



Town of Oro Valley
Community and Economic Development Department

February 23, 2021

219-16-003A
Stone Canyon Golf LLC
7077 E Marilyn Rd Ste 142 BLDG 5
Scottsdale, AZ 85254-2782

Re: Notice of Violation #7978 work without permit 1530 W Tortolita Vista Lane, Oro Valley AZ

Mr. Nelson,

It has been brought to the attention of the Inspection and Compliance Division, that a violation of the Oro Valley Zoning Code Revised, exists on the above referenced property. It appears that work has been long standing at this location that includes grading without an applicable permit. A permit, as well as specific inspections, are required to verify compliance with applicable life, health, and safety codes. Until the required permit application is received, and permits have been issued, all work must cease and desist. The Oro Valley Zoning Code Revised (OVZC), Section 22.10.A.1. states:

Section 22.10.A.1. Grading permit procedures

Grading permits are required prior to grading as specified below and in conformance with Section 27.9

Type 3 Grading Permit-

A Type 3 grading permit is required for the following:

- i *i. Stockpiling of earthen materials*
- ii *ii. Installation of utilities and other infrastructure for which a Type 2 grading permit is not required.*

Furthermore, you are requested to submit applicable remediation plans to correspond with associated landscape plans for future development.

Oro Valley, it's in our nature.

Next Steps:

- Phase 1 Type 3 Grading Permit and Phase 1 Remediation Plan
 - Submission of a permit application for a Type 3 grading permit, to cover work associated with the removal of all material, debris, trash and for the re-stabilization of the associated lot(s). Any Oro Valley property(s) where material may be transferred to will require its own Type 3 grading permit for stockpiling purposes.
 - Submission of a Stormwater Pollution Prevention Plan and State accepted NOI.
 - A Phase 1 Remediation Plan shall identify stabilization, dust control measures, hours of operation and any new areas of disturbance necessary to remove the debris.
- Phase 2 Remediation Plan
 - Submission of a Phase 2 Remediation Plan to identify all areas of material removal, stabilization and restoration of the area for long term restoration with corresponding Landscape Plans.
 - Prior to issuance of any permits for the development of the property on which the violations have occurred, the property owner shall enter into an agreement with The Town of Oro Valley. The agreement shall consist of a landscape and installation and maintenance service plan to ensure replacement of plant material and is to include, three (3) years maintenance for the replacement of plant materials (OVZC Section 27.6.B.6.d). The contract for the replacement and three (3) years maintenance is required to be executed by you.
 - The Landscape Plan may be completed in conjunction with the anticipated subdivision plat if submitted within sixty (60) days of the Type 3 grading permit issuance.
- Please be aware that if removal of the existing facilities maintenance building is planned with this project, then a separate building permit for demolition is required.

It is important that you work with staff on any remaining issues or action items to prevent future delays to your project schedule. It is the Town's desire that all remaining issues be resolved so that future improvements can continue as soon as possible.

Oro Valley, it's in our nature.

If you have any questions regarding this letter, please feel free to contact me at 520-229-4821; or at jrenteria@orovalleyaz.gov. Your neighbors and the Town of Oro Valley appreciate all efforts on your part to maintain a cleaner, healthier, and safer environment in which to reside. Your prompt attention to this matter is greatly appreciated.

Respectfully,

A handwritten signature in cursive script, appearing to read "Jason Renteria".

Jason Renteria
Code Compliance Specialist
Town of Oro Valley

Cc: rgrnelson7@gmail.com; cking@orovalleyaz.gov; bvella@orovalleyaz.gov; dlaws@orovalleyaz.gov; Jeff.Grobstein@meritagehomes.com; gpo@paradigmiland.us; kpacker@orovalleyaz.gov

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