

**Correspondence Between  
Staff and Applicant  
Approval Letter**



## Planning & Development Services

7447 East Indian School Road  
Scottsdale, Arizona 85251

June 27, 2018

9-DR-2018

Kurt Jones

2525 E. Camelback Road 7th Flo

Scottsdale, AZ 85258

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 9-DR-2018 Cadence Senior Living Residential Community aka Ryan's Assisted Living

The Development Review Board approved the above referenced case on June 21, 2018. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports (e-mailed on 06/27/2018)
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- 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.
  - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit.
- Table: "About Fees"
  - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

**Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.**

Sincerely,

Meredith Tessier  
Senior Planner  
mtessier@ScottsdaleAZ.gov

## About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> <li>▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Commercial, foundation, addition, tenant improvement/remodel</li> <li>▪ Apartments/Condos</li> <li>▪ Engineering site review</li> <li>▪ Signs</li> <li>▪ Plat fees</li> <li>▪ Misc. Plan Review</li> <li>▪ Lot Tie/Lot Split</li> <li>▪ Pools &amp; Spas</li> <li>▪ Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins





February 22, 2018

Meredith Tessier  
Senior Planner, City of Scottsdale  
7447 E. Indian School Road  
Scottsdale, Arizona 85251

**RE: Sassi Restaurant Redevelopment – Ryan Assisted Living Community Proposal**

Dear Ms. Tessier:

I am the General Manager, Vice President and Chief Operating Officer of the Desert Highlands Association ("DHA" or "the Association").

The DHA Board of Directors and Executive Committee and I have been working with Mr. Kurt Jones and representatives of Ryan Companies (Ryan) and Cadence Senior Living ("Cadence") concerning their proposed assisted living community at the present Sassi restaurant property that is immediately adjacent to our long established residential community. Mr. Jones and Ryan and Cadence representatives have presented twice to our Board and Executive Committee, once in November 2017 and again this past week, as well as sharing numerous emails and files and other information. Although Desert Highlands would prefer that Sassi remain in place, we appreciate that is not going to happen and that Ryan and Cadence are committed to designing and constructing what they believe will be a high quality assisted living community on the northern part of our eastern border.

The Association has ongoing concerns about site and building lighting, the proposed landscape buffer along the western boundary, construction fencing, and noise related to construction and refuse collection from the proposed trash compactor. Ryan has communicated to the Association in person that it is willing to work with us on those several issues, among others.

As one example, Ryan has committed to ensure that the proposed landscaping along its western property and NAOS areas will be generously landscaped with not less new and existing vegetation than its revised plans indicate. Ryan has also committed to working with the DHA Board or its designees on landscaping enhancements to be located in our open space tract between the two properties if the Board desires additional buffering from the proposed use, which is quite likely, and if acceptable to the City of Scottsdale, which Ryan and its representatives have agreed to help arrange upon request.

Second, Ryan has also proposed to use full cut off fixtures for its low light poles and building lighting to minimize light spillage or intrusion into the Desert Highlands areas, as well as considering window films to minimize glare. The Association looks forward to Ryan submitting the individual unit balcony light details for its review also. Our goal is to ensure the proposed assisted living facility is not lit up at all hours of the night and cannot and will not disturb the properties of our owners and their families. Finally, Ryan has committed to returning to the Board on these issues and providing details and designs for the construction fencing along the west side of the Property, which will be designed to provide the maximum protection possible from unwanted audio, visual, and physical encroachments, disruptions and disturbances during construction.

DESERT HIGHLANDS

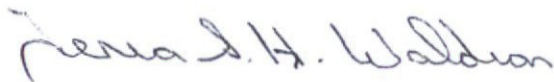
10040 E. Happy Valley Road • Scottsdale, Arizona 85255 • (480) 585-7444 • FAX (480) 585-7333 [www.deserthighlandsscottsdale.com](http://www.deserthighlandsscottsdale.com)

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February 22, 2018  
Meredith Tessier  
Senior Planner, City of Scottsdale

We have appreciated the open communication shown by Ryan and Cadence and their willingness to work with our Board and Association to address our legitimate concerns, and we expect that cooperation will continue. We also believe that the ongoing evolution of Ryan's site plan amendment case has improved the development proposal for this site, which is directly adjacent to Desert Highlands. We look forward to working with Ryan during its Development Review Board and construction processes.

If you have any questions for me or our Board, please let us know. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Terra S.H. Waldron". The signature is fluid and cursive, with the first name "Terra" being the most prominent.

Terra S.H. Waldron, CCM, CCE  
Chief Operating Officer  
The Desert Highlands Association

cc: Mr. Thomas E. Plimpton  
Alan B. Kaufman, Esq.