



April 25, 2008

Perry Bolster
Pranksters Too
7919 East Thomas Road #101
Scottsdale, AZ 85251

RE: 5-ZN-2008
Pranksters Too

Dear Mr. Bolster:

The Planning and Development Services Department has completed the review of the above referenced submittal dated March 13, 2008. The following **1st Review Comments** represent the review performed on the project by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application type.

Ordinance Related Issues

The following ordinance related issues have been identified in this first review of the project and will need to be addressed in a re-submittal prior to scheduling a hearing.

Legal:

1. Revise the project narrative to include the specific reasons for this application to rezone from Neighborhood Commercial District (C-1) to Central Business District (C-2).
2. Submit a revised project application signed by the authorized individual of the Indian River Plaza, L.L.C. (e.g. member, CEO, etc). Provide documentation that this individual is authorized to sign the application on behalf of the corporation.
3. Submit a letter authorizing Perry Bolster to act on the behalf of the Indian River Plaza, L.L.C. with regard to the rezoning case (5-ZN-2008) and the Conditional Use Permits for a Bar and Live Entertainment applications (17-UP-2008 and 18-UP-2008).
4. Provide context photos and a context photo key. Each photo shall be number to location and direction that it was taken from on a site plan, and the site plan shall indicate the corresponding number, location, and direction. See the attached direction illustration.

Policy Related Issues

The following policy related issues have been identified in the first review of the project. While these issues are not as critical to scheduling the case for public hearing, they may affect the City Staff's recommendation for support of this project and should be addressed as soon as possible.

207 Waiver:

5. A copy of a Proposition 207 Waiver Wavier will be provided in advance of or shortly after the Planning Commission Meeting. Please have the property owner sign the Proposition 207 Waiver form and return it to me one week after the Planning Commission hearing.

Additional Information

6. Please resubmit the previous requested revisions to the Live Entertainment and Bar Use permit. See attached letter.

Please resubmit the revised legal requirements addressing the comments/corrections identified above as soon as possible for further review (**Please see Attachment A, Resubmittal Checklist, for a consolidated list of information to be resubmitted**). The City will then review the revisions to determine if it is ready to be scheduled for a hearing date.

In an effort to get this development request to a Planning Commission hearing, City staff has identified the following potential schedules (read schedule left to right):

Track	Response/resubmittal by applicant (complete set of revisions)	City to provide status update	Potential DRB/PC Hearing Date
08-14	No later than 5/09/2008	5/23/2008	6/25/2008
08-15	No later than 5/23/2008	6/06/2008	7/09/2008
08-16	No later than 6/06/2008	6/20/2008	8/13/2008

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING OR THE ABOVE MEETING SCHEDULE MAY BE AFFECTED. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS.

This schedule is based on the original submittal track and relies on a timely, complete and accurate response/resubmittal to the items addressed in this letter. Please be advised that the 1st **Review Comments** are valid for a period of 45 days from the date on this letter. While the case will remain active, failure to resubmit within the 45 days will require the project to begin a new "First Review" track to refresh the review. Failure to resubmit within 190 days may cause the project to be considered inactive.

If you have any questions, or need further assistance please contact me at 480-312-4218 or at dsymer@ScottsdaleAZ.gov.

Sincerely,


Dan Symer, AICP
Senior Planner

cc: Steve Hamel
Indian River Plaza, LLC
6621 N. Scottsdale Rd
Scottsdale, AZ 85250

ATTACHMENT A
Resubmittal Checklist

Case Number: 5-ZN-2008

Please provide the following documents, in the quantities indicated, with the first submittal (all plans larger than 8 ½ x11 shall be folded):

- ☒ One original: Letter of Authorization-actual owner of record
- ☒ One copy: Revise project application with to include the actual authorization owner of record signature.
- ☒ One copy: Revised Project Data Sheet
- ☒ One copy: Revised Context Photos and key (Color)
- ☐ _____ copies of the Revised Traffic Impact Study
- ☐ _____ copies of the Revised Parking Study