



STAFF APPROVAL NO. 118-SD-1999#B

**SUBMIT ONE COPY OF THIS APPROVAL LETTER WITH THE FOLLOWING PLAN SETS TO THE ONE-STOP SHOP FOR PLAN REVIEW:**

**BUILDING:** 2 sets of architectural plans and 1 set of civil improvement plans  
**FIRE:** 1 set of architectural plans  
**PLANNING:** 1 set of architectural plans and 2 additional site plans & elevations  
**CIVIL:** 1 set of civil improvement plans

PROJECT NAME: SUMMIT @ SCOTTSDALE

LOCATION: 32331 N Scottsdale Rd

          PARCEL 216-51-002R QUARTER SECTION 56-45

COMPANY NAME: Pei Wei Asian Diner

APPLICANT'S NAME: Charles Chavez

ADDRESS: 15210 N Scottsdale Rd Suite 300 Scottsdale, AZ 85254

PHONE: 602-957-8986 FAX:                     

REQUEST Pei Wei tenant elevation changes

**STAFF APPROVAL NOTIFICATION**

This letter is notification that your REQUEST is approved conceptually by Community Development staff. Plans shall be submitted for permits as required by the One-Stop Shop. **This approval expires one (1) year from date of approval if a permit is required but has not been issued.**

- ☒ **STIPULATIONS:**
1. Plans submitted for permit shall match the elevations (see sheets A7 and A7.1) as shown for Suite #107 (see sheet SP) as submitted by Fitch AAD, and approved by the project coordinator on 10/19/01.
  2. Plans shall be submitted as required by the One-Stop Shop.

RELATED CASES 118-DR-1999

SIGNATURE:                     

Jason Yaich, Planner

DATE: October 19, 2001

STAFF: Please return this letter along with approved plans to Office Coordination for necessary distribution.

c Project File

✓Applicant

✓Code Enforcement

✓Planning Inspectors

Sent 10/12/01

Yaich, Jason

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To: Chuck Chavez; Jason Yaich (E-mail)  
Cc: John Middleton; Tom Alford (E-mail)  
Subject: RE: Pei Wei Asian Diner - The Summit at Scottsdale

Chuck,

I have reviewed the elevation drawings that you delivered to me with our architectural team.

Unfortunately, our preferred choice of alteration is the option that you are not preferring (i.e. filling in the fenestrations with block and stone). We would not support a black spandrel glass solution and would have to differ that approval choice to the Development Review Board.

The spandrel glass is really not the best fix aesthetically and functionally for this problem. Please consider the city's preferred solution, and let me know if it is still achievable based on what you have mentioned below regarding the structural integrity of this solution.

I am hopeful that there is some grounds for compromise on this issue. Please let me know what you think and how you want to proceed.

Sincerely,  
Jason Yaich  
City of Scottsdale - Community Development  
480-312-7849

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

From: Chuck Chavez [mailto:chuckc@peiwei.com]  
Sent: Wednesday, October 10, 2001 1:51 PM  
To: Jason Yaich (E-mail)  
Cc: John Middleton; Tom Alford (E-mail)  
Subject: Pei Wei Asian Diner - The Summit at Scottsdale

Jason,

As we discussed yesterday, I dropped off some drawings to your office this morning including a two different sets of elevations. Our original proposal was to fill-in the storefront windows on the north and west elevation with matching concrete block, as shown on the sheets marked in red, as "original elevations." The Planning comments on our Building Permit application indicated that this was not consistent with the approved elevations. In addition, there is apparently a structural issue in that footings were not constructed for these openings to accommodate the weight of the stone/block and that the demolition necessary to construct the required footing could cause damage to the existing footings. Therefore, we proposed to construct the storefront glass system at the north elevation as shown on the approved elevations but utilizing clear glass with black spandrel. The black spandrel glass, while not consistent with the rest of the storefront glass, it is a high-quality attractive material, which is preferred over tinting or some sort of interior fill-in material that can be seen through clear glass. On the west elevation, we proposed an EIFS material consistent with EIFS in other parts of the center around the kitchen door. If we left the storefront glass at the west elevation, you could see into the kitchen and the backside of the walk-in cooler and the glass would be damaged in a short amount of time, necessitating replacement. We believe that the current proposal will be attractive and while not 100% consistent, it does not constitute a significant departure from the shopping center. Please review and let me know your thoughts. I appreciate your time and assistance in helping us resolve this issue in a timely matter. Thank you.

Chuck Chavez, Director of Development  
Pei Wei Asian Diner, Inc.

# City of Scottsdale Cash Transmittal

Transmittal # : 22105

Transmittal Date : 10/19/2001

Received From :

Bill To :

PEI WEI ASIAN DINER  
15210 N SCOTTSDALE RD SUITE 300  
SCOTTSDALE, AZ 85254  
602-778-5709

PEI WEI ASIAN DINER  
15210 N SCOTTSDALE RD SUITE 300  
SCOTTSDALE, AZ 85254  
602-778-5709

Reference # : 118. SP. 1999 # B

Paid Date : 10/19/2001

Address : 32607 N SCOTTSDALE RD STE 101

MCR : Subdivision :

Lot # :

Marketing Name :

BMP : 216-51-002 QS : 56-45 Water Zone : County : NO Metes/Bounds : NO

Water Type : Sewer Type :

Gross Lot Area : 0 NAOS Lot Area : 0 Net Lot Area : 0

# of Units : 1 Density : Meter Size :

Owner Information :

PEI WEI ASIAN DINER  
15210 N SCOTTSDALE RD SUITE 300  
SCOTTSDALE, AZ 85254  
602-778-5709

Code	Description	Additional	Qty	Amount	Account Number
3166	SA APPLICATION FEE		1	\$68.00	100-07510-44218
			Total	\$68.00	

PEI WEI ASIAN DINER  
32607 N SCOTTSDALE RD STE 101  
SCOTTSDALE, AZ 85254  
602-778-5709

Applicant Signature

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

TO HAVE WATER METER SET - CALL 312-5650 AND REFER TO TRANSMITTAL # 22105



## STAFF APPROVAL APPLICATION &amp; SHOPPING LIST

118-SD-1999 #B

Project Name: PEI WEI ASIAN DINER Date: 10/18/01  
Project Address: 32067 N. SCOTTSDALE RD  
Request: ☒ STOREFRONT MODIFICATIONS Contact: CHUCK CHAVEZ  
Applicant: PEI WEI ASIAN DINER Phone: (602) 778-5720 Fax: (509) 471-0728  
Applicant Address: 15210 N. SCOTTSDALE RD # 300, SCOTTSDALE, AZ 85255  
Current Zoning: C-2 ESL Parcel Number: 216-51-002R Quarter Section: 56-45  
Associated Case Number(s): \_\_\_\_\_

**No application shall be accepted by Development Services without all information in above section and without all items marked below. Applications must be received by 4:00 p.m. Friday to be reviewed at screening on Wednesday.**

## SUBMITTAL REQUIREMENTS

- ☒ 1. Application Fee -- \$68.00
- ☒ 2. Narrative describing nature of all changes being requested.
- ☐ 3. Photographs of site - including all areas of change & photographs of adjacent properties/ buildings.
- ☒ 4. Elevation drawings of new additions, buildings, or other changes. ( 2 COPIES )
- ☐ 5. Material samples - color chips, awning fabric, glazing, etc. (or noted to match existing/proposed bldg)
- ☐ 6. Site plan of entire property indicating extent and location of additions, buildings, and other structures. This site plan shall indicate dimensions of existing and proposed structures as well as any required setbacks. Site plan shall also include a vicinity map including showing improvements/ uses in vicinity (2 COPIES )
- ☐ 7. Floor plan(s) of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction. ( 2 COPIES )
- ☐ 8. Landscape plan indicating location of existing and new plants, location and dimensions of paving, a plant palette with names & symbols, and open space/landscaping calculations. ( 2 COPIES )
- ☐ 9. Conceptual grading & drainage plan showing existing & proposed drainage flows, channels, & retention. (2 COPIES)
- ☐ 10. Homeowners/Property Owners Association approval (if applicable).
- ☐ 11. Owner's authorization.
- ☐ 12. Aerial photograph, 30" X 30" paper size, 1" = 100' scale. (available from records department)
- ☐ 13. Quarter Section Map, 30" X 30" paper size, 1" = 100' scale. (available from records department)
- ☐ 14. Zoning map, 30" X 30" paper size, 1" = 400' scale. (available from records department)
- ☐ 15. Other \_\_\_\_\_

**Please Note:** After review by Project Coordination staff, it may be determined that this request requires approval by the Development Review Board through the public hearing process. Any fees paid shall apply toward the fee for this process. If approved at staff level, this approval expires six (6) months from date of approval if a permit is required but has not been issued.

Jason Varich x. 2-7849 **Staff Use Only:**  
City Coordinator: JASON VARICH SA #: \_\_\_\_\_ SD #: \_\_\_\_\_

☐ **Approved** Case Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
☐ **Denied** Action Date: \_\_\_\_\_ By: \_\_\_\_\_  
☐ **Withdrawn** Comments: \_\_\_\_\_



October 17, 2001

Mr. Jason Yaich  
City of Scottsdale  
7447 E. Indian School Road  
Scottsdale, AZ 85251

RE: Pei Wei Asian Diner  
32067 N. Scottsdale Rd.,  
The Summit at Scottsdale

Dear Jason,

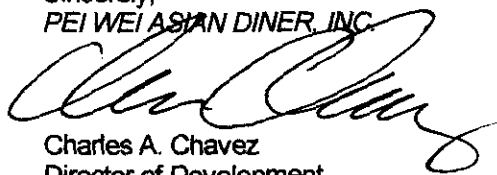
As we discussed, we are requesting approval for storefront modifications to accommodate our proposed restaurant.

I have attached a copy of the plans, the application and the check for your use.

Please review and let me know if you have any questions, concerns or need any additional information.

Thank you.

Sincerely,  
PEI WEI ASIAN DINER, INC.



Charles A. Chavez  
Director of Development