



Pre-Application Questionnaire

Date: 3-20-06

Project No.: 213 - PA - 2006

Coordinator: _____

Cost Center (COS Projects Only): _____

Project Name: _____

FRONTIER STREET SHOPS

Location: _____

7240-48 MAIN STREET

Zip Code: 85251

Current Zoning: C-200

Parcel Number(s): 130-23-108/110

Quarter Section: 16.45

Is this property owned by the State Land Department?

☒ No

☐ Yes

Property Details:

☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Industrial

Gross Lot Size: 9840

Sq Ft /

AC

Building Height: 26' MAX

Net Lot Size: 9840

Sq Ft /

AC

Current Use: COMMERCIAL

1.25 AC PAID PARKING 26.89 CARS

Compliance Order Issued?

☒ No

☐ Yes

By whom? _____

For what reason? _____

Case Type:

☐ Preliminary Plat*

☒

Development Review

☐ Master Sign Program

☐ General Plan Amendment

☐ Rezoning

☐ Use Permit

☐ Variance

☐ Zoning Interpretation

☐ Appeal Interpretation

☐ Text Amendment

☐ Abandonment

☐ Staff Approval

☐ ESLO Wash Modification

☐ ESLO Hardship Exemption

☐ Don't Know/Exploring Options

☐ Other: _____

*Planning water features?

☐ No

☐ Yes

Call Water Resources at 480-312-5659 for additional requirements.

Owner Contact: GILBERT ORTEGA JR

Company: ORTEGA FAMILY HOLDINGS

Phone: 480 990 1808 Fax: _____

E-mail: indiansilver@aol.com

Address: 3925 N. SCOTTSDALE RD

SCOTTSDALE

Applicant Signature: _____

Applicant Contact: DAVID ORTEGA AIA

Company: DAVID ORTEGA ARCHITECT

Phone: 480 991 4224 Fax: _____

E-mail: ortegarchi@cox.net

Address: 7051 5TH AVE

AZ 85251

Date: 3/6/2006

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 •

49-DR-2006

5/12/2006



Pre-Application Questionnaire

Project Narrative

Date: _____

Project No.: _____ - PA - _____

Coordinator: _____

Cost Center (COS Projects Only): _____

Provide a detailed descriptive narrative of the site layout.

- Describe the site circulation, parking and design, drainage, architecture, and proposed land use.
- What improvements and uses currently exist on the property?
- Explain how your proposal is compatible with the surrounding area.
- Are there any unusual characteristics that may restrict or affect your development?

Target Date to Begin Construction: JUNE MAY 2006

Please type or print narrative in the space below. Provide as much detail as possible; use a separate sheet if necessary.

Background: For over 40 years Flaggs has been a landmark on Main Street in Old Town Scottsdale. However most residents and visitors alike are unaware of the numerous small shops, hamburger café, hidden theater and original artist's house which operated at the property for decades.

The Portafino Theater which closed in the 1980's and café are long forgotten as well as the row of small shops, which have been dormant, serving as back storage, overflow sales area and workshop for Flaggs.

Frontier Street Project: This Project consists of opening up the hidden courtyard with new façades on Main Street and revived Western storefrontages. The "Shortest Frontier Street" in the West, only 103 feet deep will be lined with new covered walkways. A mix of parapets with stained and painted rough/ sawn wood will draw customers into the past.

Gilbert Ortega Holdings will feature multiple tenants, each highlighted with boardwalk accessories and moveable sales displays in the court. Outdoor sales continue to be a tradition at the "Flaggs" property. There will be NO additional building areas with the new parapet modifications.

Parking Frontier Street: Property paid into the Improvement District Assessments and has no parking on site. Courtyard is all pedestrian.

Planning and Development Services Department

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DEVELOPMENT CONFERENCE

213-PA-2006

PROJECT NAME FRONTIER STREET SHOPS

PROJECT LOCATION 7240-7248 MAIN STREET

PROJECT USE

PARTICIPANTS

MAC CUMMINS

DAVID ORTEGA

DISCUSSION

CONCLUSION

DATE MONDAY, APRIL 3RD @ 4:30 P.M.

7447 E. INDIAN SCHOOL RD. • SCOTTSDALE, ARIZONA 85251 • (480) 312-7000