




*Planning, Neighborhoods, Transportation*  
**INTEROFFICE MEMORANDUM**

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DATE: August 6, 2013

TO: Honorable Mayor and City Council

FROM: Randy Grant – PNT Administrator 

RE: Development Review Board materials for The Vig project

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Attached is the packet of materials that was provided to the Development Review Board regarding The Vig restaurant (case 15-DR-2013) being proposed at Paseo Village in McCormick Ranch. The project was considered by the DRB and approved by a vote of 4-2 at their August 1, 2013 meeting.

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 1, 2013 Item No. 7  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

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**The Vig at Paseo Village**  
**15-DR-2013**

**Location:** 7345 N. Via Paseo del Sur

**Request:** Request approval of the site plan, landscape plans, and building elevations, for a restaurant, with 1,600 square feet of building area on a 1.2-acre site.

## OWNER

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Deercrest 13, LLC

## ARCHITECT/DESIGNER

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RKAA, Architects and Associates, Inc.  
Neil Feaser

## ENGINEER

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Kimley Horn & Associates Inc.  
Steve Haney

## APPLICANT CONTACT

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Alexandra Schuchter  
Diversified Partners  
480-3838188

## BACKGROUND

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The application was continued on the July 18, 2013 hearing to allow the applicant time to address comments from the Board and neighborhood concerns.

## Zoning

In 1971, this commercial site was zoned Planned Community District (PCD) along with the entire McCormick Ranch development. This site has an underlying C-1 (Neighborhood Commercial) zoning classification. In 1974, PNC (Planned Neighborhood Center) uses were added. The retail center has C-1 development standards with the exception of the amended development standards under 3-ZN-2005 which reduced the required open space, building setbacks, and parking lot landscaping.

### **Context**

Located within the McCormick Ranch master planned community, immediately east of Hayden Road and McCormick Parkway, this neighborhood commercial center is located at the southern limits of McCormick Ranch development and fully developed residential neighborhoods adjoin the center in all directions.

### **Adjacent Uses and Zoning**

- North Commercial Office, Planned Community Development, zoned C-O; PCD; Multiple-family Residential, Planned Community Development, zoned R-5 PCD.
- South Single-family Residential, Planned Community Development, zoned R1-7 PCD (Paseo Verde).
- East Single-family Residential, Planned Community Development, zoned R1-7 PCD (Villa Del Sol).
- West Single-family Residential, Planned Community Development, zoned R1-7 PCD (V-life Church); Townhouse Residential, Planned Community Development, zoned R-4 PCD (Paseo Villas Replat).

### **Key Items for Consideration**

- Location of the outdoor patio in relation to the residential neighborhood to the south.
- The architectural characteristics, design features, and design details are inconsistent with the established design theme.
- The applicant has received approval from the McCormick Ranch Architectural Control Committee.

## **DEVELOPMENT PROPOSAL**

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### **Purpose of Request**

The applicant is requesting approval of a site plan, landscape plan, and building elevations for a restaurant, located within the existing neighborhood shopping center, Paseo Village.

### **Neighborhood Communication**

The applicant mailed notices to the surrounding property owners within 750 feet of the proposal. The City mailed notification postcards to the surrounding property owners within 750 feet, and has posted the property notifying the public of the Development Review Board hearing. Staff received comments about the noise and smell of a restaurant use and general inquiries from adjacent neighbors.

Since the July 18, 2013 hearing, staff has received e-mails regarding setbacks, parking, refuse, and patio noise. On July 19, 2013 staff and the applicant met with the concerned neighbor on-site to discuss solutions. At this time, discussions are ongoing and an update will be provided at the hearing.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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This site is a portion of the 9.02 acres Paseo Village Shopping Center. The overall site has been a planned mixed use center and is zoned Planned Community District (PCD). Primary access to the

shopping center is provided from North Hayden Road and McCormick Parkway. Via Paseo del Sur and Via Paseo del Norte provide local street access to and from the adjacent residential neighborhood.

The proposed building pad is situated within the existing footprint of a building that was recently demolished. Demolition of the existing building resulted in a gap in the existing pedestrian arcade which has been a primary character element of Paseo Village shopping center.

Previously approved (23-DR-2012) building elevations were consistent with the existing architectural character within the shopping center (Attachment #6). The proposed architectural character is a contemporary territorial architectural design which is inconsistent with of the established design theme within the shopping center. The City of Scottsdale Restaurant Design Guidelines (2000) indicates that *the design of a restaurant that occupies a pad or portion of a building within a planned shopping center should share similar design characteristics and design vocabulary. Precise replication is not necessary or desirable. Consider utilizing similar color, material and texture found within the architecture of the primary building. The proportion and massing as well as the use of details and special features as found on the primary structure should be appropriate to the smaller scale of the proposal.* Similar architectural materials include clay roof tile, and painted stucco with an antique finish to add warmth and texture to the facade. New materials introduced to the center include weathered metal that is proposed to screen roof top mechanical equipment, rough sawn cedar wood with clear sealant located at the entry and for structural columns, and 'Country Cobble' stone veneer is proposed on the patio walls and base of building wall. Consistency with the Restaurant Design Guidelines would include incorporating the colors, forms, materials, proportional relationships and fenestration patterns that can be seen within the existing architectural context.

If, however, the Board determines that the proposed architectural character is appropriate, then the staff recommends that the Development Review Board consider modifications that will affect the east, south, and west building elevations. The City of Scottsdale Restaurant Design Guidelines (2000) indicate that:

- *Buildings should reduce their perceived height by dividing the building mass into several smaller-scaled components to reduce their visual impact and provide a more human scale.*
- *All sides of a building should express consistent architectural detail and character.*
- *Gradation in paint color applied to one surface is discouraged.*

The architect has indicated a variation of the paint scheme on the flat façade of the south side of the building. On three sides of the proposed building the primary character element is rectangular forms that are expressed with a variety of sizes and offsets in the wall planes. Staff recommends that the south side of the building be modified to express these rectangular forms. This may be accomplished by shifting the rectangular forms of the Tenant 2 and the Office/Electrical/Fire Riser/SES building areas so that they are offset 24 inches to the north and thereby express the dominant rectangular form which is the space for the VIG. In addition, staff recommends that the 'Country Cobble' stone veneer be eliminated and that the ledge stone veneer, which is used throughout the shopping center, be incorporated into this proposal.

Pedestrian amenities include pedestrian benches and outdoor patios that are shaded with landscaping, shade canopies, and umbrellas. The southwestern patio has a solid canopy which extends to the outdoor fireplace, and the remainder will be open and shaded by a large tree placed within a tall planter. Building perimeter, pedestrian walkways and seating plaza are shaded with a landscape palette that is compatible with the existing landscaping. Plant materials include Desert Museum Palo Verde, Mesquite, Sour Orange, Date Palm, Saguaro, and Golden Barrel Cactus. Landscape materials, pavers and pedestrian connectivity to the existing retail center and public amenities will unify the site theme.

Ongoing reinvestment in Paseo Village is extremely positive. A restaurant will add an additional dining option for residents in the area and further demonstrate the commitment of the center's owner to revitalization.

### **Development Information**

- Existing Use: Planned Commercial center with retail, service professional and restaurant uses.
- Proposed Use: Restaurant
- Parcel Size: 51,918 square feet/1.17 acres
- Building Size: 6,107 sq. ft.
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.24
- Building Height Allowed: 36 feet
- Building Height Proposed: 22 feet
- Parking Required (center): 377 spaces
- Parking Provided (Center): 417 spaces
- Open Space Required: 38,129 square feet
- Open Space Provided: 38,129 square feet

### **STAFF RECOMMENDATION**

#### **Recommended Approach:**

Staff recommends that the Development Review Board approve The Vig per the attached stipulations, finding that the provisions of the General Plan and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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Planning, Neighborhood and Transportation  
Current Planning Services

**STAFF CONTACT**

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Meredith Tessier, Planner 480-312-4211 E-mail: mtessier@ScottsdaleAZ.gov

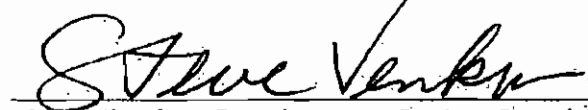
**APPROVED BY**

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Meredith Tessier, Report Author

07/29/2013  
Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

7/24/13  
Date

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Site Plan
- 5. Landscape Plan
- 6. Previous approved elevations
- 7. Building Elevations
- 8. Citizen Report
- 9. Correspondence

**Stipulations for the  
Development Review Board Application:  
The Vig at Paseo Village  
Case Number: 15-DR-2013**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by RKAA, Inc. with a city staff date of 07/17/2013.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Kimley-Horn, with a city staff date of 06/27/2013.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Kimley-Horn, with a city staff date of 06/27/2013.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning and DRB for the subject site were: 128-DR-1997, 57-DR-2005, and 3-ZN-2005, 23-DR-2012.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. With final plans submittal the applicant shall modify the south building elevation by: eliminating the stone veneer wainscot and adding stone veneer to the south wall of the Office/Electrical/Fire Riser/SES building area; providing four inches of additional thickness to the south wall of the VIG restaurant; and providing a vertical reveal, that is four inches wide, at the western edge of the south wall of the Tenant 2 building area.
3. No exterior roof ladder shall be allowed where it is visible to the public or front an off-site location.
4. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.

6. With final plans submittal the applicant shall modify the roof-top mechanical equipment screening to be black metal panels that have a random width and have a similar finish as the other metal work that is utilized elsewhere on the building.

**SITE DESIGN:**

**DRB Stipulations**

7. Refuse enclosure shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1. If a new refuse enclosure is provided, the enclosure shall be oriented at 30 degrees angle to the adjacent drive aisle.

**LANDSCAPE DESIGN:**

**DRB Stipulations**

8. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

**EXTERIOR LIGHTING:**

**DRB Stipulations**

9. With final plans submittal the applicant shall provide light fixture manufacturer's cut sheet with specifications that the proposed gooseneck lighting fixtures shall be a type of fixture that has a 60 watt maximum limit for any light bulb that is utilized in the fixture.
10. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign, parking lot canopy lighting and landscape lighting.
11. No fixtures shall be mounted higher than 16 feet when adjacent to a residential district.
12. Incorporate the following parking lot and site lighting into the project's design:

**Parking Lot and Site Lighting:**

- d. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
- e. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
- f. The initial vertical luminance at 6-foot above grade, along the entire property line, or 1-foot outside of any block wall exceeding 5-foot in height, shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

13. The owner shall provide bicycle parking per City of Scottsdale's requirements.



**STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:**

**DRB Stipulations**

14. Internal sidewalk shall be minimum 6-feet-wide.
15. Vegetation at the corners of internal driveway intersections shall be kept low to provide good sight distance.

**WATER AND WASTEWATER STIPULATIONS**

**DRB Stipulations**

16. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.
17. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the basis of design report and plan from the Water Resources Department. The basis of design report shall be in conformance with the Design Standards and Policies Manual. The owner may submit new basis of Design reports or addendum to the previous approved design reports to reflect the new site plan and any changes in demand.

**ADDITIONAL ITEMS:**

18. Flagpoles if provided require separate review and approval.
19. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
20. All signs require separate review and approval.



15 DR 2013

DATE: 4/22/13

The Vig @ Pasaéo Ranch

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK -USE ONLY THE DESIGNATED STIPULATIONS)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE.  | <input checked="" type="checkbox"/> 9. BACKFLOW PREVENTION IS REQUIRED FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.   |
| <input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE AND INTERNATIONAL FIRE CODE REQUIREMENTS.   | <input checked="" type="checkbox"/> 10. FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION.  |
| <input checked="" type="checkbox"/> 3. PROVIDE ALL WEATHER ACCESS ROADS (MINIMUM 16' IN WIDTH) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.   | <input checked="" type="checkbox"/> 11. FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE/STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. |
| <input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:<br><input checked="" type="checkbox"/> A. KNOX BOX<br><input type="checkbox"/> B. PADLOCK<br><input type="checkbox"/> C. KEY SWITCH AND PREEMPTION DEVICE OVERRIDE FOR AUTOMATIC GATES | <input type="checkbox"/> 12. FIRE SPRINKLER SYSTEM DESIGN CRITERIA FOR UNSPECIFIED SHELL BUILDINGS SHALL BE .45GPM OVER 3000 SQUARE FEET.  |
| <input checked="" type="checkbox"/> 5. BUILDINGS ARE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.   | <input type="checkbox"/> 13. PROVIDE (NFPA) OWNER'S CERTIFICATE WITH FIRE SPRINKLER PLAN SUBMITTAL.  |
| <input type="checkbox"/> 6. SUBMIT HAZARDOUS MATERIAL INVENTORY STATEMENT FOR ALL HAZARDOUS MATERIAL WHEN IFC PERMIT THRESHOLDS ARE MET. SUBMIT HMIS WITH BUILDING PLANS.   | <input type="checkbox"/> 14. _____   |
| <input checked="" type="checkbox"/> 7. A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND COMPLY WITH CURRENTLY ADOPTED NFPA STANDARDS.   | <input type="checkbox"/> 15. _____   |
| <input checked="" type="checkbox"/> 8. FIRELINES SPRINKLERS AND STANDPIPE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES.   | <input type="checkbox"/> 16. _____   |
|   | <input type="checkbox"/> 17. _____   |
|   | <input type="checkbox"/> 18. _____   |

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-2500.

**ATTACHMENT B**



ROBERT KUBICEK

Architects and Associates, Inc.

## Design Narrative

The purpose of this design request is to obtain design review approval for the PAD building located at Paseo Village which is within the McCormick Ranch neighborhood. This PAD will include the much anticipated VIG restaurant along with adjacent retail space and exterior patio dining area.

The proposed development addresses the design review narrative requirements in the following ways.

- 1) The proposed restaurant, bar and retail development are consistent with the design character of Scottsdale, the General Plan and the Zoning Ordinance.

The proposed design is a departure from the existing Paseo retail complex. The Vig brand is known for creating neighborhood bar and restaurants that are reflective of the local neighborhood and community. Scottsdale in general is a western town with territorial roots. The intent for the design of the Vig is to reflect the southwestern character of Scottsdale and its history. The existing Paseo Village is a more contemporary in nature and does not reflect the Sonoran, territorial Scottsdale heritage as we would like it to. Therefore we have created a simple, contemporary rendition of a southwestern territorial building.

- 2) a. The proposed restaurant will contribute to the vibrancy of the Paseo Village retail center and add to the diversity of users by providing an established brand to the area. The demand for the user has received positive feedback from the neighboring tenants and residents. The proposed PAD building will be located within the same footprint as the previously approved restaurant building. The spatial relationships with existing building and adjacent properties will be the same.
- b. The proposed PAD building design incorporates a variety of undulations in the façade with three different stucco colors, and three different canopy designs which provide a balance between variety and repetition staying true to the Contemporary Territorial architectural design.
- c. The project is designed in a way that takes into account the sonoran desert climate. Outdoor patios are being proposed which will allow the restaurant to take advantage of the pleasant outdoor lifestyle which is enjoyed by so many residents and guests. The north patio is shaded with a traditional arcade. The remainder of the patio will be shaded with operable market umbrellas. The southwestern patio

2233 East Thomas Road  
Phoenix, AZ 85016 - 3474  
(602) 955-3900 Phone  
(602) 955-0496 Fax  
[www.jk3a.com](http://www.jk3a.com)

*Principals:*

Robert W. Kubicek, AIA

Harvey G. Unti, V.P.

Jorge A. Calderon, Assoc. AIA

Kathleen D. Rieger, V.P.

15-DR-2013  
5/28/13

will be shaded with a solid canopy which extends to the outdoor fireplace. The remainder of the patio will be open air and shaded by a large tree elevated in a 3'-0" tall planter.



d. This proposal is not located within the environmentally sensitive lands.

e. The design intent for the proposed VIG restaurant is intended to reflect upon the design character and architectural influences found in Territorial architecture. Utilizing a combination of smooth stucco, with a vintage plaster overlay to add warmth and texture to the all facade. An overgrout, mortar wash field stone is used on the screen walls and accent walls as method to ground the building to the site. We understand that this stone is a departure from the stone that is found throughout the adjacent center. The building is accented with a combination clay tile archades, wood frame trellis, and weathered metal. All of these selected materials and textures help to establish the character of the proposed Scottsdale Vlg.

- 3) The proposed PAD building will be located within the same footprint as the previously approved restaurant building. The spatial relationships with existing building and adjacent properties will be the same. The ingress and egress of pedestrians and vehicular access will be the same as previously approved. The main entry faces the parking lot towards the northwest.
- 4) All mechanical equipment will be screened by a roof top screen. Low walls, doors or landscape will screen ground mounted mechanical units. The materials selected for the roof top screen are typical of most higher end restaurants in the area to include RA Sushi, Banderra In Old Town and Hillstone adjacent to the Biltmore area.
- 5) This proposed development is not located within the downtown district.
- 6) The proposed PAD restaurant meets does not intend to provide public art.

The design team is committed to creating an exceptionally well designed project that will enhance the area and continue benefiting from the surrounding commercial properties.

The Owner is also committed to developing a high quality, low maintenance product which will bind the overall shopping center into a cohesive whole that the neighborhood and the City can take pride in. The quality and design of this development is of paramount importance to the Owner and its adjacent tenants.

Neil Feaser  
BKAA, Inc.





The Vig at Paseo Village

15-DR-2013

ATTACHMENT #2



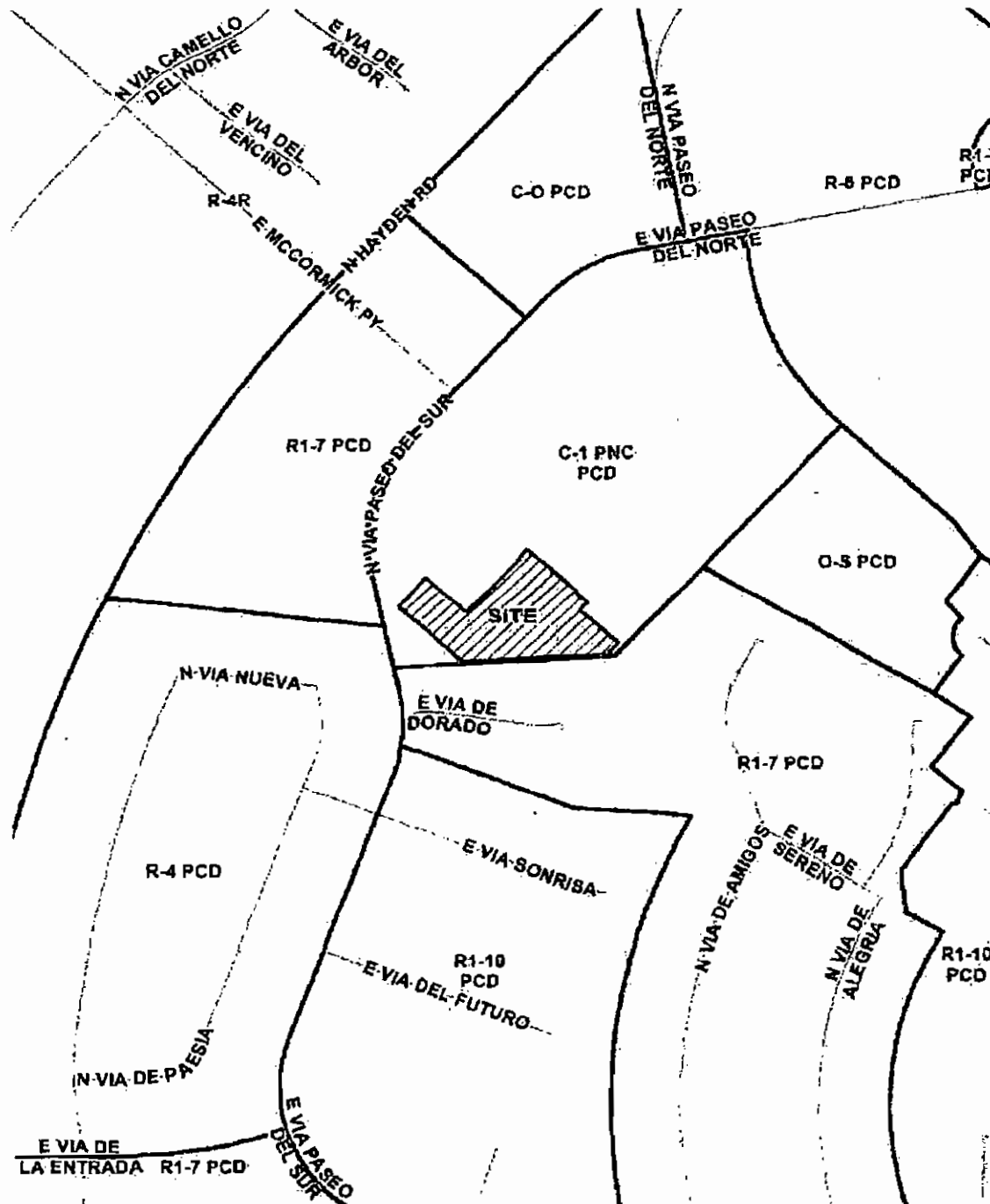


The Vig at Paseo Village

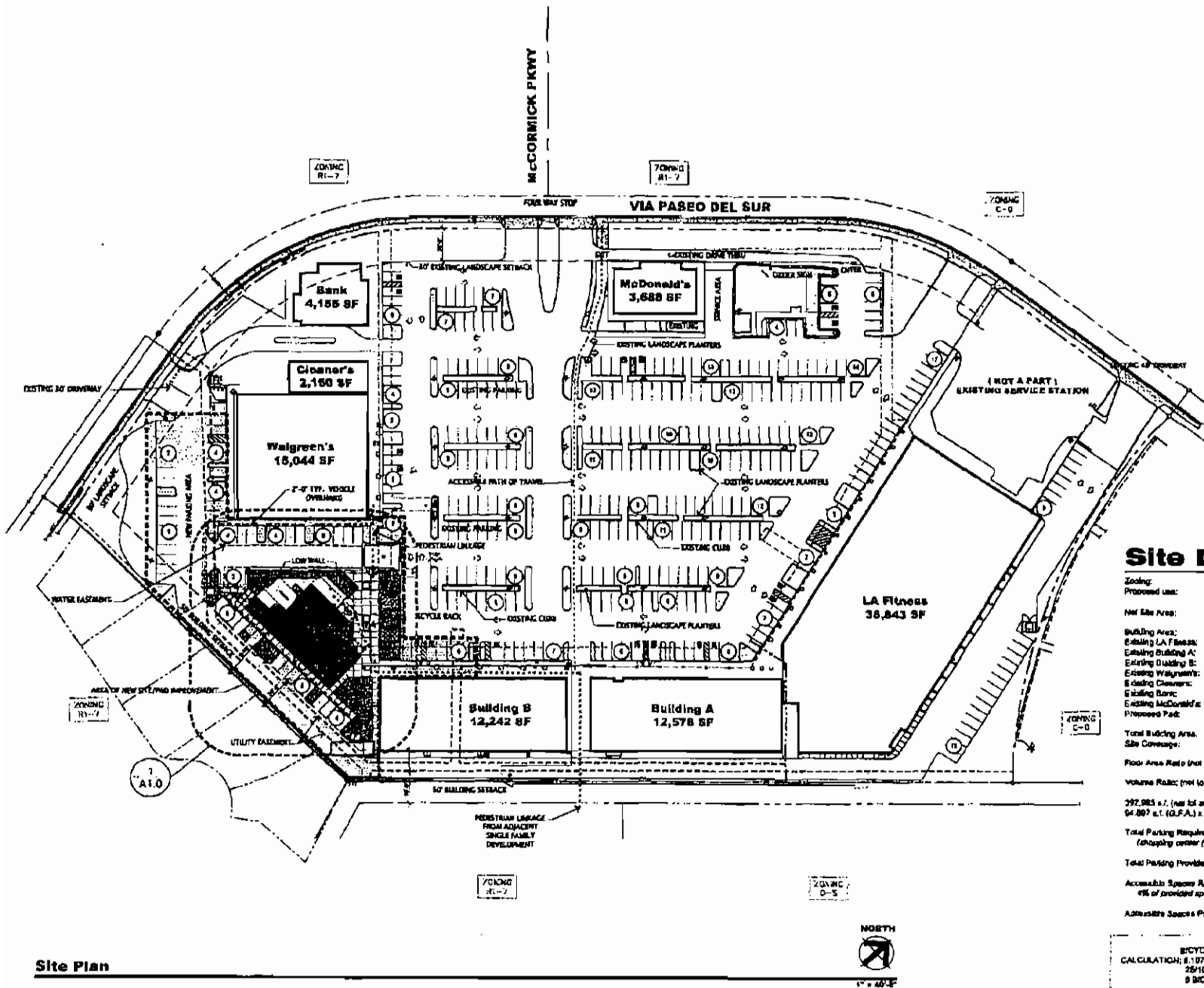
15-DR-2013

ATTACHMENT #2A

# Zoning Map



**15-DR-2013**  
ATTACHMENT #3



# Site Data

Zoning:	PWCPCD
Proposed use:	Res
Net Site Area:	9.02 Acres (392,866 s.f.)
Building Area:	
Existing LA Fitness:	38,843 s.f.
Existing Building A:	12,578 s.f.
Existing Building B:	12,242 s.f.
Existing Walgreen's:	15,044 s.f.
Existing Cinnabar's:	2,150 s.f.
Existing Bank:	4,155 s.f.
Existing McDonald's:	3,688 s.f.
Proposed Park:	8,107 s.f.
Total Building Area:	94,697 s.f.
Site Coverage:	24.12%
Floor Area Ratio (not to exceed .80):	.341
Volume Ratio (not to exceed 3,772.65 ft):	2,268,800 s.f.
392,985 s.f. (net lot area) x 5.8' = 3,772,648 s.f.	
94,697 s.f. (G.F.A.) x 24' (average height) = 2,272,728 s.f.	
Total Parking Required: 379 spaces	
(Shopping center (94,697 s.f.) 1/250 s.f. = 378)	
Total Parking Provided: 417 spaces	
Accommodate Spaces Required: 17 spaces	
4% of provided spaces (417)	
Additional Spaces Provided: 17 spaces	

BICYCLE PARKING AT 100 S.F. PER SPACE  
 CALCULATION: 17 SPACES x 25 S.F. = 425 S.F. REQUIRED  
 425 S.F. = 4 BICYCLE PARKING PROVIDED  
 4 BICYCLE PARKING PROVIDED

PRKAA  
Architects And Associates, Inc.

2021 Los Angeles Blvd  
Pasadena, CA 91106  
951-799-1100  
www.prkaa.com

THE VIG AT  
PASEO VILLAGE

W/CONCRETE PAVEMENT AND VEHICLE PARKING ONLY WITH  
BICYCLE PARKING, ACCESSIBLE PARKING

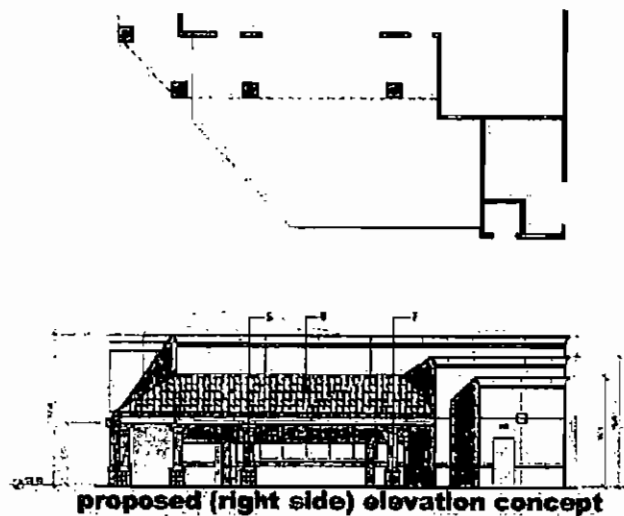
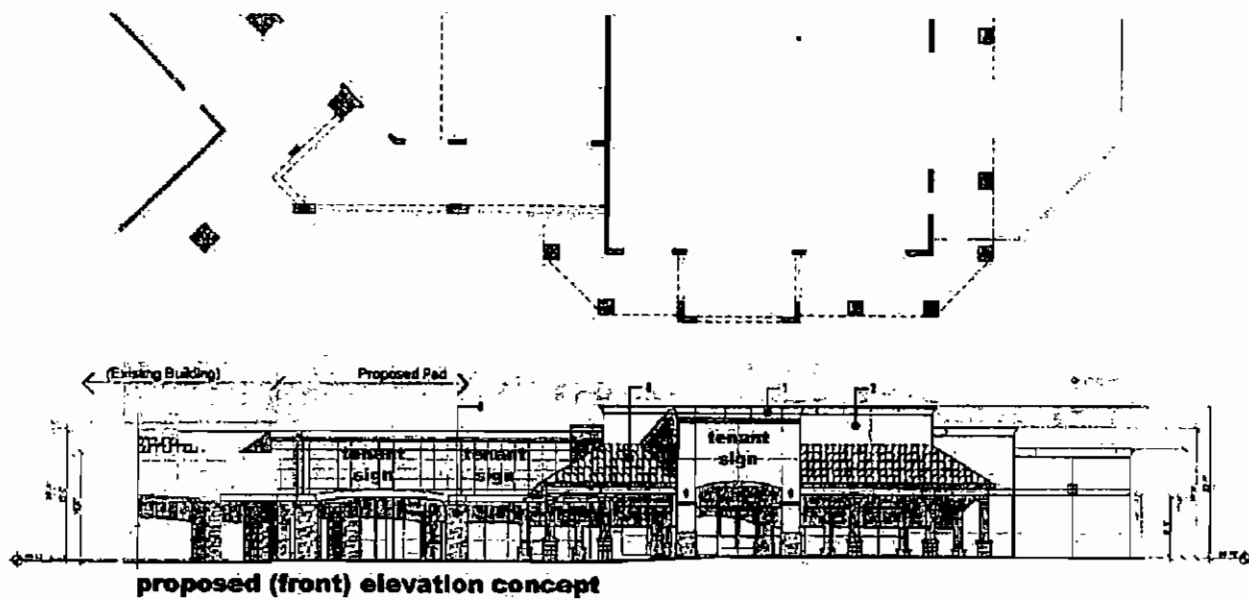
DESIGN: JAC  
CHECK: JAC  
DATE: 10/15/24

SP-1.0

1" = 40'-0"







23-DR-2012  
2nd: 8/17/12

1: Paint  
Glidden  
90YY 63/044  
Oyster Bay

2: Paint  
Glidden  
00YY 50/081  
Indian Painting

3: Paint  
Glidden  
50RR 32/028  
Fog Grey

4: Paint  
Glidden  
30BB 10/019  
Noble Grey

5: Stain  
Glidden  
Transparent  
Stain Grade

6: Roof Tile  
To Match  
Existing Color  
and Type

7: Stone  
Esirra Custom Stone  
Cafe Americana

8: stone veneer  
Culture Stone Honey  
Country  
LedgeStone  
CSV-20005

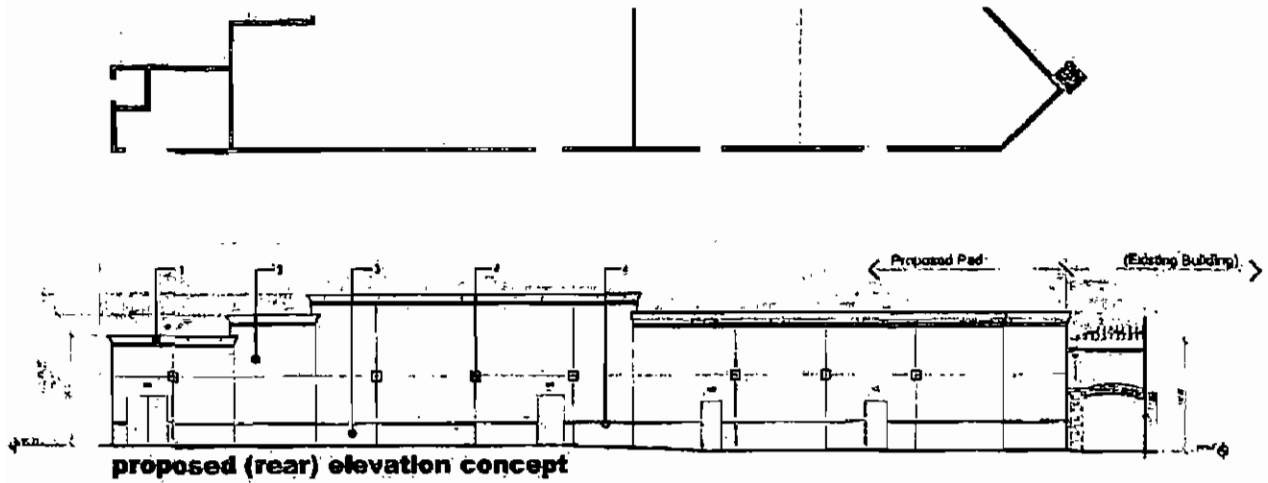
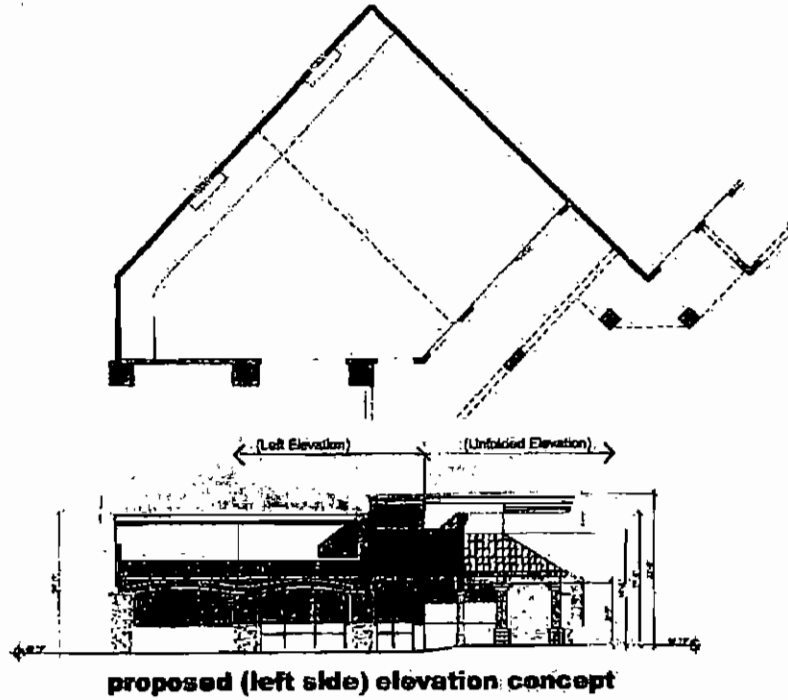
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of  
Job: 17015.00

Design: JAC  
Drawn: JAC  
check: JAC

Ranch Grill at  
**PASEO VILLAGE**  
3600 N. MICHIGAN AVE. AND VIA PASEO DEL SOL  
SCOTTSDALE, ARIZONA

Computer: E:\projects\17015.00\17015.00.dwg  
Date: 08/17/12

**PERKINS**  
Architects And Associates, Inc.  
2200 Old Phoenix Road  
Phoenix, AZ 85016-3804  
PHX 252-2888 Phone  
PHX 252-4471 Fax  
www.perkinsaz.com



23-DR-2012  
2nd: 8/17/12

1: Paint  
Gilden  
90YY 83/044  
Oyster Bay

2: Paint  
Gilden  
00YY 50/091  
Indian Pointing

3: Paint  
Gilden  
50RR 32/029  
Fog Gray

4: Paint  
Gilden  
30BB 10/019  
Noble Gray

5: Stain  
Gilden  
Transparent  
Stain Grade

6: Roof Tile  
To Match  
Existing Color  
and Type

7: Stone  
Estrella Custom Stone  
Cafe Americana

8: stone veneer  
Culture Stone Honey  
Country  
LedgeStone  
csw-20005

REV1  
EL1.0  
JCH

ARCHITECT  
JCH

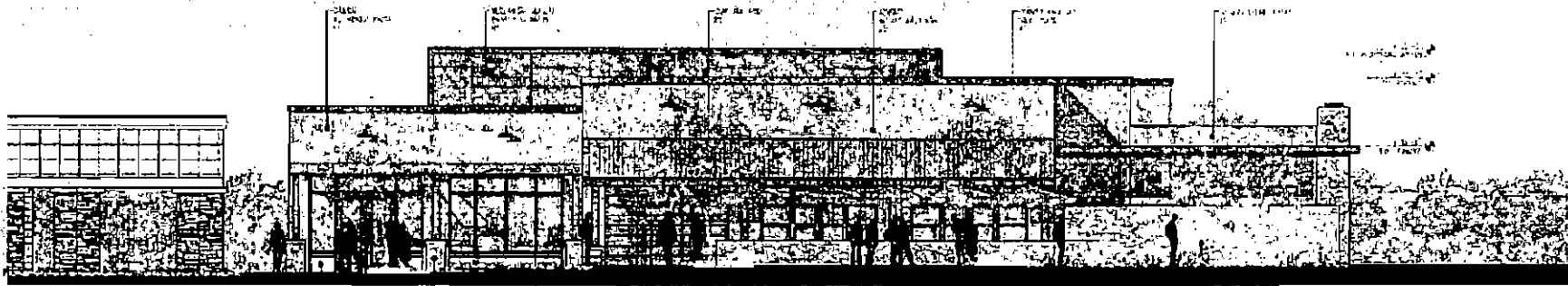
Ranch Grill at  
PASO VILLAGE  
HIDDEN HILLS AND THE PASO DEL SUR  
SCOTTSDALE, ARIZONA



BRKMAN  
Architects And Associates, Inc.

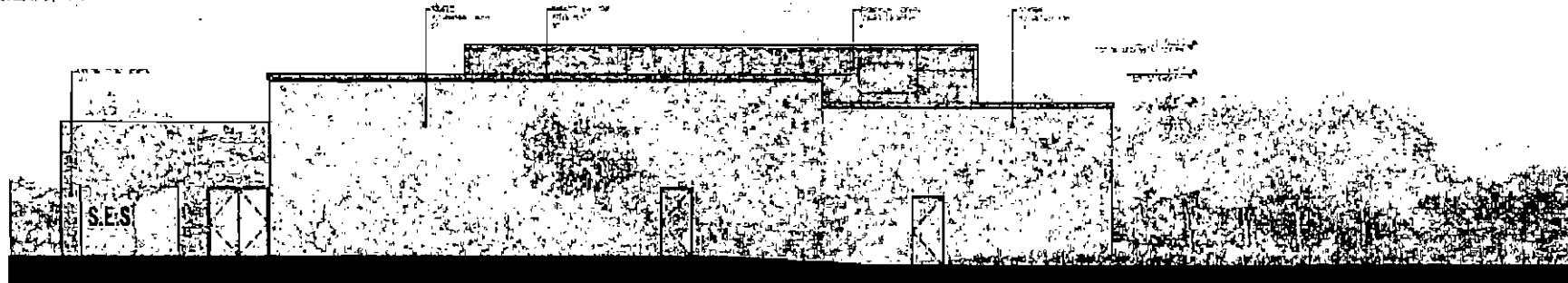
200 East Second Street  
Phoenix, AZ 85004  
(602) 944-0000  
Fax: (602) 944-0000  
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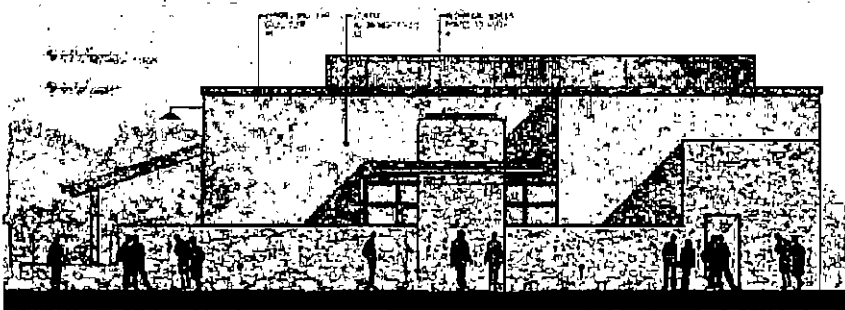
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



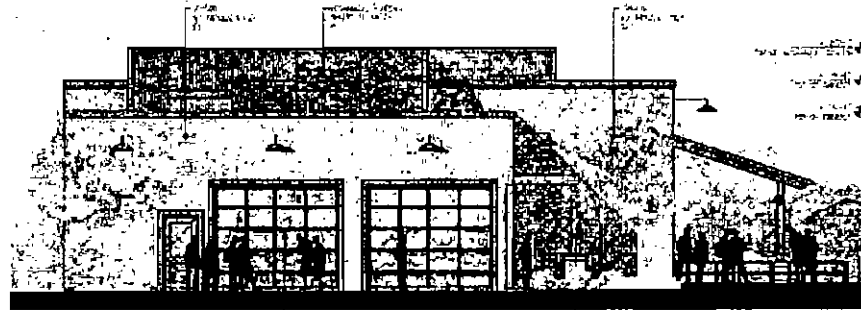
**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"



**EAST ELEVATION**

SCALE: 1/4" = 1'-0"

**THE VIG**  
FOOTBRIDGE, ARIZONA

**DRB  
ELEVATION**

PROJECT: VIG  
DATE: 04-14  
FOLDER: 0001-05-24  
REVISED: 04-14

**AV3**  
ARCHITECT

**165-PA-2013**

**PASEO VILLAGE – NEIGHBORHOOD NOTIFICATION REPORT**

March 27<sup>th</sup>, 2013 – Letter and Site Plan (see attached) were sent out to all neighbors/residents within 750' feet of the property.

**PHONE CALL/EMAIL LOG:**

**MARCH 28<sup>TH</sup>**

Ray Russo  
480.998.3017

Wanted to know the distance from the back of his wall to nearest part of the building. We contacted the engineer and determined it was 51'. He received a follow up call from us on Friday the 29<sup>th</sup>.

**MARCH 29<sup>TH</sup>**

Lucy McNieve  
480.948.6002

Wanted to know what type of user the building was going to have, and was thrilled to find out it was a restaurant.

**APRIL 1<sup>ST</sup>**

Marcewla Anez  
480.242.9291

Called to just verify where the development would be taking place.

**APRIL 3<sup>RD</sup>**

Evelyn Tweit  
480.948.0047

Called to inquire about future meeting dates.

**APRIL 12<sup>TH</sup>**

Linda Porter  
602.769.8181

Questions about delivery hours, tree trimming, restaurant hours



*Nationwide Real Estate Services*

March 26, 2013

Dear Neighbor:

The purpose of this letter is to inform you that Diversified Partners has recently filed a request to revise the previously approved case 201-PA-2012. The amended application asks for a 4,474 square foot building, reduced from the originally approved 5,500 square foot building. Additional parking will be added existing C-1 zoned shopping Paseo Village Shopping Center at the intersection of Hayden Road and Via Paseo Del Sur, Development Review case number 165-PA-2013. Please be advised that meetings and hearings before the Development Review Board are planned to review this case.

You are welcome to attend these meetings to learn about the case and make your opinions known. Please confirm the meeting details with the City of Scottsdale Planning Department before attending as they are subject to change. Hearing information may also be found on signs posted on the site. You may also make your feelings known on this case by writing to Meredith Tessier, City of Scottsdale Planning Department, 7447 E. Indian School Road, Suite 105, Scottsdale, Arizona 85251 and referencing the case number. Your letter will be made part of the case file.

On the reverse side of this letter is a copy of the revised proposed site plan.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 480-383-8188 or alexandra@dpcrc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alexandra Schuchter'.

Alexandra Schuchter  
Diversified Partners

Attachment

Brokerage • Leasing • Management • Development

7500 E. McDonald Drive, Suite 100A Scottsdale, AZ 85250

Phone: (480) 947-8800 Fax: (480) 947-8830



**Tessier, Meredith**

---

**From:** Alexandra Schuchter <alexandra@dpcrc.com>  
**Sent:** Thursday, May 02, 2013 12:50 PM  
**To:** Tessier, Meredith  
**Cc:** Bloemberg, Greg  
**Subject:** FW: #15-DR-2013

-----Original Message-----

**From:** Mark Donhwe [<mailto:markdonhowe@gmail.com>]  
**Sent:** Thursday, May 02, 2013 12:48 PM  
**To:** [projectinput@scottsdaleaz.gov](mailto:projectinput@scottsdaleaz.gov); Alexandra Schuchter  
**Subject:** #15-DR-2013

I am writing in support of the above project which would bring The Vig restaurant to our area. I have a home about 2 blocks from this location and feel it will be a great and needed addition to our neighborhood.

We hope this will be approved quickly so construction can begin.

Please contact me with any questions.

Thanks,

Mark Donhwe  
7143 N. Via Nueva  
Scottsdale

Sent from my iPad



## **Tessier, Meredith**

---

**From:** Tessier, Meredith  
**Sent:** Tuesday, May 07, 2013 9:47 AM  
**To:** 'debi@skincarepartners.com'  
**Cc:** Perone, Steve  
**Subject:** The Vig 15-DR-2013

Thank you for contacting the city regarding The Vig, located within the Paseo Village (15-DR-2013). Please follow the provided link and click on 'Applicants Submittal' to view their site plan and elevations. Please contact me if you have any additional questions.

<https://eservices.scottsdaleaz.gov/eservices/cases/casesheet.aspx?caseid=42301>

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

**Tessier, Meredith**

---

**From:** Tessier, Meredith  
**Sent:** Friday, May 31, 2013 9:22 AM  
**To:** 'russo12@cox.net'  
**Cc:** Perone, Steve  
**Subject:** The Vig 15-DR-2013

Thank you for contacting me regarding an update on The Vig, located in Paseo Village shopping center. The applicant recently resubmitted plans, please click on the provided link below to view their site plan, elevations, and landscape plans. Please email me any comments or concerns you may have to add to the case file.

[http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant\\_submittals/ProjInfo\\_15\\_DR\\_2013.pdf](http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo_15_DR_2013.pdf)

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

## **Tessier, Meredith**

---

**From:** Tessier, Meredith  
**Sent:** Thursday, June 27, 2013 4:36 PM  
**To:** 'debi@skincarepartners.com'  
**Cc:** Perone, Steve  
**Subject:** RE: The Vig 15-DR-2013

Debi,

This is a follow up email to inform you that this case is scheduled on the July 18, 2013 Development Review Board hearing. Please contact me if you have any comments or concerns.

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

---

**From:** Tessier, Meredith  
**Sent:** Tuesday, May 07, 2013 9:47 AM  
**To:** 'debi@skincarepartners.com'  
**Cc:** Perone, Steve  
**Subject:** The Vig 15-DR-2013

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<https://eservices.scottsdaleaz.gov/eservices/cases/casesheet.aspx?caseid=42301>

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

## **Tessier, Meredith**

---

**From:** Tessier, Meredith  
**Sent:** Thursday, June 27, 2013 4:33 PM  
**To:** 'areis@evgre.com'  
**Cc:** Perone, Steve  
**Subject:** RE: The Vig 15-DR-2013

Allison:

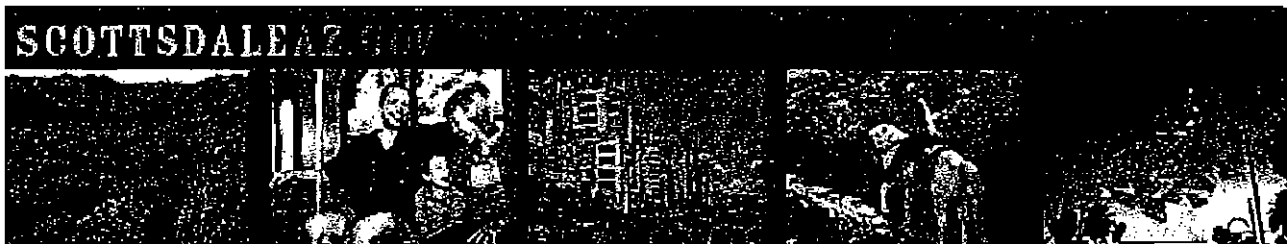
This is a follow up email to inform you that this case is scheduled for the July 18, 2013 Development Review Board Hearing. Please contact me if you have any additional comments or concerns.

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

---

**From:** [areis@evgre.com](mailto:areis@evgre.com) [<mailto:areis@evgre.com>]  
**Sent:** Friday, April 12, 2013 11:00 AM  
**To:** Tessier, Meredith  
**Subject:** The Vig



If there are any public meetings to discuss this project I would love to attend to provide my support if needed. I live at 7623 N Via De La Campana in the neighborhood and we are very excited to see this move forward! Thanks, Allison Reis (602) 614-0239



**Tessier, Meredith**

---

**From:** Tessier, Meredith  
**Sent:** Thursday, June 27, 2013 4:30 PM  
**To:** 'rrusso12@cox.net'  
**Cc:** Perone, Steve  
**Subject:** RE: Paseo Village: The Vig 15-DR-2012

Mr. Russo,

This is a follow up e-mail to inform you that this case is scheduled for the July 18, 2013 Development Review Board Hearing. Please e-mail me any concerns or comments you may have on this project.

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

---

**From:** Tessier, Meredith  
**Sent:** Monday, April 08, 2013 5:07 PM  
**To:** 'rrusso12@cox.net'  
**Cc:** Perone, Steve  
**Subject:** Paseo Village: The Vig

Mr. Russo,

The city received today a formal submittal for a new restaurant, located in the same location as the previously approved restaurant. The applicant is requesting changes to the site plan, landscape and elevations. Please see attached documents. Please let me know if you have any questions.

Thank you,

<< File: 20130408175927666.pdf >> << File: 20130408175941795.pdf >> << File: 20130408175957269.pdf >>

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

**Tessier, Meredith**

---

**Subject:** FW: The Vig 15-DR-2013  
**Attachments:** 2013-07-10 Aerial Overlay.pdf

---

**From:** Alexandra Schuchter  
**Sent:** Wednesday, July 10, 2013 2:10 PM  
**To:** 'Debi@skincarepartners.com'  
**Subject:** FW: The Vig 15-DR-2013

Debi,

I am the project manager for the Vig at Paseo Village and wanted to take a moment to address some of the concerns that you raised in your email below to the City Staff.

I certainly appreciate the concern you have with any additional traffic that the new restaurant will create, however a restaurant is allowable under the current C-1 zoning that the center has. The Design Review Board Hearing that is scheduled for Thursday the 18<sup>th</sup> is only to discuss and review the proposed architectural design and layout of the development, not use. Though, to date, a majority of the phone calls we have received from your neighbors have requested a restaurant user, other simply inquiring as to what is planned for the space.

Based on the attached site plan/aerial overlay in proximity to your home/backyard, the rear of the existing buildings will be what is closest to your location. The new building will sit much further forward from the existing vet that is directly adjacent to your yard. Pedestrian traffic at the rear of the building will be limited to employees as there are no services back there, and patrons will be parking and congregating anterior to the Walgreens or interior to the shopping center. The Vig patio is the portion of the building situated furthest from your backyard with the only openings in both entrances and view corridor located interior to the shopping center. The patio will be screened with a 10-12 wall, with additional landscaping as well.

As far as letting the bushes/screen wall grow closer together, we only trim them twice a year (May and October). These trimmings are absolutely necessary due to the droppings and mess they leave on our property and adjacent property owners backyards if we were to do this less frequently. Many of your neighbors believe that we do not trim them often enough, so we feel two trimmings a year strikes a nice balance. These bushes also sit between 10-12 feet tall and effectively screen adjacent homes and backyards.

While we are able to set the days that Waste Management comes to collect trash, we are unable to dictate times, as that is solely at Waste Management's discretion. Trash collection frequency for Paseo Village will not increase with the addition of the restaurant as we are not adding any additional trash enclosures and Waste Management already collects trash within the shopping center 6 days a week.

Again, I appreciate your concerns and our design is intended to have minimal impact on the surrounding neighborhood, while still bringing a needed amenity to the shopping center and McCormick Ranch.

Please let me know if you have any additional questions, or would like to meet.

Alexandra Schuchter  
Diversified Partners, LLC  
7500 E. McDonald Drive, Suite 100A

Scottsdale, AZ 85250  
Phone: (480) 947-8800  
Direct: (480) 383-8188  
Fax: (480) 947-8830  
Cell: (480) 205-9625  
[alexandra@dpcrc.com](mailto:alexandra@dpcrc.com)  
[www.dpcrc.com](http://www.dpcrc.com)

*The information contained in this electronic mail message is confidential information intended only for the use of the individual or entity named above, and may be privileged. If the reader of this message is not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication, or any action or act of forbearance taken in reliance on it, is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify us by telephone (480-947-8800) and delete the original message. Any views expressed in this e-mail are those of the individual sender, except where the sender has been duly authorized to specifically state the content of the e-mail on behalf of Diversified Partners, LLC. The recipient should check this e-mail and any attachments for the presence of viruses. Diversified Partners, LLC accepts no liability for any damage caused by any viruses transmitted by this e-mail. Thank you.*

---

**From:** Tessier, Meredith [<mailto:MTessier@ScottsdaleAz.Gov>]  
**Sent:** Tuesday, July 09, 2013 8:57 AM  
**To:** Alexandra Schuchter  
**Subject:** FW: The Vig 15-DR-2013

Good Morning Alexandra, the following email is for your records.

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

---

**From:** Debi [<mailto:debi@skincarepartners.com>]  
**Sent:** Sunday, July 07, 2013 9:21 AM  
**To:** Tessier, Meredith  
**Subject:** Re: The Vig 15-DR-2013

Hi Meredith,

Thank you for following up with me.  
I do have a few concerns. It is a lovely plan, however...

My backyard faces West in that direction with an open view of the area. My concern is that, with the land elevation, more people will be able to look directly into my backyard. Currently, that is the case, however, traffic is minimal. A suggestion would be to allow the bushes to grow closer together in order to help with noise and traffic. It would also be an expense on my part to replant my area with bushes that would grow taller.

Also a problem will be increased trash collection. It would be advisable if Waste Management would agree to a pick up later than 8 am in the mornings.

Also, the noise and smell of another restaurant is not attractive!

My vote, would not be for a restaurant unless these issues can be addressed!

Please keep me posted.

Thank you.

Wishing you your highest best,

Debi



*Stay inspired. Make today a work of art. And go change the world!*

Tel: (615) 332-9995

[Debi@skincarepartners.com](mailto:Debi@skincarepartners.com)

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My latest post: [Never In A Million Years Would I Do "One of Those Things"](#)

[Read more](#) | [My blog](#)

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---

**From:** "Tessier, Meredith" <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>  
**To:** "Debi@skincarepartners.com" <[debi@skincarepartners.com](mailto:debi@skincarepartners.com)>  
**Cc:** "Perone, Steve" <[SPerone@Scottsdaleaz.gov](mailto:SPerone@Scottsdaleaz.gov)>  
**Sent:** Thursday, June 27, 2013 4:36 PM  
**Subject:** RE: The Vig 15-DR-2013

Debi,

This is a follow up email to inform you that this case is scheduled on the July 18, 2013 Development Review Board hearing. Please contact me if you have any comments or concerns.

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

---

**From:** Tessier, Meredith  
**Sent:** Tuesday, May 07, 2013 9:47 AM



**To:** 'debi@skincarepartners.com'

**Cc:** Perone, Steve

**Subject:** The Vig 15-DR-2013

Thank you for contacting the city regarding The Vig, located within the Paseo Village (15-DR-2013). Please follow the provided link and click on 'Applicants Submittal' to view their site plan and elevations. Please contact me if you have any additional questions.

<https://eservices.scottsdaleaz.gov/eservices/cases/casesheet.aspx?caseid=42301>

Thank you,

Meredith Tessier, Planner

City of Scottsdale

Planning, Neighborhood & Transportation Division

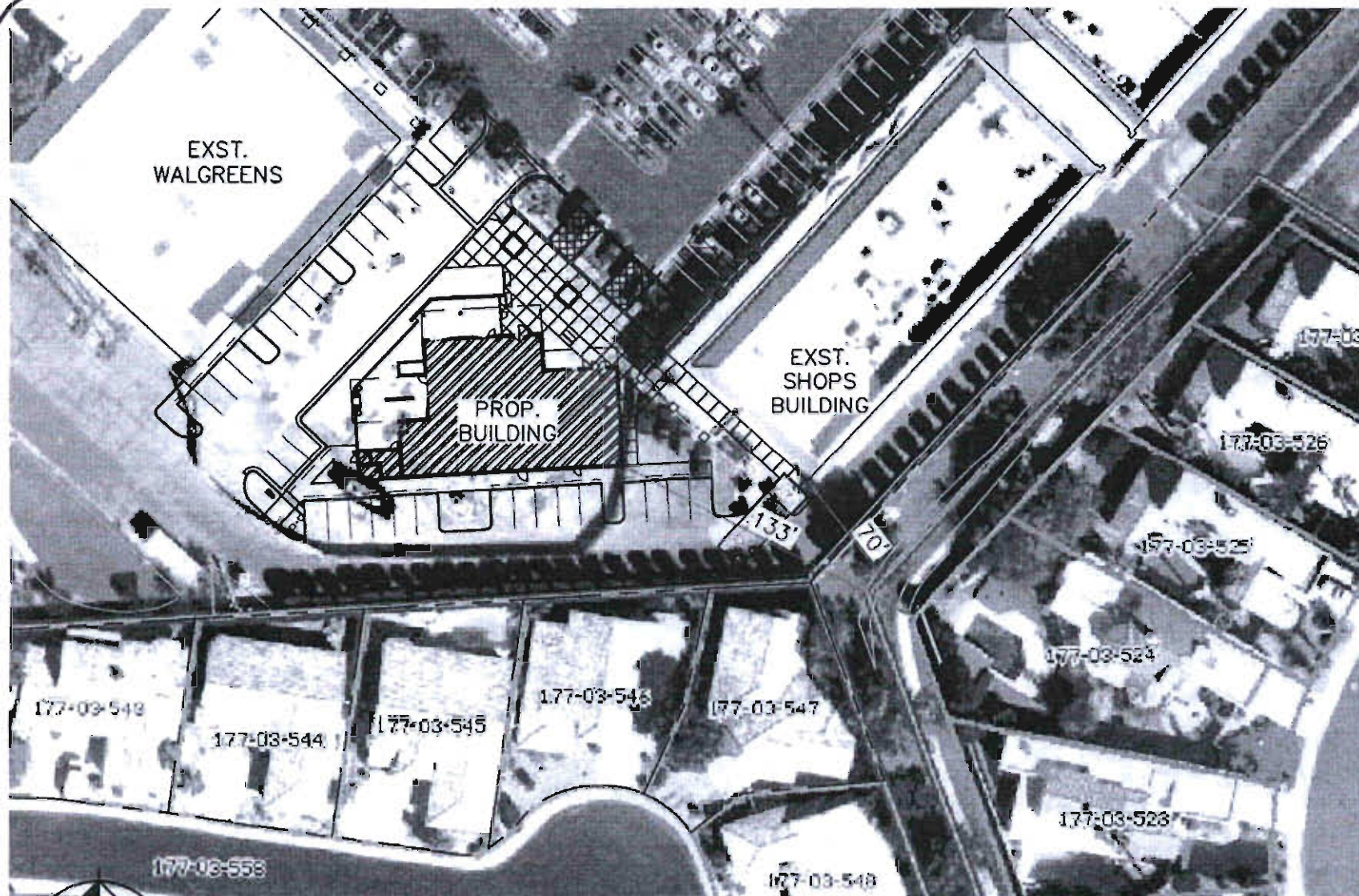
7447 E. Indian School Rd. Ste. 105

Scottsdale, AZ 85251

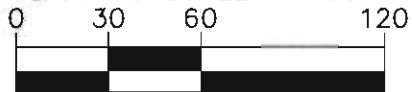
P: 480/312-4211

F: 480/312-7088

K:\proj\04\177235231\0400\Exhibits\2013-07-10 Aerial Overlay.dwg Jul 10, 2013 Current Frame  
DWG: 177235231.dwg



GRAPHIC SCALE IN FEET



PASEO VILLAGE LAYOUT  
7/10/2013



Kimley-Horn  
and Associates, Inc.

## Tessier, Meredith

---

**From:** Tessier, Meredith  
**Sent:** Tuesday, July 09, 2013 9:39 AM  
**To:** 'Debi'  
**Subject:** RE: The Vig 15-DR-2013

Debi,

The Development Review Board Hearing is scheduled on the July 18, 2013, located at 3939 N. Drinkwater Blvd and 1 p.m.

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

---

**From:** Debi [<mailto:debi@skincarepartners.com>]  
**Sent:** Sunday, July 07, 2013 9:30 AM  
**To:** Tessier, Meredith  
**Subject:** Re: The Vig 15-DR-2013

Also,

Could you please forward the address and time for the scheduled meeting?

Thank you.

Wishing you your highest best,

Debi



*Stay Inspired. Make today a work of art. And go change the world!*

Tel: (615) 332-9995

[Debi@skincarepartners.com](mailto:Debi@skincarepartners.com)

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My latest post: [Never In A Million Years Would I Do "One of Those Things"](#)

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Get a signature like this: [Click here!](#)

---

**From:** "Tessier, Meredith" <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>  
**To:** "'debi@skincarepartners.com'" <[debi@skincarepartners.com](mailto:debi@skincarepartners.com)>  
**Cc:** "Perone, Steve" <[SPerone@Scottsdaleaz.gov](mailto:SPerone@Scottsdaleaz.gov)>  
**Sent:** Thursday, June 27, 2013 4:36 PM  
**Subject:** RE: The Vig 15-DR-2013

Debi,

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Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
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7447 E. Indian School Rd. Ste. 105  
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**From:** Tessier, Meredith  
**Sent:** Tuesday, May 07, 2013 9:47 AM  
**To:** 'debi@skincarepartners.com'  
**Cc:** Perone, Steve  
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<https://eservices.scottsdaleaz.gov/eservices/cases/casesheet.aspx?caseid=42301>

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

## Tessier, Meredith

---

**From:** Tessier, Meredith  
**Sent:** Tuesday, July 09, 2013 9:13 AM  
**To:** 'Debi'  
**Cc:** Perone, Steve  
**Subject:** RE: The Vig 15-DR-2013

Tracking:	Recipient	Read
	'Debi'	
	Perone, Steve	Read: 7/9/2013 9:14 AM

Debi,

Thank you for the e-mail below, it will be incorporated into the case file. I also suggest contacting the applicant to discuss your concerns about privacy and landscape maintenance to discuss solutions. The Development Review Board Hearing is scheduled on the July 18, 2013, located at 3939 N. Drinkwater Blvd and 1 p.m.

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

---

**From:** Debi [mailto:debi@skincarepartners.com]  
**Sent:** Sunday, July 07, 2013 9:21 AM  
**To:** Tessier, Meredith  
**Subject:** Re: The Vig 15-DR-2013

Hi Meredith,

Thank you for following up with me.  
I do have a few concerns. It is a lovely plan, however...

My backyard faces West in that direction with an open view of the area. My concern is that, with the land elevation, more people will be able to look directly into my backyard. Currently, that is the case, however, traffic is minimal. A suggestion would be to allow the bushes to grow closer together in order to help with noise and traffic. It would also be an expense on my part to replant my area with bushes that would grow taller.

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Also, the noise and smell of another restaurant is not attractive!

My vote, would not be for a restaurant unless these issues can be addressed!

Please keep me posted.

Thank you.

Wishing you your highest best,

Debi



*Stay inspired. Make today a work of art. And go change the world!*

Tel: (615) 332-9995

[Debi@skincarepartners.com](mailto:Debi@skincarepartners.com)

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---

**From:** "Tessier, Meredith" <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>  
**To:** "debi@skincarepartners.com" <[debi@skincarepartners.com](mailto:debi@skincarepartners.com)>  
**Cc:** "Perone, Steve" <[SPerone@Scottsdaleaz.gov](mailto:SPerone@Scottsdaleaz.gov)>  
**Sent:** Thursday, June 27, 2013 4:36 PM  
**Subject:** RE: The Vig 15-DR-2013

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Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

---

**From:** Tessier, Meredith  
**Sent:** Tuesday, May 07, 2013 9:47 AM

**To:** 'debi@skincarepartners.com'

**Cc:** Perone, Steve

**Subject:** The Vig 15-DR-2013

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<https://eservices.scottsdaleaz.gov/eservices/cases/casesheet.aspx?caseid=42301>

Thank you,

Meredith Tessier, Planner

City of Scottsdale

Planning, Neighborhood & Transportation Division

7447 E. Indian School Rd. Ste. 105

Scottsdale, AZ 85251

P: 480/312-4211

F: 480/312-7088

## **Tessier, Meredith**

---

**From:** Alexandra Schuchter <alexandra@dpcrc.com>  
**Sent:** Friday, July 19, 2013 10:53 AM  
**To:** Deb.granite@gmail.com  
**Cc:** Tessier, Meredith; Bloemberg, Greg  
**Subject:** RE: Paseo Village  
**Attachments:** 13-0719 Paseo Village\_Granite Offer.pdf

Debi,

As promised, attached is the formal offer discussed yesterday prior to the DRB hearing and again this morning.

Also, I would be happy to review the building plans with you in person. Should you like to set up a meeting to do so, please let me know.

Alexandra

---

**From:** Deb.granite@gmail.com [mailto:deb.granite@gmail.com]  
**Sent:** Friday, July 19, 2013 10:01 AM  
**To:** Alexandra Schuchter  
**Subject:** Re: Paseo Village

Thank you very much. I will get back to you after I review what you provide.

Sent from my iPad

On Jul 19, 2013, at 9:52 AM, Alexandra Schuchter <alexandra@dpcrc.com> wrote:

Debi,

I will employ the services of a registered landscape architect from Kimley-Horn and Associates in order to determine plant palate. We can meet with you early next week at your residence. I will send you a formal offer by close of business today outlining scope of work.

Alexandra

---

**From:** Deb.granite@gmail.com [mailto:deb.granite@gmail.com]  
**Sent:** Friday, July 19, 2013 9:44 AM  
**To:** Alexandra Schuchter  
**Subject:** Re: Paseo Village

Alexandra,

Based upon your offer this morning, and your comments yesterday regarding offering landscaping, who do you intend on sending over to my residence and when so that I can make an informed decision? I know that time is of the essence, and I want to make sure that the person that you send is qualified to guide me through this process.

Thank you for your time, and I look forward to your response.



Debi Granite

Sent from my iPad

On Jul 18, 2013, at 4:53 PM, Alexandra Schuchter <[alexandra@dpcrc.com](mailto:alexandra@dpcrc.com)> wrote:

Debi,

Attached as requested. We will be out onsite tomorrow at 8:30a.

Alexandra

---

**From:** Debi [<mailto:debi@skincarepartners.com>]  
**Sent:** Thursday, July 18, 2013 4:52 PM  
**To:** Alexandra Schuchter  
**Subject:** Re: Paseo Village

Alexandra,

I am interested in meeting.  
Could you please send me a copy of the  
building plans to also include the parking lot?  
Thank you.

Wishing you your highest best,

*Debi*

---

**From:** Alexandra Schuchter <[alexandra@dpcrc.com](mailto:alexandra@dpcrc.com)>  
**To:** "Debi@skincarepartners.com" <[Debi@skincarepartners.com](mailto:Debi@skincarepartners.com)>  
**Sent:** Thursday, July 18, 2013 4:03 PM  
**Subject:** Paseo Village

Debi,

Are you available to meet me out on site tomorrow?

Thanks.

Sent from my iPhone

<site plan-work sheet -SP-1.0.pdf>



## DIVERSIFIED PARTNERS

*Nationwide Real Estate Services*

July 19, 2013

Ms. Deborah Granite  
7172 N. Via De Amigos  
Scottsdale, AZ 85258

RE: Paseo Village (The Vig) – Landscape Offer

Dear Ms. Granite,

In reference to the above indicated project, Diversified Partners is extending the following offer in order to additionally mitigate any concerns you may have regarding your privacy, light pollution, noise pollution and visibility into your backyard with the addition of the new Vig within the existing Paseo Village Shopping Center.

Diversified Partners will employ the services of a registered landscape architect through Kimley-Horn and Associates. Kimley-Horn and Associates will provide a landscape plan to include 2 trees (24-in box) or a similar vegetation improvement of comparable costs on the interior of your backyard wall (location/placement to be determined).

Diversified Partners will include the agreed to backyard landscaping as part of the General Contractor's scope of work on the Vig Paseo project. The landscaping in your yard will be installed prior to the opening of Vig Paseo.

Diversified Partners looks forward to remaining good neighbors for years to come.

Sincerely,

Alexandra Schuchter  
Project Manager

## **Tessier, Meredith**

---

**To:** Deb.granite@gmail.com  
**Subject:** RE: The Vig @ paseo village

Debi,

Please click on the links below to view the 2012 DRB report, marked agenda and minutes.

[http://eservices.scottsdaleaz.gov/planning/projectsummary/dr\\_reports/DR\\_23\\_DR\\_2012.pdf](http://eservices.scottsdaleaz.gov/planning/projectsummary/dr_reports/DR_23_DR_2012.pdf)

[http://www.scottsdaleaz.gov/Assets/documents/BoardAgendas/DRB/2012+Agendas/09-06-12\\_Agenda.pdf](http://www.scottsdaleaz.gov/Assets/documents/BoardAgendas/DRB/2012+Agendas/09-06-12_Agenda.pdf)

[http://www.scottsdaleaz.gov/Assets/documents/BoardAgendas/DRB/2012+Minutes/09-06-12\\_Approved\\_Minutes.pdf](http://www.scottsdaleaz.gov/Assets/documents/BoardAgendas/DRB/2012+Minutes/09-06-12_Approved_Minutes.pdf)

Please see my response below to your questions.

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

---

**From:** Deb.granite@gmail.com [mailto:deb.granite@gmail.com]  
**Sent:** Friday, July 19, 2013 9:28 AM  
**To:** Tessier, Meredith  
**Subject:** Re: The Vig @ paseo village

Thanks Meredith.

The parking at the rear is located within the 30' landscape setback, and in both directions. Jonathan showed that to Gregg this morning. It's my understanding that he is helping out on this as well, so would you please check into that and any other encroachments into the setback areas. Another question I have is if parking is permitted in the rear is there full fire dept access, as it appears to me that on the west side parking would interfere with this, but I may be mistaken. So would you please verify this as well.

There is a required 50-foot building setback in the rear of The Vig and a 30-foot front yard (landscape) setback along Via Paseo Sur (behind Walgreens next to existing parking area). The parking behind The Vig is located 50 feet from the property line, so there are no encroachment into the setback area. The Fire Department has accepted the DRB site plan.

The site data shows 417 spaces, and the plan calls for 379, so there should already be extra spaces available, correct? And therefore no parking would be required behind the restaurant and next to the residences.

The site plan complies with the zoning ordinance parking requirements.

Would you please also provide Eric Gerster's contact info as well.

I will coordinate with the DRB liaison to obtain his contact information.

If there is any proposal to handle any air or odors coming from the restaurant I would like to know that as well. Or, do you happen to know if there are any products or equipment that would handle that?

Please contact Waste Management Department they may have suggestions or continue to coordinate with Diversified Partners.

I would appreciate any information or elinks on prior building or planning proposals as well as this is a very time sensitive issue.

Please follow the links provided above.

And finally, I noticed that the sign on the property was placed on 7/12/13. Does that meet the minimum posting standards for the city, and do you also know if the sign size and related data i.e size, height, wording, dates, data, information, etc. all comply with the city's standards as well? I also noticed that the request that was posted states for a previously approved restaurant, and this is a new development. I'm just asking for clarity on this so that I have a clear understanding on ll of this.

DRB hearing signs are to be posted at 7 days prior to the hearing. The City posts and creates the DRB hearing signs.

Thanks so much!

Debi Granite

Sent from my iPad

On Jul 18, 2013, at 5:48 PM, "Tessier, Meredith" <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)> wrote:

Debi,

Thanks for the confirmation. It will be myself and the applicant, Alexandra tomorrow.

Please let me know the additional parking information you are looking for.

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

---

**From:** Debi [<mailto:debi@skincarepartners.com>]  
**Sent:** Thursday, July 18, 2013 4:57 PM

**To:** Tessier, Meredith  
**Subject:** Re: The Vig

Hi Meredith,

I returned your call. Thank you for the email.

I am seeking counsel on this situation. Not sure if they will be available that soon.  
We can meet to discuss ideas.  
But please know that I will not be in a position to agree to anything tomorrow.

Would like more information on the parking as well.

Will Eric Gerster be there as well?

Wishing you your highest best,

*Debi*



*Stay inspired. Make today a work of art. And go change the world!*  
Tel: (615) 332-9995  
[Debi@skincarepartners.com](mailto:Debi@skincarepartners.com)  
[My Blog](#) | [Sign up for my newsletter](#)



My latest post: [Is It Possible To Get Better Looking Skin Tomorrow?](#)

[Read more](#) | [My blog](#)

[Get this email app!](#)

Get a signature like this: [Click here!](#)

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**From:** "Tessier, Meredith" <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>  
**To:** "[debi@skincarepartners.com](mailto:debi@skincarepartners.com)" <[debi@skincarepartners.com](mailto:debi@skincarepartners.com)>  
**Cc:** "[debg3123@gmail.com](mailto:debg3123@gmail.com)" <[debg3123@gmail.com](mailto:debg3123@gmail.com)>  
**Sent:** Thursday, July 18, 2013 4:52 PM  
**Subject:** The Vig

Debi,

I left you a voice message to inform you that myself and the applicant will be meeting on-site tomorrow morning at 8:30 to conduct a site visit and hope to find a solution to address your concerns.

Please let me know if this day and time works for you.

Thank you,

## **Tessier, Meredith**

---

**From:** Tessier, Meredith  
**Sent:** Tuesday, July 23, 2013 3:35 PM  
**To:** 'rrusso12@cox.net'  
**Cc:** Perone, Steve  
**Subject:** FW: Paseo Village: The Vig 15-DR-2012

Please let me know if you have any additional questions. Also, please note that this case was continued at the July 18, 2013 DRB hearing and is scheduled on the August 1, 2013 hearing. I will incorporate your email below into the case.

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division  
7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

-----Original Message-----

**From:** Tessier, Meredith  
**Sent:** Tuesday, July 23, 2013 10:21 AM  
**To:** 'rrusso12@cox.net'  
**Cc:** 'Alexandra Schuchter'  
**Subject:** RE: Paseo Village: The Vig 15-DR-2012

Good Morning,

Please see my response below.

1. Where will the dumpsters be located?  
The Vig will be using the existing dumpster.
2. Will there be overflow parking in the rear of the restaurant? What is the distance from my property line?  
The site plan complies with the parking requirements and the distance between the building and property line is approximately 52 feet.
3. What are the proposed hours of operation?  
Please contact the applicant for hours of operation.
4. Will The Vig have music playing on the patio?  
Please contact the applicant for further detail, though I believe they will have ambiance music on the patio.

Thank you,

Meredith Tessier, Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation Division

7447 E. Indian School Rd. Ste. 105  
Scottsdale, AZ 85251  
P: 480/312-4211  
F: 480/312-7088

-----Original Message-----

From: [rrusso12@cox.net](mailto:rrusso12@cox.net) [mailto:[rrusso12@cox.net](mailto:rrusso12@cox.net)]  
Sent: Friday, July 19, 2013 9:47 PM  
To: Tessier, Meredith  
Subject: RE: Paseo Village: The Vig 15-DR-2012

Meredith,

The proposed restaurant poses four main concerns that I would like to address:

1. Where will the dumpsters be located?
2. Will there be overflow parking in the rear of the restaurant? What is the distance from my property line?
3. What are the proposed hours of operation?
4. Will The Vig have music playing on the patio?

Thank you,

Ray Russo  
8130 E. Via De Dorado  
Scottsdale, AZ 85258

----- "Tessier wrote:

> Mr. Russo,

>

> This is a follow up e-mail to inform you that this case is scheduled for the July 18, 2013 Development Review Board Hearing. Please e-mail me any concerns or comments you may have on this project.

>

> Thank you,

>

> Meredith Tessier, Planner

> City of Scottsdale

> Planning, Neighborhood & Transportation Division

> 7447 E. Indian School Rd. Ste. 105

> Scottsdale, AZ 85251

> P: 480/312-4211

> F: 480/312-7088

>

>

>

>

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> From: Tessier, Meredith

> Sent: Monday, April 08, 2013 5:07 PM

> To: 'rrusso12@cox.net'

> Cc: Perone, Steve

> Subject: Paseo Village: The Vig

>  
>  
> Mr. Russo,  
>  
> The city received today a formal submittal for a new restaurant, located in the same location as the previously approved restaurant. The applicant is requesting changes to the site plan, landscape and elevations. Please see attached documents. Please let me know if you have any questions.  
>  
> Thank you,  
> << File: 20130408175927666.pdf >> << File: 20130408175941795.pdf >>  
> << File: 20130408175957269.pdf >> Meredith Tessier, Planner City of  
> Scottsdale Planning, Neighborhood & Transportation Division  
> 7447 E. Indian School Rd. Ste. 105  
> Scottsdale, AZ 85251  
> P: 480/312-4211  
> F: 480/312-7088  
>  
>  
>  
>



## Tessier, Meredith

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**From:** Deb.granite@gmail.com  
**Sent:** Tuesday, July 23, 2013 3:37 PM  
**To:** Alexandra Schuchter  
**Cc:** Tessier, Meredith; Bloemberg, Greg  
**Subject:** Re: Paseo Village

Good afternoon Alexandra,

I have reviewed the proposal that you sent, however I am confused as how your office can make an offer without first having the landscape architects office send a representative to my home and look at the area in question? And, how is your office substantiating the offer of which you have proposed? Please let me know when I can expect to have a representative come out and confir with me on this so that I can make sure that all of the items that you mentioned in your offer have been fully mitigated, and to my satisfaction. Please provide me with the name and date for this week for the landscape architect as I would like this resolved as soon as possible, and before the next hearing date. Has your office offered the same assistance to all residences who's backyard backs up against the property of which we speak?

Thank you, and I look forward to receiving your response as we are all aware that this is a time sensitive issue for all.

Debi

Sent from my iPad

On Jul 23, 2013, at 9:08 AM, Alexandra Schuchter <[alexandra@dpcrc.com](mailto:alexandra@dpcrc.com)> wrote:

Debi,

I wanted to confirm receipt of the proposal from Diversified Partners, LLC sent over to you on Friday (attached again here). Also, I wanted to be available to answer any additional questions you may have.

Thanks,

Alexandra Schuchter

---

**From:** Deb.granite@gmail.com [mailto:[deb.granite@gmail.com](mailto:deb.granite@gmail.com)]  
**Sent:** Friday, July 19, 2013 10:01 AM  
**To:** Alexandra Schuchter  
**Subject:** Re: Paseo Village

Thank you very much. I will get back to you after I review what you provide.

Sent from my iPad

On Jul 19, 2013, at 9:52 AM, Alexandra Schuchter <[alexandra@dpcrc.com](mailto:alexandra@dpcrc.com)> wrote:

Debi,

I will employ the services of a registered landscape architect from Kimley-Horn and Associates in order to determine plant palate. We can meet with you early next week at your residence. I will send you a formal offer by close of business today outlining scope of work.

Alexandra

---

**From:** [Deb.granite@gmail.com](mailto:Deb.granite@gmail.com) [<mailto:deb.granite@gmail.com>]  
**Sent:** Friday, July 19, 2013 9:44 AM  
**To:** Alexandra Schuchter  
**Subject:** Re: Paseo Village

Alexandra,

Based upon your offer this morning, and your comments yesterday regarding offering landscaping, who do you intend on sending over to my residence and when so that I can make an informed decision? I know that time is of the essence, and I want to make sure that the person that you send is qualified to guide me through this process.

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Debi Granite

Sent from my iPad

On Jul 18, 2013, at 4:53 PM, Alexandra Schuchter <[alexandra@dpcrc.com](mailto:alexandra@dpcrc.com)> wrote:

Debi,

Attached as requested. We will be out onsite tomorrow at 8:30a.

Alexandra

---

**From:** Debi [<mailto:debi@skincarepartners.com>]  
**Sent:** Thursday, July 18, 2013 4:52 PM  
**To:** Alexandra Schuchter  
**Subject:** Re: Paseo Village

Alexandra,

I am interested in meeting.  
Could you please send me a copy of the building plans to also include the parking lot?  
Thank you.

Wishing you your highest best,

*Debi*

---

**From:** Alexandra Schuchter <[alexandra@dpcrc.com](mailto:alexandra@dpcrc.com)>  
**To:** "Debi@skincarepartners.com" <[Debi@skincarepartners.com](mailto:Debi@skincarepartners.com)>  
**Sent:** Thursday, July 18, 2013 4:03 PM  
**Subject:** Paseo Village

Debi,

Are you available to meet me out on site tomorrow?

Thanks.

Sent from my iPhone

<site plan-work sheet -SP-1.0.pdf>

<13-0719 Paseo Village\_Granite Offer.pdf>