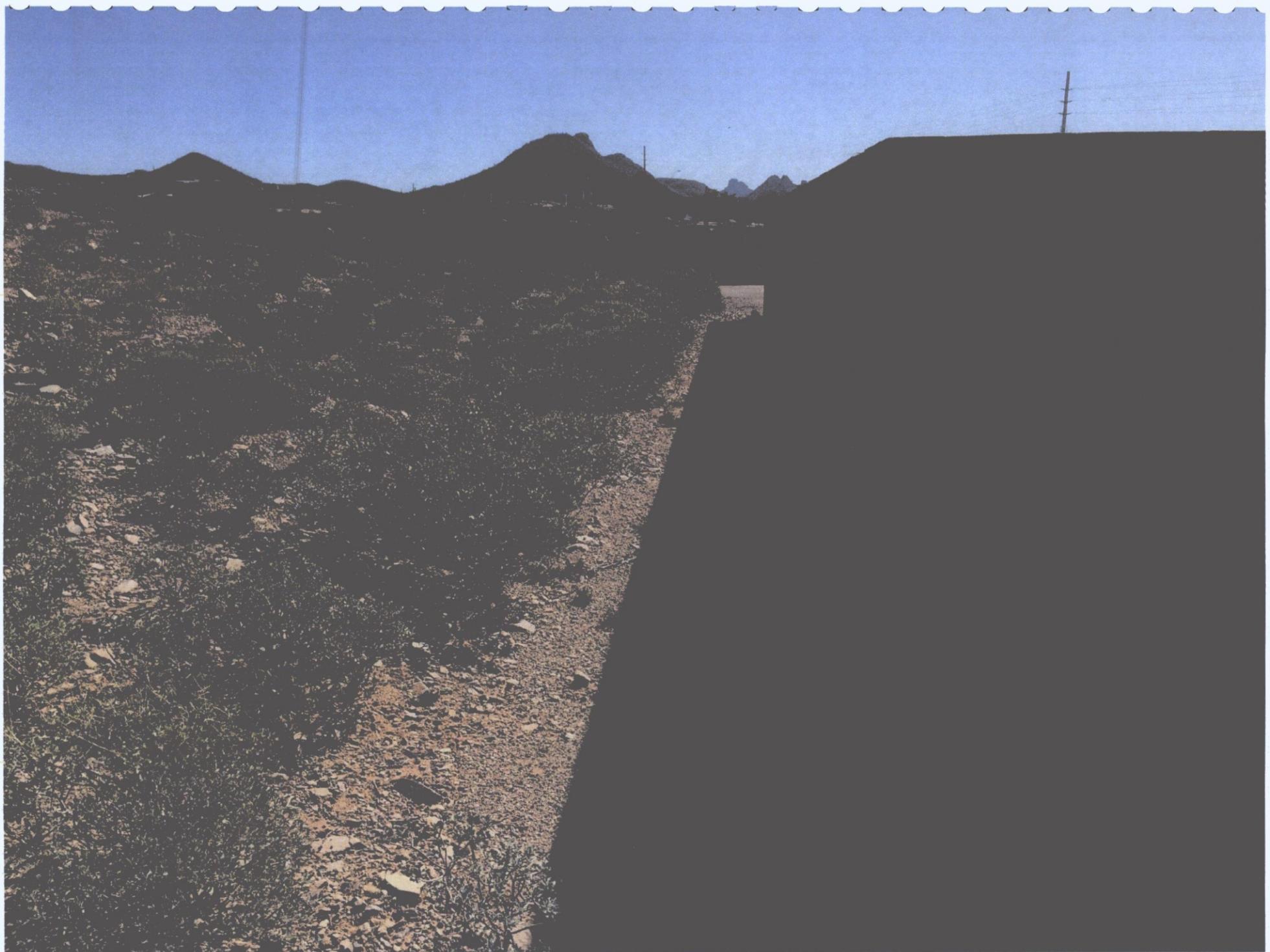


Exhibit L Image 2



Exhibit L Image 3

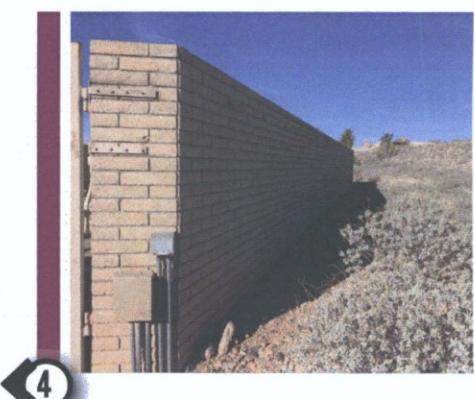
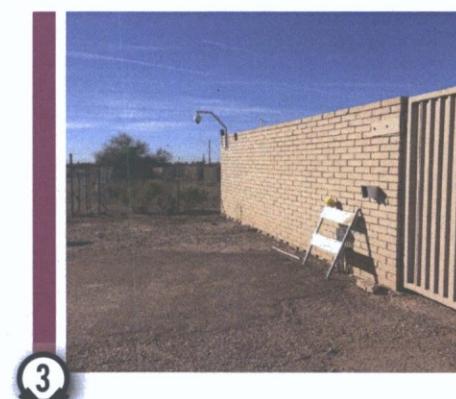
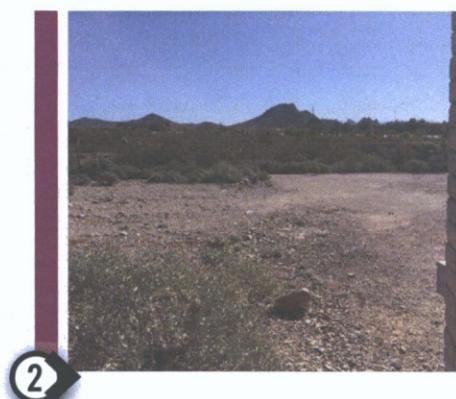
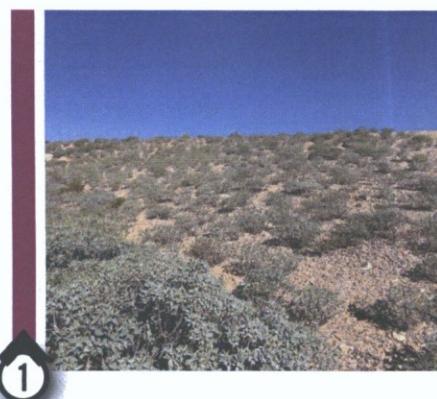


Exhibit L Image 4

## Exhibit M: Directional Photos



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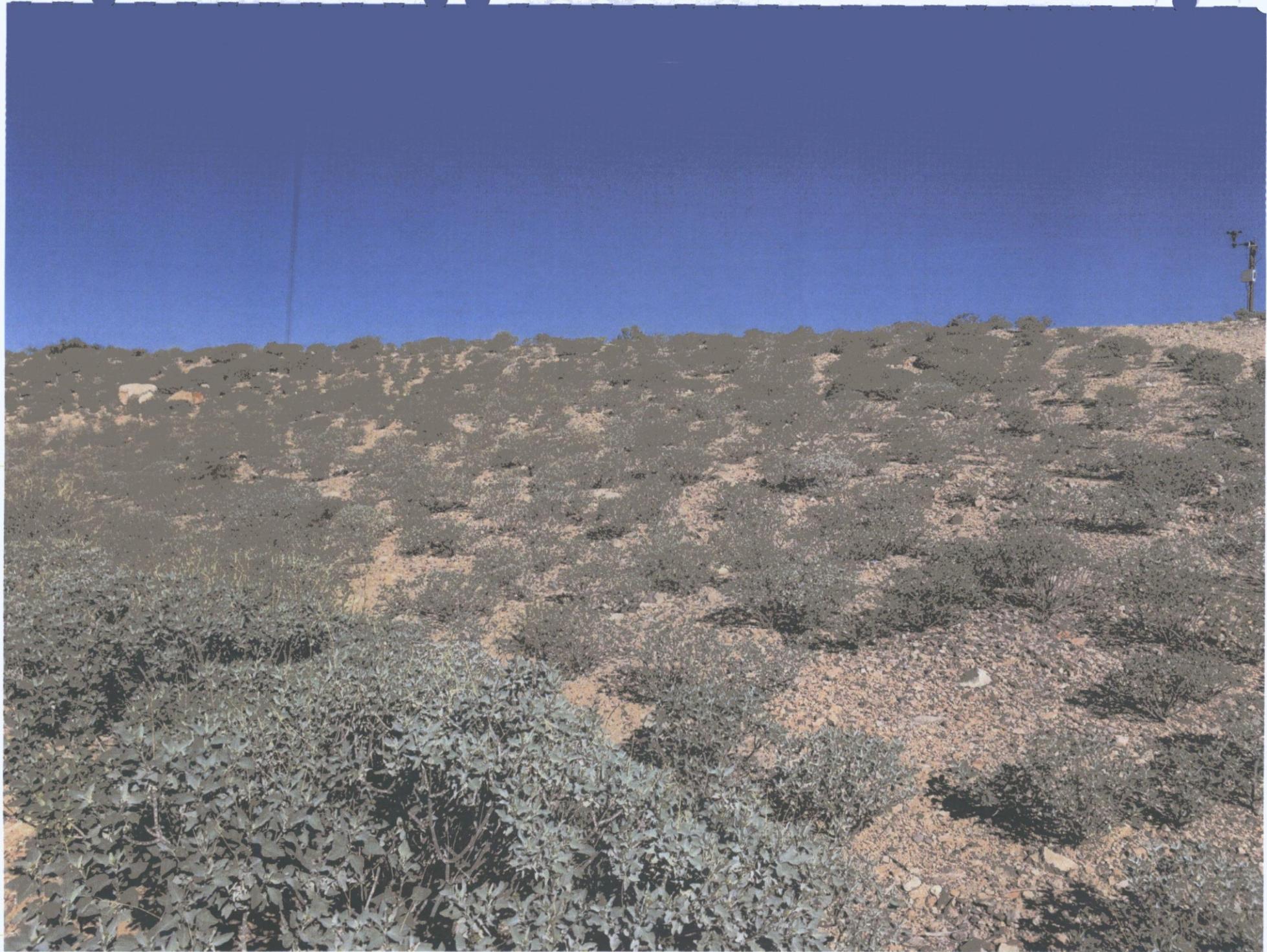


Exhibit M Image 1



Exhibit M Image 2

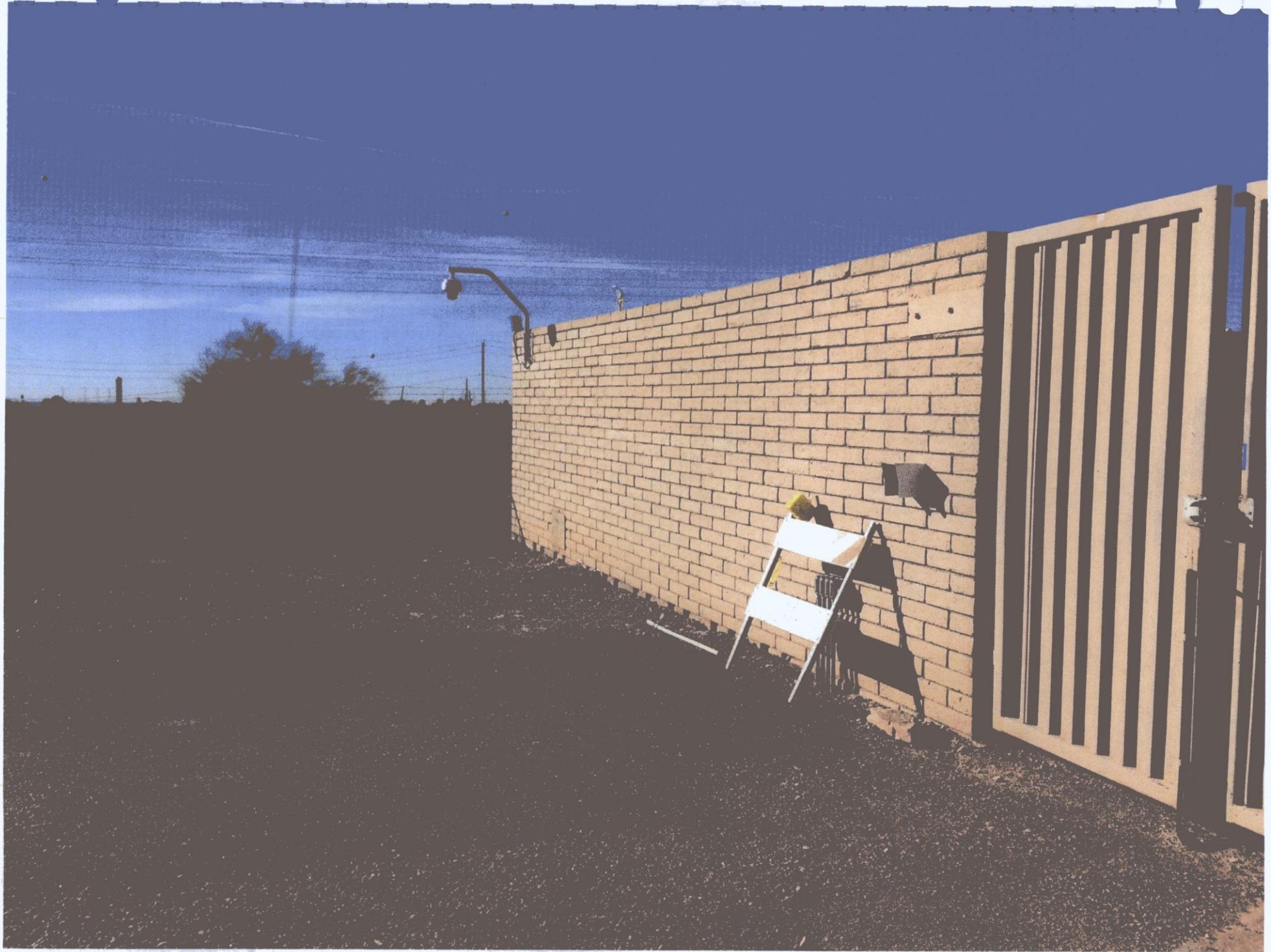


Exhibit M Image 3

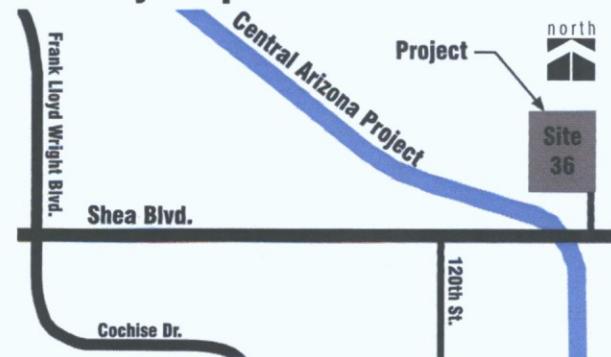


Exhibit M Image 4

## Exhibit N: Directional Photos



### Vicinity Map



Shea Blvd.

1" = 200-0"

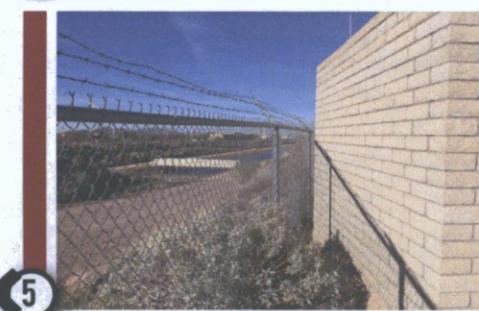
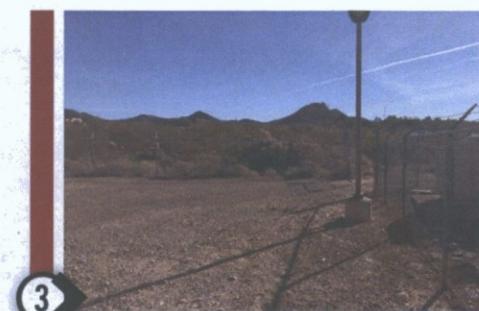
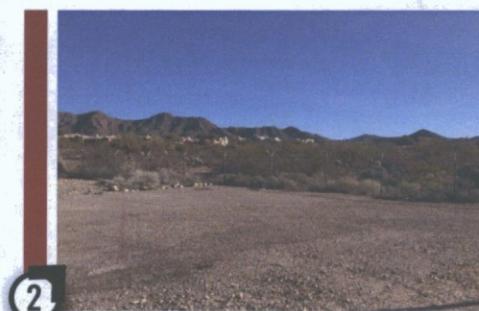
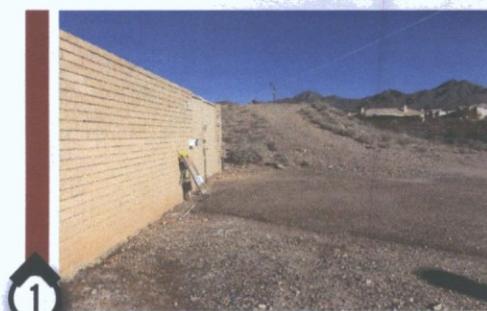




Exhibit N Image 1



Exhibit N Image 2



Exhibit N Image 3



Exhibit N Image 4

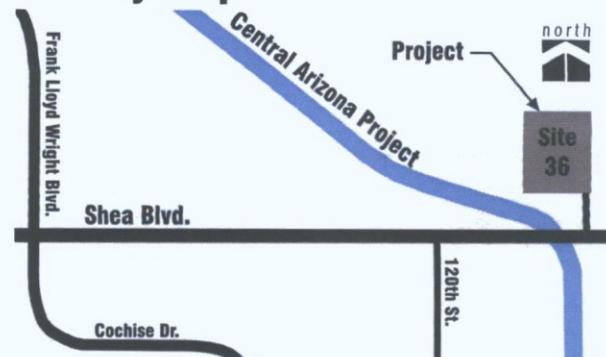


Exhibit N Image 5

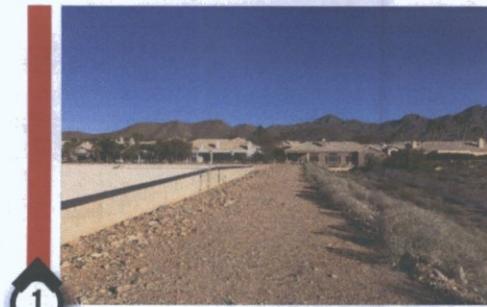
## Exhibit 0: Directional Photos



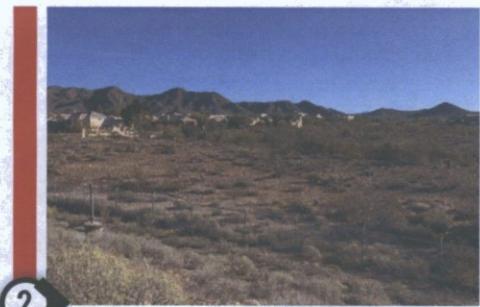
### Vicinity Map



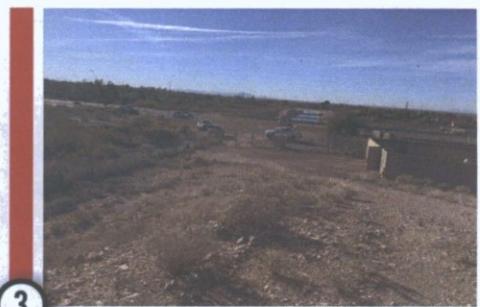
1" = 200-0"



1



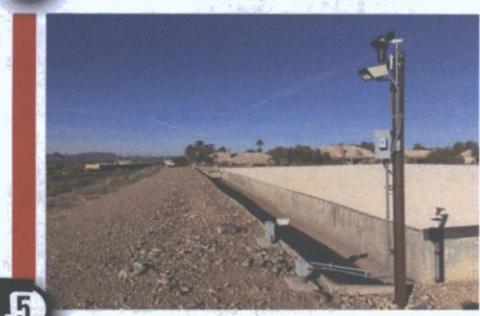
2



3



4



5

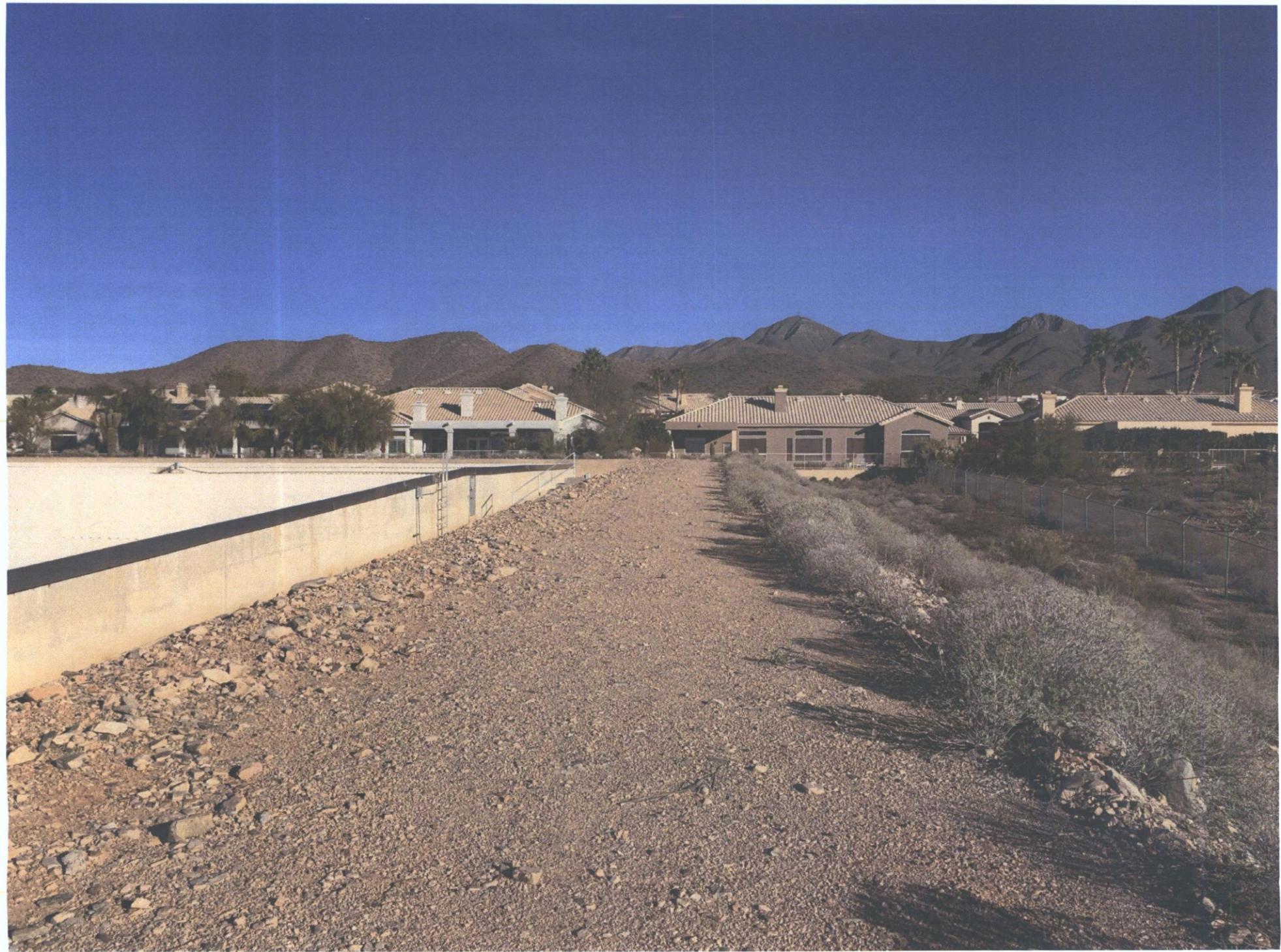


Exhibit O Image 1

18 OF 2000 IMAGES

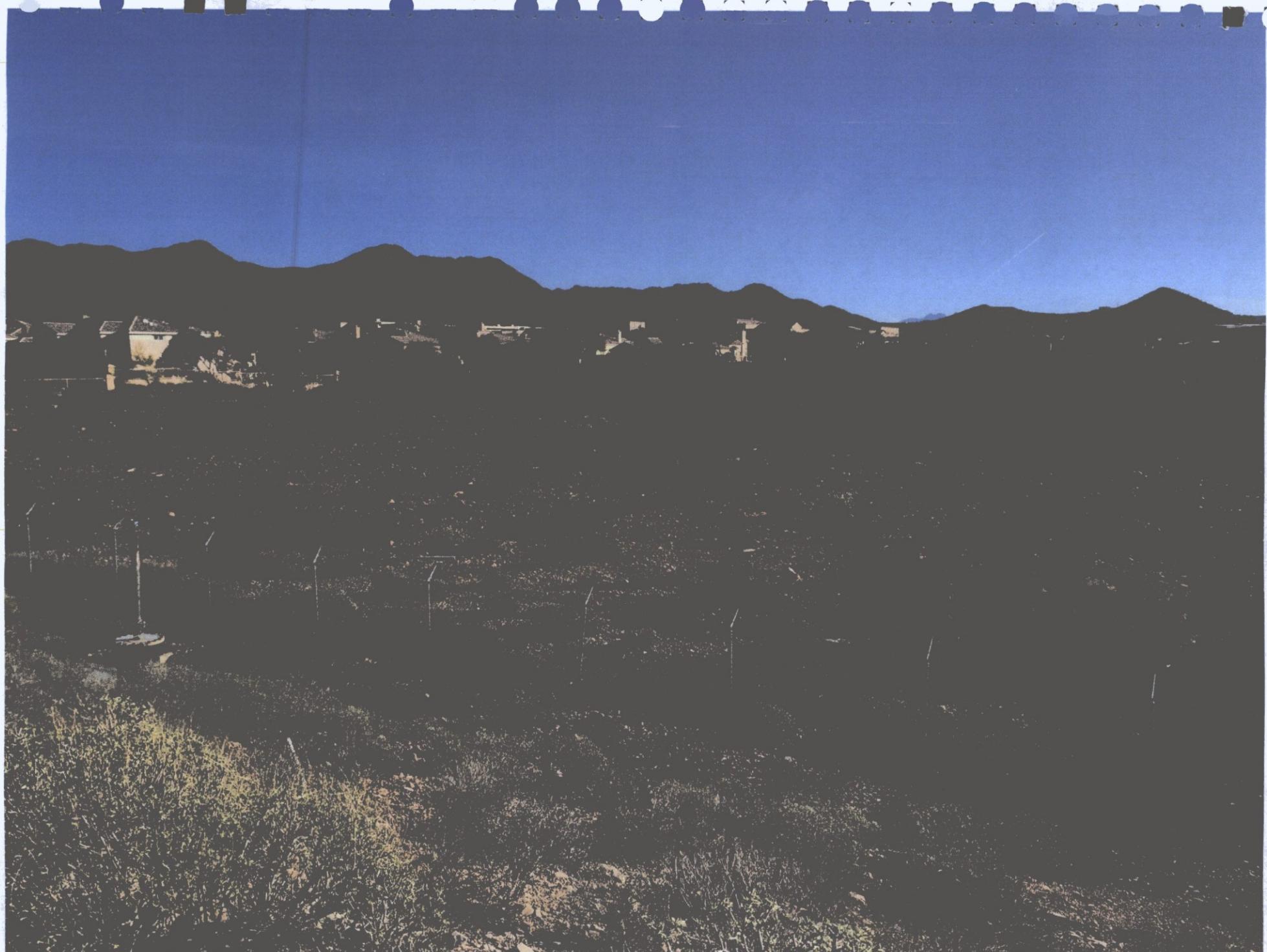


Exhibit O Image 2



Exhibit O Image 3





Exhibit O Image 4



Exhibit O Image 5

## Exhibit P: Directional Photos



## Vicinity Map

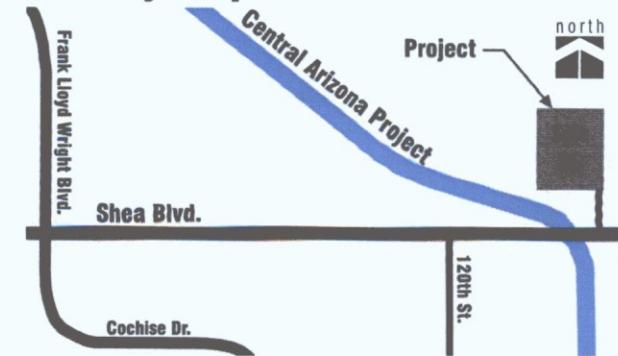




Exhibit P Image 1

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



Exhibit P Image 2



Exhibit P Image 3



## Exhibit P Image 4

## Exhibit Q: Directional Photos



## Vicinity Map

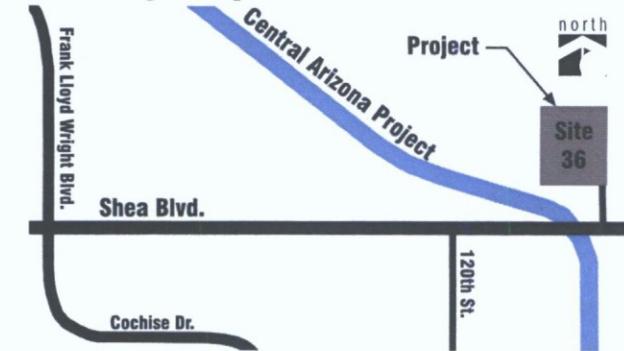




Exhibit Q Image 1



Exhibit Q Image 2



Exhibit Q Image 3

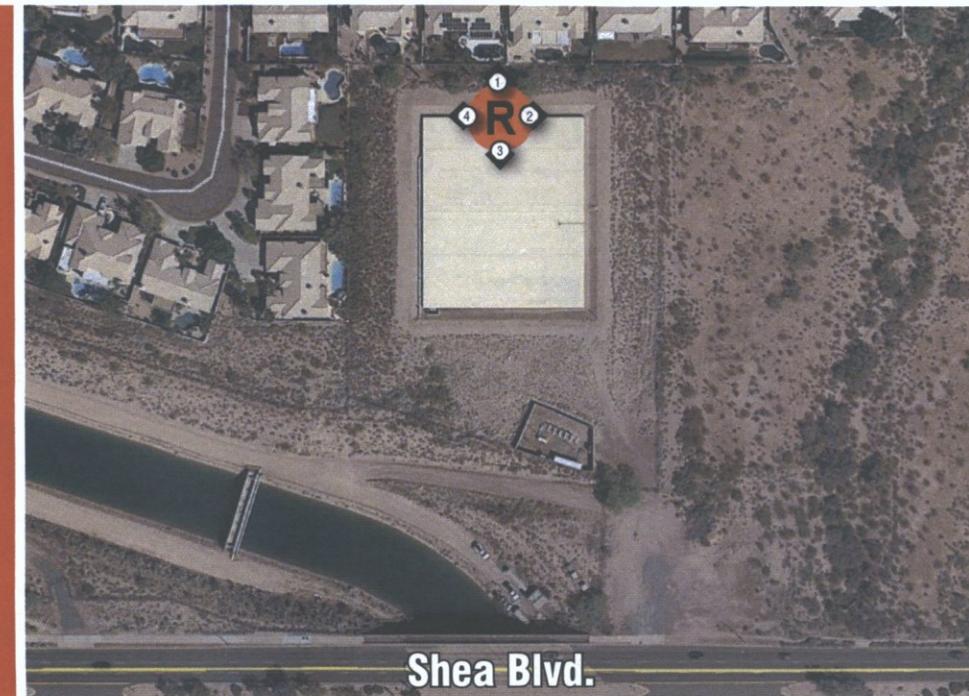


Exhibit Q Image 4

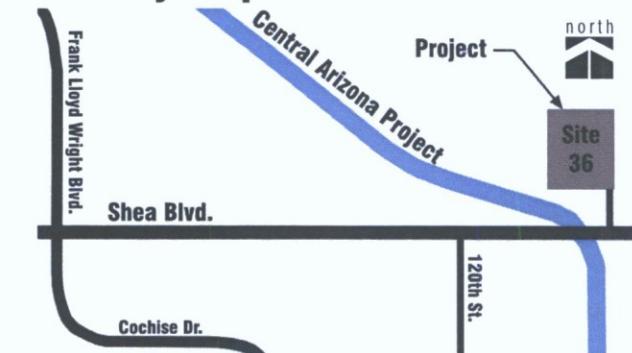


Exhibit Q Image 5

## Exhibit R: Directional Photos



## Vicinity Map



1" = 200-0"

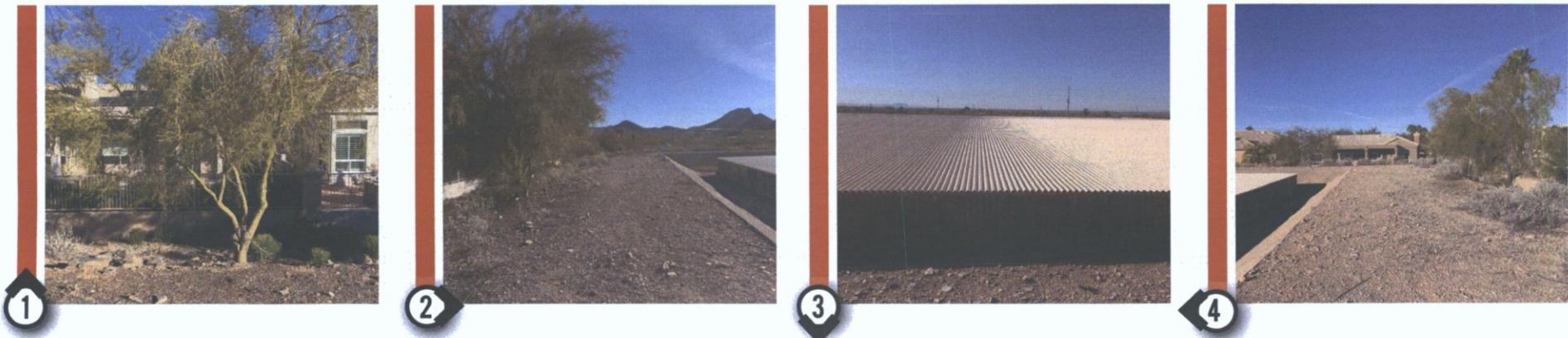




Exhibit R Image 1



Exhibit R Image 2

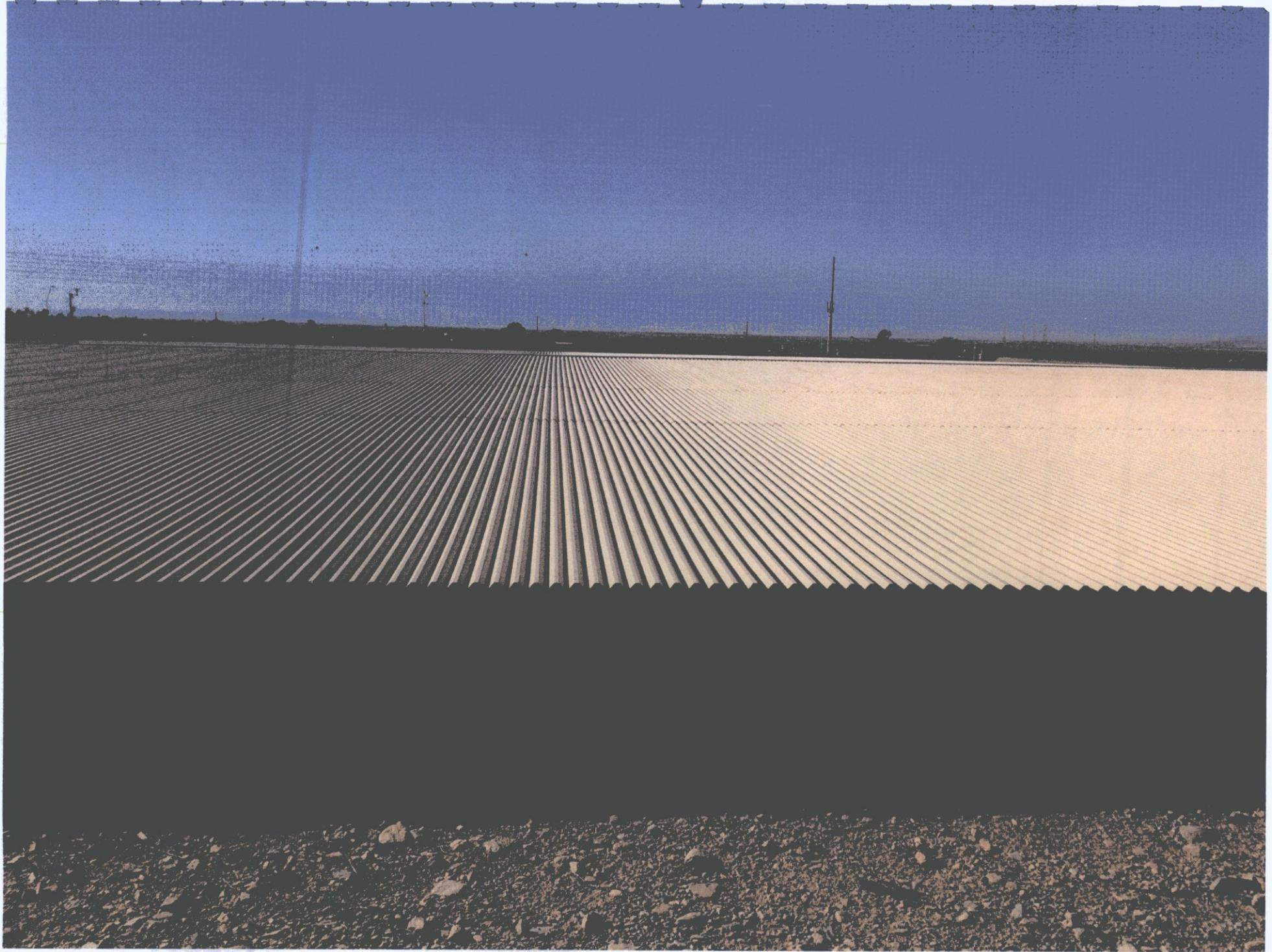
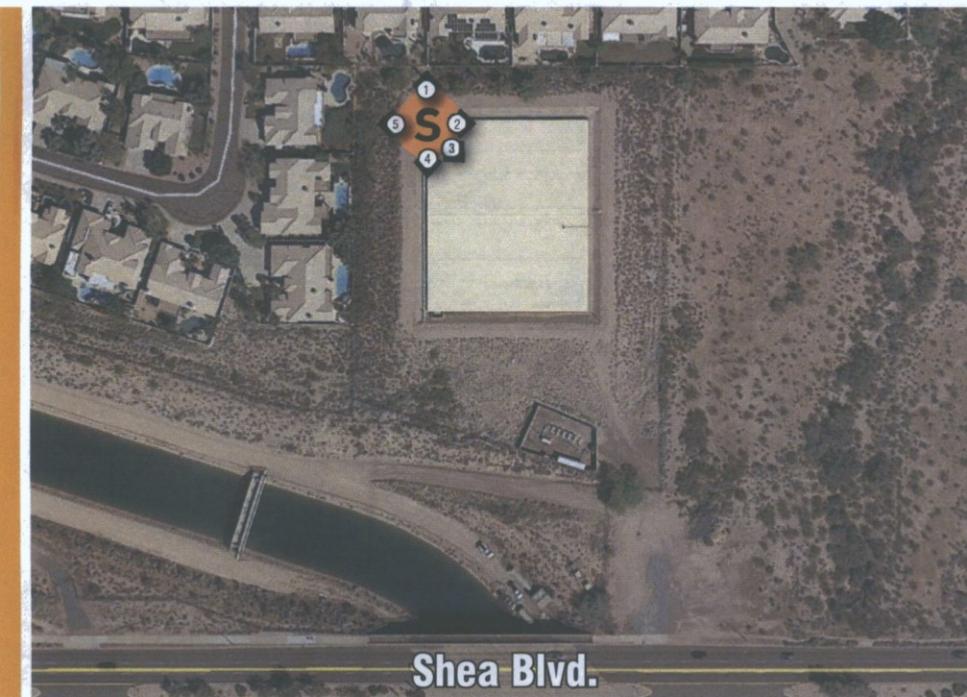


Exhibit R Image 3

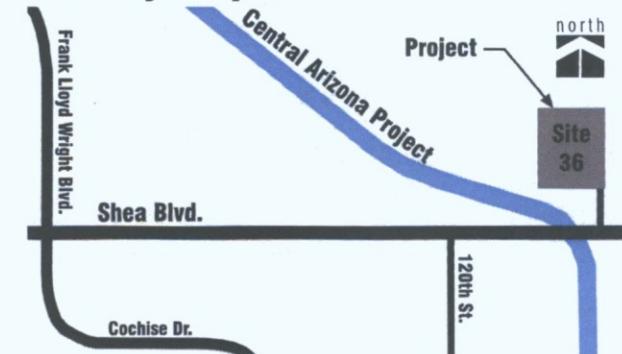


Exhibit R Image 4

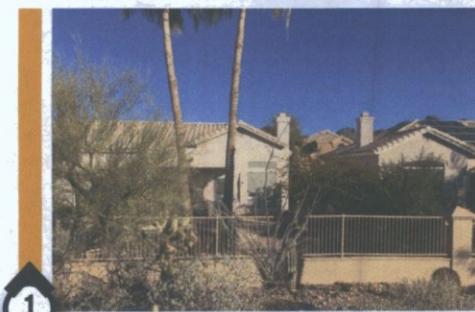
## Exhibit S: Directional Photos



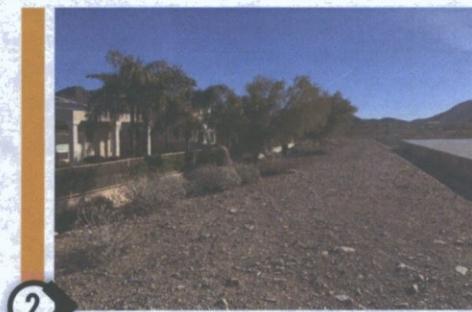
### Vicinity Map



1" = 200-0"



1



2



3



4



5



Exhibit S Image 1

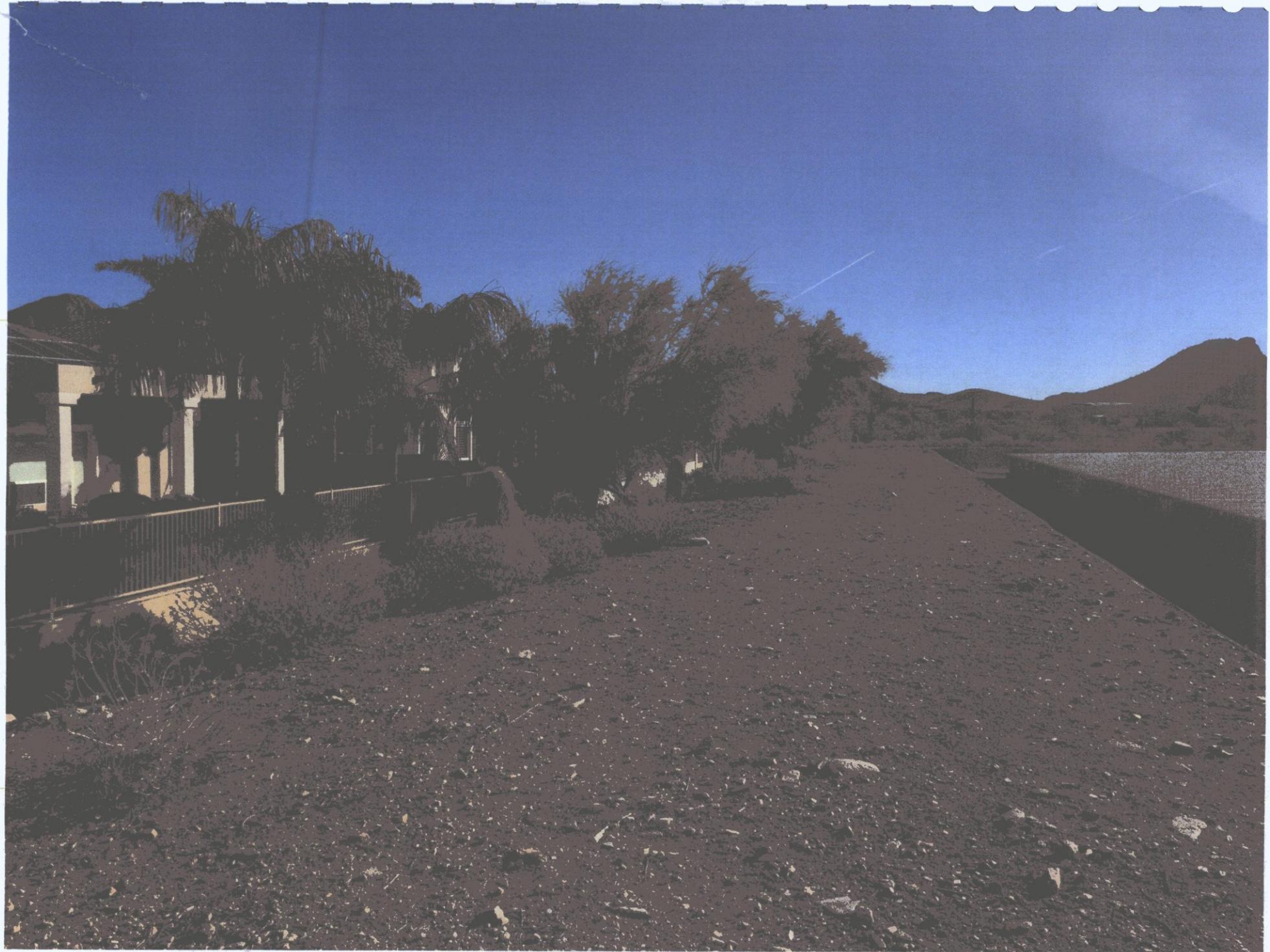


Exhibit S Image 2



Exhibit S Image 3



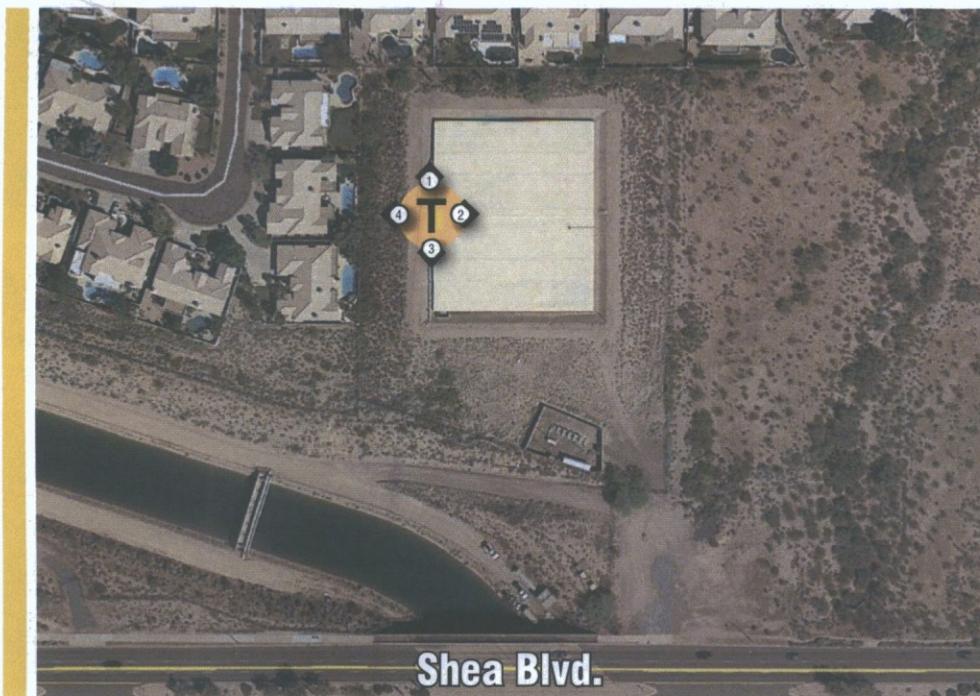


Exhibit S Image 4



Exhibit S Image 5

## Exhibit T: Directional Photos



## Vicinity Map

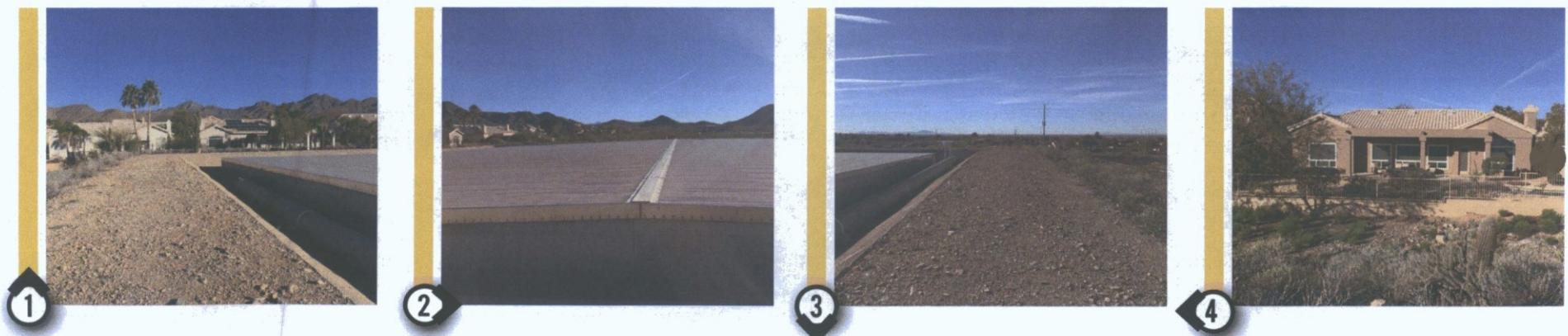
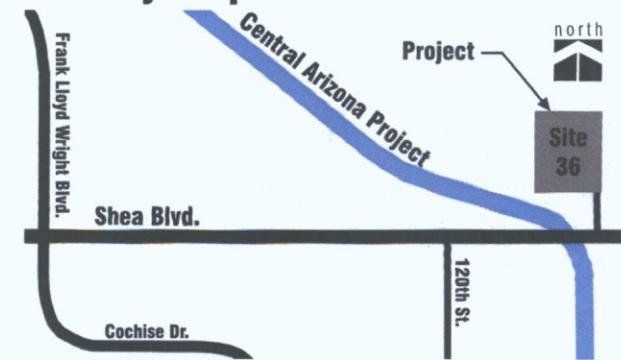




Exhibit T Image 1



Exhibit T Image 2

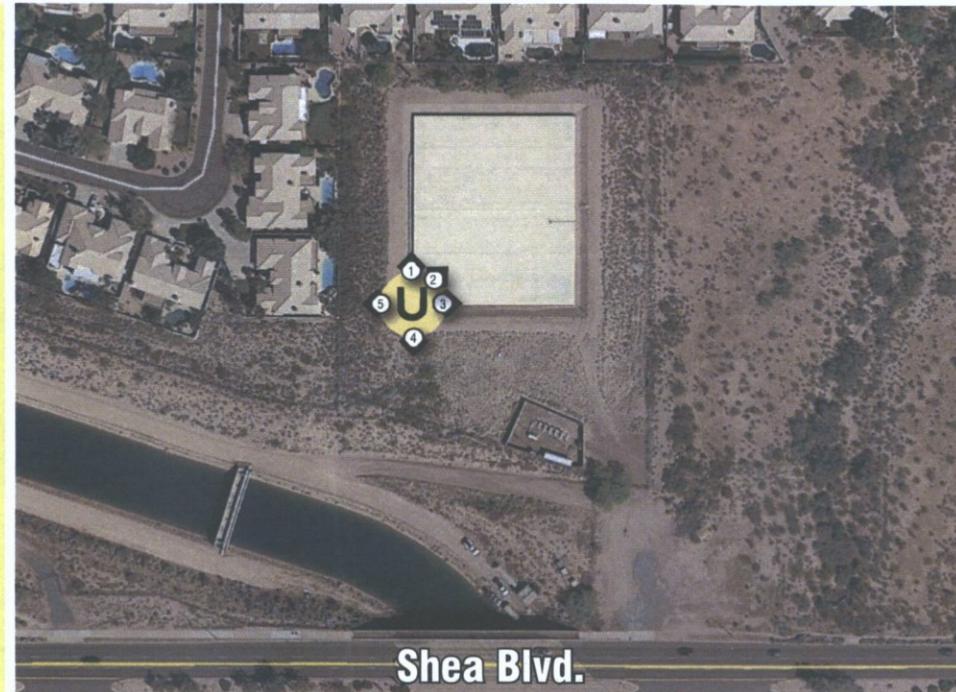


Exhibit T Image 3

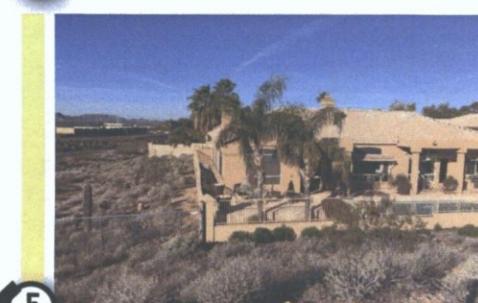
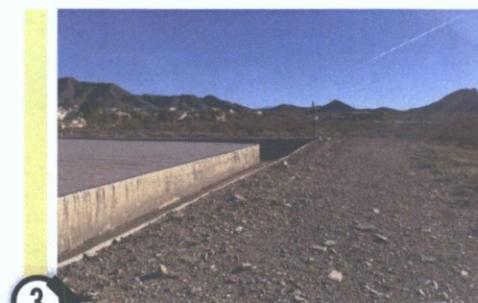
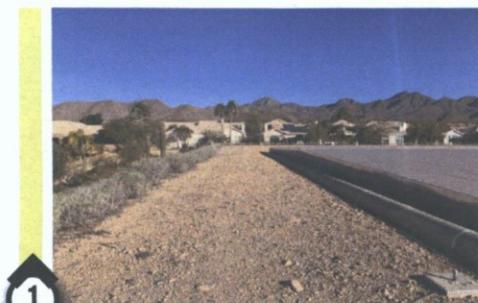
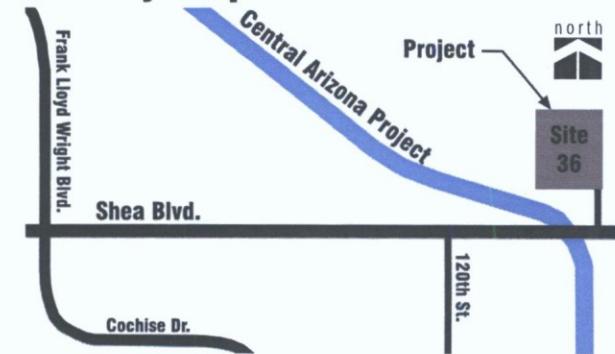


Exhibit T Image 4

## Exhibit U: Directional Photos



## Vicinity Map





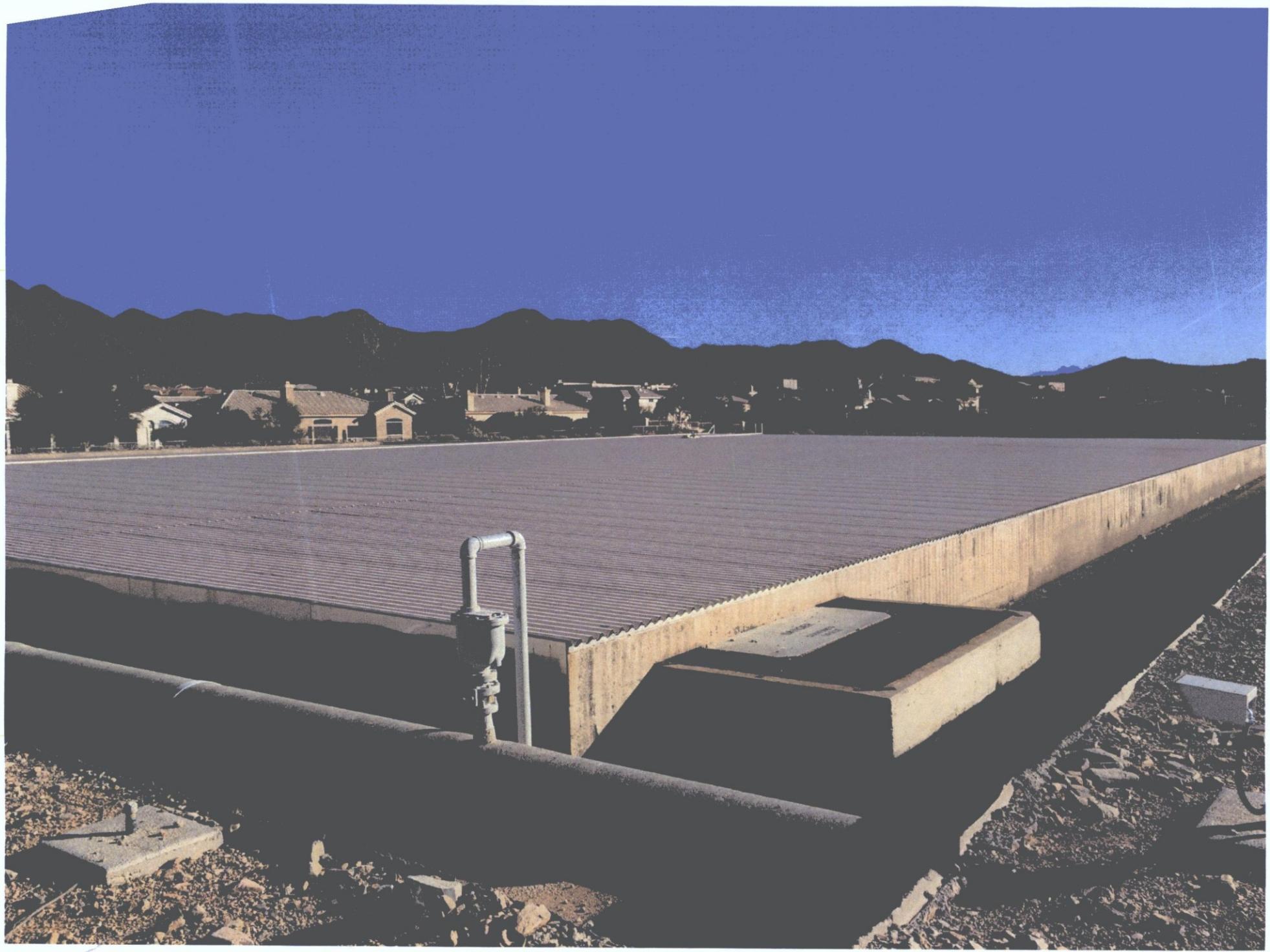


Exhibit U Image 2



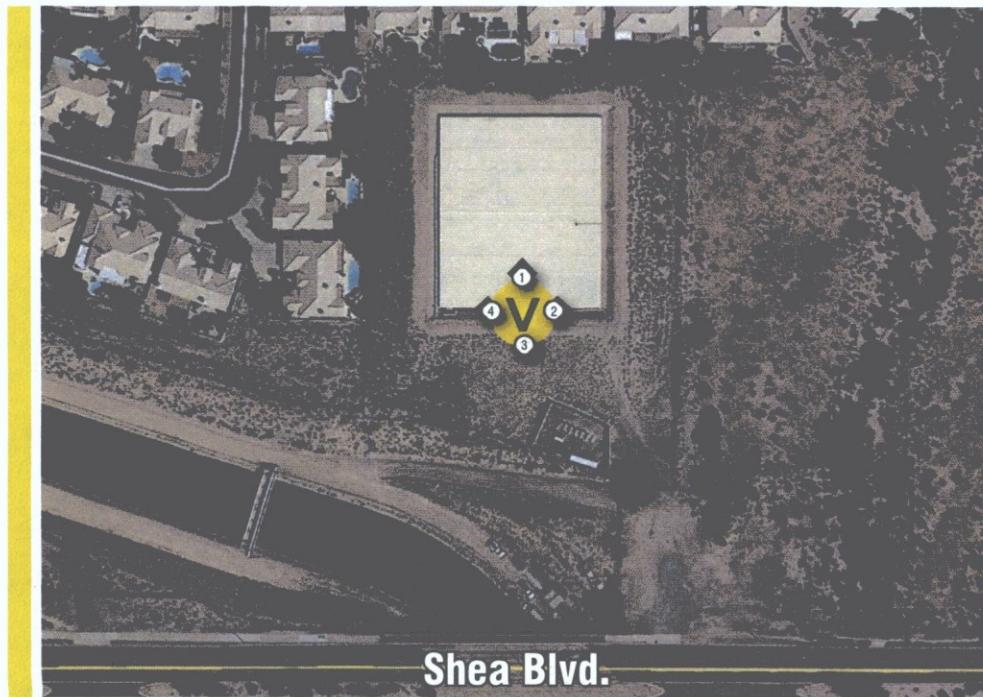
Image 3



Exhibit U Image 4



## Exhibit V: Directional Photos



1" = 200-0"

## Vicinity Map



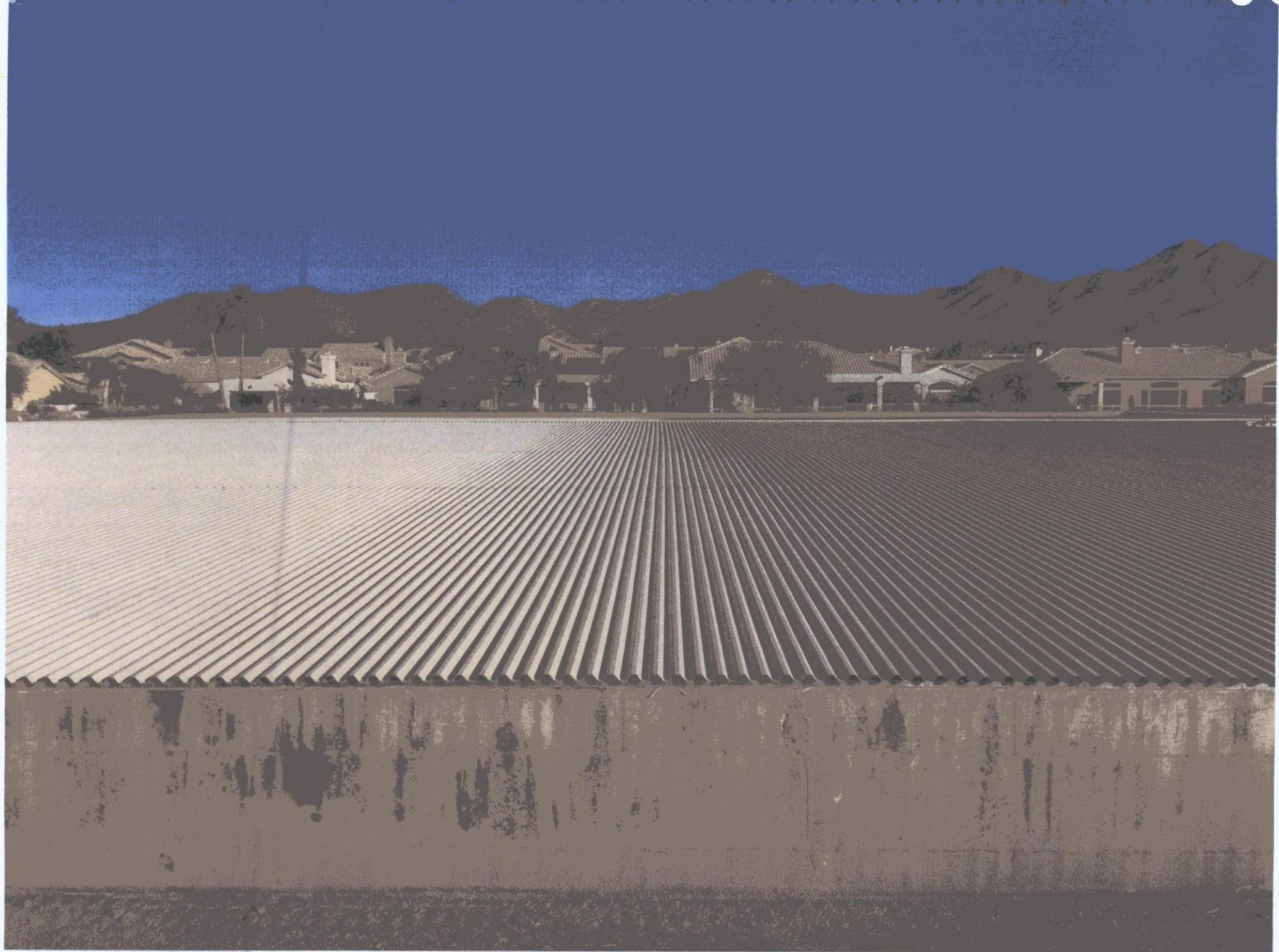


Exhibit V Image 1



Exhibit V Image 2



Exhibit V Image 3



Exhibit V Image 4