



October 23, 2007

Tom Rief  
Land Development Services, L.L.C.  
5635 North Scottsdale Road, Suite 130  
Scottsdale, Arizona 85251

RE: 18-UP-2007 and 17-UP-2007  
Pranksters Too

Dear Mr. Tom Rief:

The Planning and Development Services Department has completed the review of the above referenced submittal dated September 26, 2007. The following **1<sup>st</sup> 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.

**Zoning:**

1. Submit 24"x36" floor plans that indicate the proposed modifications and label the area for the live entertainment.
2. Revise the floor plan to include the table and chair locations.
3. Provide a separate floor plan work sheet that indicates area of the live entertainment with a hatch pattern and include the total square feet of the area.

**Legal:**

4. Submit a revised project application signed authorized individual of the Indian River Plaza, L.L.C. Provide documentation that this individual is authorized to sign the application on behalf of the corporation.
5. Provide a separate narrative for the Live Entertainment conditional use permit request.
6. 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.

**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:**

7. 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.

Please resubmit the revised legal requirements, revised plans, and a written summary response 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, 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 PC Hearing Date
2-08	No later than 11/09/2007	11/21/2007	12/12/2007
3-08	No later than 11/21/2007	12/07/2007	01/09/2008
4-08	No later than 12/07/2007	12/21/2007	01/23/2008

**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 **1<sup>st</sup> 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](mailto:dsymer@ScottsdaleAZ.gov).

Sincerely,



Dan Symer, AICP  
Senior Planner

cc: Bridgette Nieves  
Arizona Partners  
6621 North Scottsdale Road  
Scottsdale, Arizona 85250

Joe Scott  
Prankster's Too  
7919 East Thomas Road, #101  
Scottsdale, Arizona 85251

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: 18-UP-2007

Please provide the following documents, in the quantities indicated, with the first submittal (all plans larger than 8 1/2" x 11" shall be folded):

- ☒ One copy: COVER LETTER- Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (DWG format only)
- ☐ One original: Signed Prop. 207 Waiver Request
- ☐ One original: Letter of Authorization-actual owner of record
- ☐ One copy: Current Title Report
- ☐ One copy: Revised Project Data Sheet
- ☒ One copy: Revised Narrative for Project
- ☐ \_\_\_\_\_ copies of the Revised Traffic Impact Study
- ☐ \_\_\_\_\_ copies of the Revised Parking Study

☒ Revised Floor Plan:

1 \_\_\_\_\_ 24" x 36"      1 \_\_\_\_\_ 11" x 17"      1 \_\_\_\_\_ 8 1/2" x 11"

☒ Revised Floor Plan Work Sheet:

1 \_\_\_\_\_ 24" x 36"      1 \_\_\_\_\_ 11" x 17"      1 \_\_\_\_\_ 8 1/2" x 11"

☐ Revised Site Plan:

\_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 1/2" x 11"

Revised Elevations:

☐ Color \_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 1/2" x 11"  
☐ B/W \_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 1/2" x 11"

Revised Landscape Plan:

☐ Color \_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 1/2" x 11"  
☐ B/W \_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 1/2" x 11"

☐ Other Supplemental Materials:

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