

**Correspondence Between  
Staff and Applicant  
Approval Letter**



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

November 3, 2016

29-DR-2016  
Jim Elson  
16420 N. 92nd Street, suite 20  
Scottsdale, AZ 85260

**RE: DRB APPROVAL NOTIFICATION Case Reference No:** 29-DR-2016 Arizona Outback Adventures

The Development Review Board approved the above referenced case on November 3, 2016. This approval expires two (2) years from date of approval if a permit has not been issued. These instructions are provided to assemble information you will need when submitting the final construction documents. Please distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer. Please refer to the enclosed documents to assist with the final construction document process:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions

A plan review fee is paid when construction documents are submitted. Please visit the following link to view the current year's fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp> Since every project is unique some projects may require additional fees. The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may apply, such as Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees which are not listed in this package. The plan review staff is responsible for determining additional applicable fees. Please contact the One Stop Shop at 480-312-2500 if you have any questions.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Plan Review	<ul style="list-style-type: none"> <li>▪ Commercial, foundation, addition, tenant improvement/remodel</li> <li>▪ Engineering site review</li> <li>▪ Signs</li> <li>▪ Misc. Plan Review</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

Thank you,

Meredith Tessier



The Covenant Commission at DC Ranch  
20555 N. Pima Road, Suite 140  
Scottsdale, Arizona 85255  
tel 480-563-3284

August 24, 2016

Mr. Jim Elson  
James Elson, Architect  
16420 N. 92nd Street, Suite 205  
Scottsdale, AZ 85260

Re: DC Ranch Design Review  
Parcel 1.7 Lot 7 - Arizona Outback Adventures - Preliminary Submission

Dear Jim:

Thank you for your submission to the Ranch Offices. We are happy to inform you that the Commission has voted to conditionally approve the submission. Please see the attached Design Review worksheet and attached redlined drawings which contain the specific items that the Covenant Commission would like to see addressed by the next submittal.

We look forward to seeing the evolution and progression of your design and the addition of your project into our community. Please feel free to call me at 480.563.3284 with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads 'Janice W. Baratta'. The signature is fluid and cursive, with the first name being the most prominent.

Janice W. Baratta  
Design Review Manager  
Agent for the Covenant Commission

cc: Rainetree LLC  
16447 N. 91st Street  
Scottsdale, AZ 85260

**DESIGN REVIEW WORKSHEET**

Parcel 1.7, Lot 7

**ARIZONA OUTBACK ADVENTURES**  
**Preliminary Design Review: 6/23/16**

**Submission Status:**

<b>Preliminary Architecture</b>	<b>Architecture Conditionally Approved; Grading and Drainage not approved as submitted. Please prepare a final Submission and respond to the comments in writing.</b>
<b>Preliminary Landscape</b>	<b>Landscape not approved due to site conditions not being approved. . Please prepare a final Landscape Submission and respond to the comments in writing when received.</b>

*You must respond to all comments in writing in the Final Submission. The Final submission shall be in accordance with the Design Guidelines for the Corporate Center at DC Ranch.*

#	DATE	ACTION
---	------	--------

**SITE COMMENTS**

<b>S1</b>	<b>6/23/16</b>	<b>Grading and Drainage Plan:</b> Please show correct building setbacks. 25' front and back. 10' sides.	<b>Please Respond</b>
<b>S2</b>	<b>6/23/16</b>	<b>Site Sections:</b> Thank you for the site sections on Sheet A5. Please reference Sheet SD1 for location of cuts. Please correct labels on Sheet SD1 for cuts and sheet references. Please show the 36' height limit above existing grade in the section views.	<b>Please Respond</b>
<b>S3</b>	<b>6/23/16</b>	<b>Site Walls:</b> a) Thank you for showing site walls in plan and elevation view (Sheet SD3) b) Please show level tops on gates at the site walls, rather than sloping.	<b>Please Respond</b>
<b>S4</b>	<b>6/23/16</b>	<b>Utilities:</b> a) The Civil Plan shows the SES location on the south side of the building, east of the door. The elevations do not show an enclosure there for the SES. Please show. b) Please indicate all utility locations (Sewer, water and gas) and their access to point of connection with the structure. c) Thank you for showing HVAC equipment on the roof plan. Please indicate top of parapet for screening and top of roof. Equipment must be lower than the screening.	<b>Please Respond</b>

**ARCHITECTURE COMMENTS**

<b>A1</b>	<b>6/23/16</b>	<b>Character/Style:</b> Contemporary Western Regional character	<b>No Response Required</b>
<b>A2</b>	<b>6/23/16</b>	<b>Massing/Roof:</b> The general form and detail of the structure has an overall vary pleasing appearance for this location. Please see attached redlined drawings for comments to be addressed in the final submission.	<b>Please Respond</b>
<b>A3</b>	<b>6/23/16</b>	<b>Elevations/Details:</b> a) Please provide detail for the parking lot lighting. Locations are shown on	<b>Please Respond</b>

#	DATE		ACTION
		<p>the Civil plan and there is a photometric sheet, but no pole detail. Shorter lighting fixtures are generally used at DC Ranch. Please compare to the other projects in this Corporate Center.</p> <p>b) All exterior material changes need to occur at an inside corner.</p> <p>c) Exterior finish material need to go to grade, not to finish floor level. Show stem wall finish materials below finish floor matching materials at finish floor level. No recessed, exposed stem walls.</p> <p>d) Please provide details in the final submission for stem wall construction, window insets, wall and railing details, stone details, metal accents, gabions, etc.</p>	

#### MATERIALS/COLORS COMMENTS

		All materials and colors are subject to final field review of on-site samples of adequate size. Please notify the governance office in advance when all samples are ready for site approval.	
M1	6/23/16	The proposed colors: Reclaimed Wood (Masonry Stain) for Split Face block DET 625 (LRV 47) And Pigeon Gray (Masonry Stain) DE 6214 (LRV 43) are too light for body materials. The lightest should be LRV 42. Please reselect darker colors.	Please Respond

#### LANDSCAPE COMMENTS

L1	6/23/16	See the attached redlined comments on La.01.	Please Respond
----	---------	--	----------------

The standards and procedures established by the DC Ranch Covenant are intended as a mechanism for maintaining and enhancing the overall aesthetic and unique character of the DC Ranch community. The Covenant does not create any duty, direct or indirect, to any person. Review and approval of any application pursuant to this Covenant is made on the basis of such consideration only and the Covenant Commission does not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all dwellings are of comparable quality, value or size or similar design.

Neither the Declarant nor any member of the Covenant Commission shall be held liable for soil conditions, drainage or other general site work, nor for any defects in plans revised or approved here under, nor for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any property in DC Ranch.

*Please refer to the DC Ranch Community Documents.*

**DC Ranch  
Standard Landscape Notes**

**The following notes should be included on the detail and elevation sheet of all Landscape Submittals for Custom Lots in DC Ranch:**

1. All disturbed areas will be revegetated at a density of forty- (40) plants per thousand (1000) square feet. The plants used for revegetation should match the species of those existing naturally within the closest adjacent undisturbed area.
2. All introduced plants must be irrigated with an automatic drip irrigation system that is completely buried and tied in to an electrical controller.
3. All trees requiring support shall be staked properly utilizing double stake assemblies or guy assemblies.
4. All wall-mounted equipment shall be painted to match the wall the equipment is mounted on.
5. All landscape lighting fixtures shall be set so the source of light cannot be seen from any neighboring property.
6. All finished grades will be adjusted to one (1) inch below the top of sidewalks and driveways.
7. All drip emitters will be trimmed and adjusted to the level of finished grade.
8. All drainage patterns established by the Civil Engineer will be maintained through out the landscaping process.
9. All disturbed areas will be topdressed utilizing the DC Ranch "Desert Pavement". The cobble rock, which makes up the "Desert Pavement" shall be tamped in to the grade.
10. All Salvaged trees that do not survive the construction period must be replaced with like type and size.
11. No espaliers on view fence

## Perone, Steve

---

**From:** Ruenger, Jeffrey  
**Sent:** Monday, July 11, 2016 3:52 PM  
**To:** Tessier, Meredith; Perone, Steve  
**Subject:** FW: 29-DR-2016

---

**From:** Bob Patoni [<mailto:BPatoni@azdot.gov>]  
**Sent:** Monday, July 11, 2016 8:48 AM  
**To:** Projectinput  
**Cc:** Vanessa Nunez  
**Subject:** 29-DR-2016

RE: 29-DR-2016  
Arizona Outback Adventures  
17465 N. 93<sup>rd</sup> St.

Attn: Meredith Tessier

Thank you for the notice of site plan for the above-referenced development.  
After review, we have determined that the referenced development will have no impact upon existing highway facilities.  
We appreciate the opportunity to review and comment.

*Robert A. Patoni, SR/WA*

**Bob Patoni, SR/WA**  
**Right of Way Project Coordinator**  
205 S. 17<sup>th</sup> Ave. MD: 612E  
Phoenix, AZ 85007  
602-712-6126  
[WWW.AZDOT.GOV](http://WWW.AZDOT.GOV)  
**ADOT**  
Intermodal Transportation

---

Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.