



Fax Cover Sheet

Records Department

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To: Frank Tsikitas	From: Records Department
FAX: 480-551-1777	Date: 8/1/08
Phone:	Pages: 6
Re: Number:	CC:

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Message:

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Planning & Development Services Department - Records Department

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Mr. Lamperez:

I am working with Frank Tsikitas on Case 18-UP-2008 in order to get a live entertainment permit for the Southbeach Restaurant & Lounge. I inherited this project late in the submittal process, so I apologize in advance if some of my assumptions are incorrect.

I have read your letter dated 7/16/2008 regarding your first review comments, and I have a few questions and comments.

On your Item #1, you request a letter of authorization, but the checklist item states that this is only required if the owner did not sign the application form. The owner (Mr. Rosso) did sign the form, not the applicant. Have the requirements changed?

Item #6 requests a "recorded shared parking plan/agreement for the property." I checked with your records department, and they could not locate a copy. Are you certain such an agreement exists, and if so, can you help me to find a copy?

Item # 7 requests a noise analysis. The project narrative, simple as it is, clearly states that the live entertainment will be indoors only, with closed doors and no outdoor amplification. With the applicant willing to restrict himself to these stipulations, is the noise analysis necessary?

In Item #9, do you want "stage area" and "dance area" as two separate categories? It appears in Item #8 that you want them under only one category. Also, there was no example of the Floor Plan Worksheet attached to your letter. If you have an example you can provide, I would appreciate it.

In regards to Item #12; The Use Permit Application Checklist I have and that I submitted with the application has an "NA" next to the request for "Agreement for the Waiver of Claims for Diminution in Value of Property." I was assuming that the NA came from Tim Curtis during the pre-application meeting and not from the applicant. Logically, it does not make sense that this would be a requirement, since failing to get the Use Permit would only continue the status quo, and would not change the value of the property. Since the owner and applicant are different, the owner may not want to involve the rest of *his property in this submittal. Please consider not making this a requirement.*

Your help with these issues would be greatly appreciated. If need be, I could meet at your offices to discuss these items in person.

Sincerely,

Eric J. Gerster
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602-390-1107