

DORIS / DAY

Use Permit request for
Live Entertainment existing
restaurant is 6200 #

Project Pre-Application Questionnaire

Submittal Date: _____
City Staff Signature _____

Project No.: 300 - PA - 2009

Project Name: DOS DIABLOS

Address: 32527 N. SCOTTSDALE ROAD

Current Zoning: C-2 Parcel Number(s): 216-51-090-B Quarter Section: _____

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial Other

Lot Size: 1,037,561 Current Use: RESTAURANT

Has a 'Notice of Compliance' been issued? No Yes If yes, provide a copy with this submittal

Application Type:

- Abandonment (AB) Master Plan (MP) Text Amendment (TA)
- Appeal (AP) Master Sign Program (MS) Use Permit (UP)
- Development Review (DR)* Minor Subdivision (MD) Variance (BA)
- ESLO Hardship Exemption (HE) Preliminary Plat Subdivision (PP)* Early Contact
- ESLO Wash Modification (WM) Rezoning (ZN) Other _____
- General Plan Amendment (GP) Staff Approval (SA)

Owner: DONALD Schriber Realty Group L.P *Applicant: Theresa Morse

Company: SAA Company: AVANTE GARDE Alcohol Training

Phone: 714.966.6454 Fax: _____ Phone: 480.353.8035 Fax: 623-241-7130

E-mail: _____ E-mail: AGATE@Q.COM

Address: 3645 Ruffin Rd #310 Address: 2 N. Central Ave #170-153 PHX AZ 85004
SAN DIEGO CA. 92123

(*if affiliated with a business, please attach a business card)

[Signature]
Signature circle one: Owner Applicant

5-19-09
Date

Planning & Development Services Department

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

OK to submit w. #awby 5/19/09

6/3
30
90
90
2

Project Pre-Application Questionnaire

Date: _____ Project No.: _____ - PA - _____

Provide a **detailed descriptive narrative** of the site layout that includes the following information:

- Purpose of this request
- Describe any and all pertinent information related to the request including, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.
- What improvements and uses currently exist on the property or on neighboring properties?
- 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: N/A

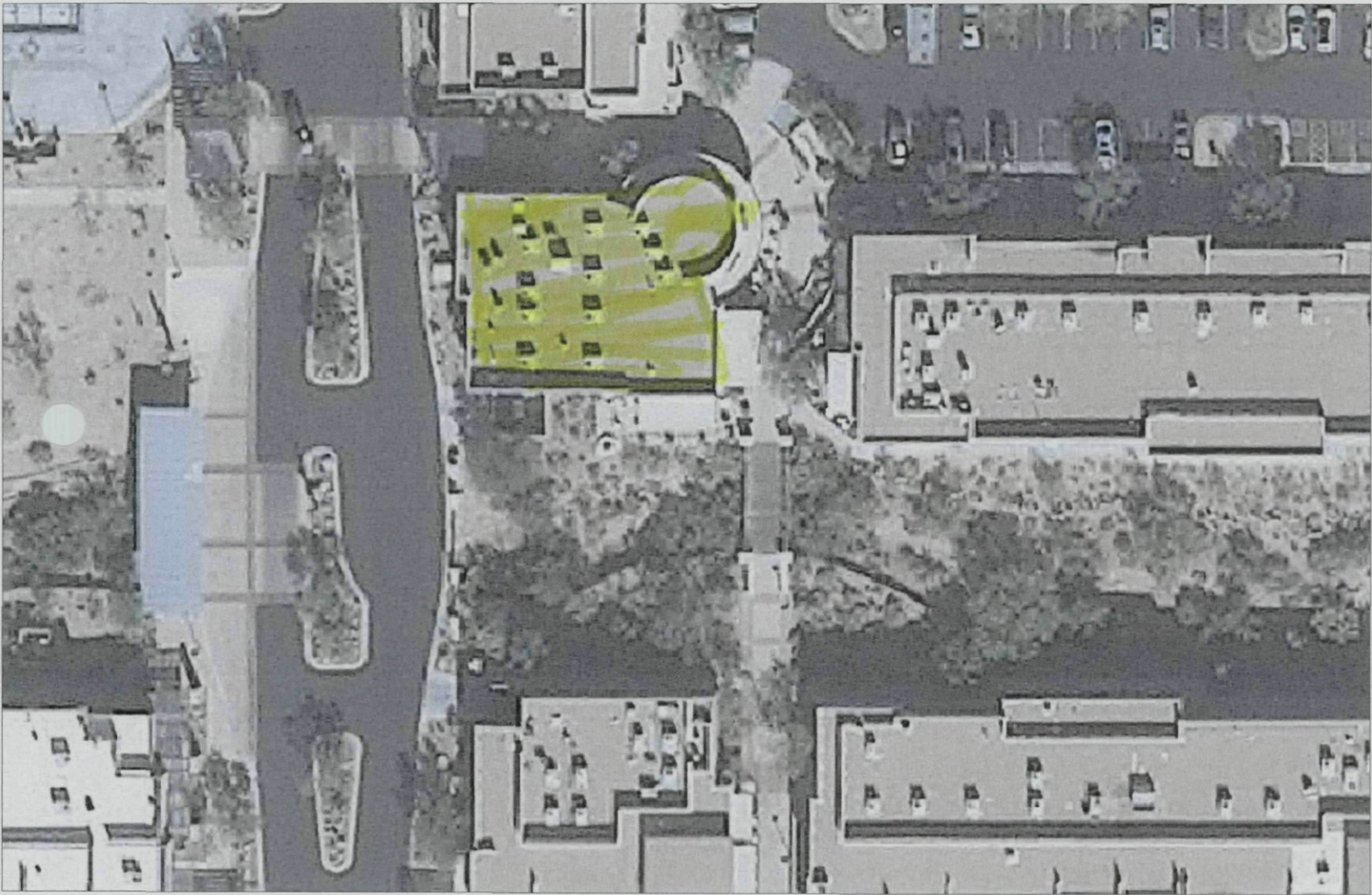
Please type or print narrative in the space below. Provide as much detail as possible; attach a separate sheet if necessary.

Dos Diablos is an upscale restaurant providing authentic Mexican food seven days a week. We are unique in that we would like our customers to be able to enjoy a meal and stay in Scottsdale to relax, enjoy a live band performance or pre-recorded music with the ability to dance on two or three nights per week (Thursday, Friday & Saturday) from 10pm until close. The restaurant is centralized within the Summit shopping center. Due to its placement within the center, the likelihood of disrupting residents in the surrounding area is very unlikely. In addition, the traffic will not present any hardship to existing business or residents as there is sufficient parking in the area. The flow of traffic will exit onto North Scottsdale Road as there are no entrances or exits from the business center into residential areas. This restaurant will be an asset to the community by offering authentic Mexican food and providing an environment which is both relaxing and yet offering some entertainment and patron dancing - the first of its kind in this area. Residents will not have to venture far from home to enjoy themselves.

Planning & Development Services Department

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

County Parcels



Property Information

Parcel #: 216-51-090-B
MCR #:
Property Address: 32551 N SCOTTSDALE RD / SCOTTSDALE 85266
 PT NW4 SEC 14 DAF COM W4 COR SD SEC FR
 WH NW COR SD SEC BEARS N 2642.13F TH N
 ALG W LN SD NW4 347.73F TH E 75F TO A
 POINT ON EASTERN R/W SCOTTSDALE RD SD
 POINT ALSO BEING POB OF PARCEL HEREIN
 DESC TH N ALG SD E R/W DIST 1294.47F TH E
 1230F TH S 712.69F TH W 408.98F TH S 79F
 TH W 401.17F TH S 550F TH W 269.95F TH N
Property Description: 47.64F TH W 150F TO POB EX TH PT DAF COM
 NW COR SD SEC TH S 1254.75F TH E 474.51F
 TO POB TH N 175.79F TH 33.77F ALG CUR TO
 RI HAV RAD 21.50F TH E 96.10F TH 7.85F ALG
 CUR TO RI HAV RAD 5F TH S 205.79F TH
 12.57F ALG CUR TO RI HAV RAD 8F TH W
 93.10F TH 33.77F ALG CUR TO RI HAV RAD
 21.50F TO POB EX ANY PT DESC P/F 02-
 1333385
Section Township
Range: 14 5N 4E
Subdivision Name:
Lot #:

Owner Information

Owner: DONAHUE SCHRIBER REALTY GROUP L P
Mailing Address: 3645 RUFFIN RD STE 310 / SAN DIEGO, CA 921231887 USA
Deed #: 991027317
Deed Date: 11/8/1999
Sales Price: n/a
Sales Month/Year: n/a

Valuation Information

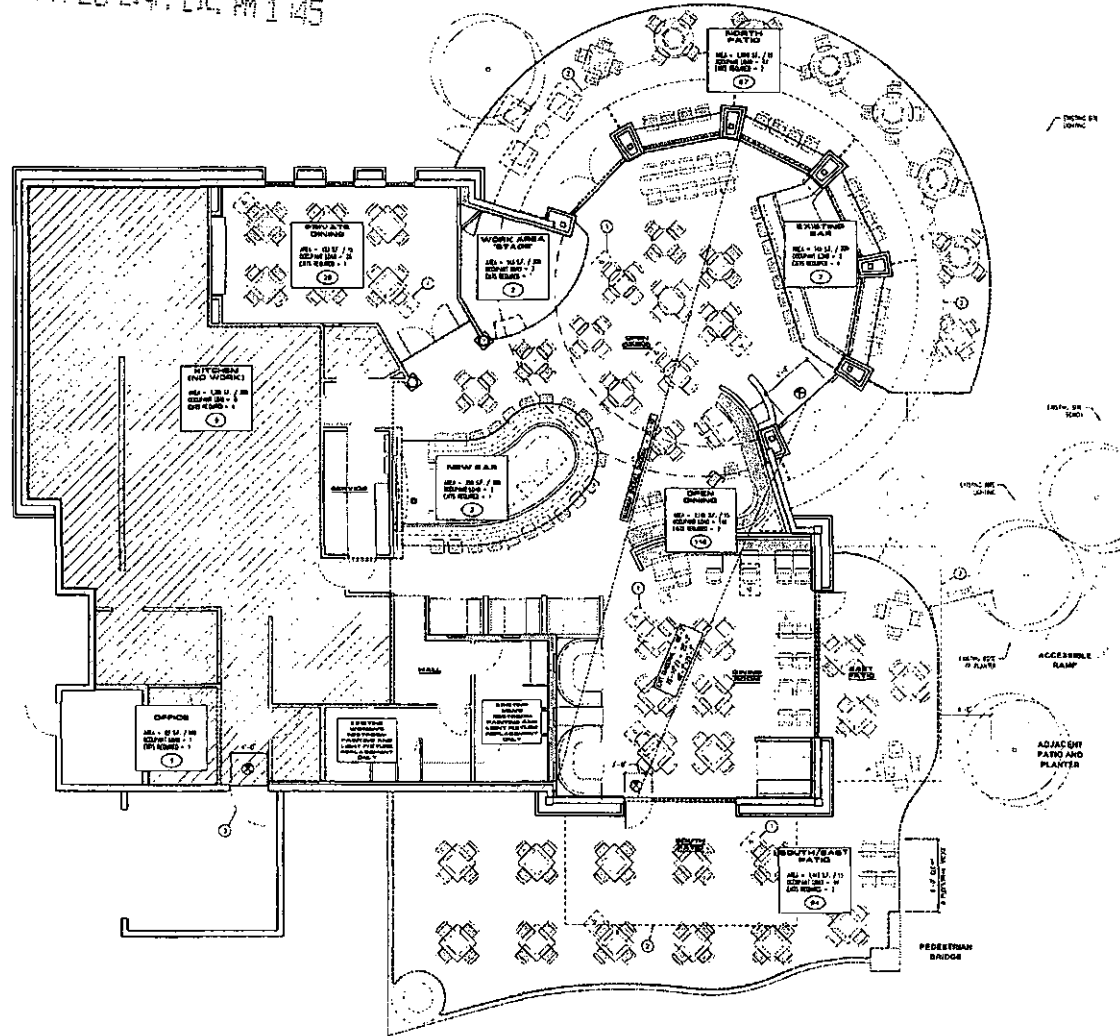
Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$34,601,028	\$34,021,969	\$27,984,101
Limited Property Value (LPV):	\$29,813,175	\$27,102,886	\$24,638,987
Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.			
Legal Class:	M	M	M
Assessment Ratio:	21.0%	22.0%	23.0%
Assessed FCV:	\$7,257,741	\$7,474,642	\$6,427,970
Assessed LPV:	\$6,260,767	\$5,962,635	\$5,666,967
Property Use Code:	1430	1430	1430
Tax Area Code:	931400	931400	931400

Characteristics

Square Feet of Living Space:		Improvement Quality Grade:	
Lot Square Footage:	1,037,561	Market Area/Neighborhood:	20/008
Covered Parking:		Unique Location Characteristics:	None
Construction Year:		Pool Square Footage:	



09 APR 28 11:41 AM 1 45



BUILDING CODES / SEATING DATA

APPLICABLE CODES:
 2006 INTERNATIONAL BUILDING CODE
 2006 INTERNATIONAL PLUMBING CODE
 2006 INTERNATIONAL MECHANICAL CODE
 2006 INTERNATIONAL ELECTRICAL CODE
 2006 INTERNATIONAL FIRE CODE
 2006 INTERNATIONAL ENERGY CODE
 2006 INTERNATIONAL SCHEDULE OF OCCUPANCY

TYPE OF CONSTRUCTION: TYPE V-A, FULLY SPRINKLED
 OCCUPANCY CLASSIFICATION: RESTAURANT, GROUP 1
 GROUP PROJECT AREA: 4,175 SF

OCCUPANCY LOAD CALCULATIONS

SEATING AREA	SEATING AREA
BAR	1,200 SF
RESTROOMS	1,000 SF
ADJACENT PATIO AND PLANTER	1,975 SF
TOTAL	4,175 SF

SEATING CALCULATIONS

TOTAL OCCUPANCY LOADS AND EMPLOYEES	364
TOTAL NUMBER OF SEATS REQUIRED	364
TOTAL SEATING PROVIDED	364
TOTAL SEATING DEFICIT	0

SEATING CAPACITY FOR RESTAURANT

BAR	10 SEATS
RESTROOMS	10 SEATS
ADJACENT PATIO AND PLANTER	10 SEATS
TOTAL	30 SEATS

ACCESSIBLE SEATING REQUIREMENTS

TOTAL TABLES PROVIDED IN DINING	10
TOTAL TABLES PROVIDED IN RESTROOM	1
TOTAL TABLES PROVIDED IN ADJACENT PATIO AND PLANTER	1
TOTAL TABLES PROVIDED IN ALL AREAS	12

RESTAURANT PUBLIC RESTROOMS WITH URINALS

TOTAL OCCUPANCY LOADS AND EMPLOYEES	364
TOTAL MALE OCCUPANCY AND EMPLOYEES	182
TOTAL FEMALE OCCUPANCY AND EMPLOYEES	182
TOTAL PUBLIC RESTROOMS PROVIDED FOR EACH SEX	1
TOTAL PUBLIC RESTROOMS PROVIDED FOR EACH SEX	1
TOTAL PUBLIC RESTROOMS PROVIDED FOR EACH SEX	1

NEW NOTES

- THE NEW NOTES ARE PREPARED BY THE PROJECT ARCHITECT. NOT ALL NOTES APPLY TO EVERY OCCUPANCY CLASSIFICATION. SEE THE REQUIREMENTS AND CONDITIONS IN ALL APPLICABLE TABLES.
- NOTES:
 1. ACCESSIBLE SEATING CLEARANCE
 2. LINE OF ADJ. PATIO AND PLANTER
 3. SERVICE ENTRY/EXIT

GENERAL EXITING / ACCESSIBILITY NOTES

- A. THE SEATING TABLE DISTANCE TO AT LEAST ONE EXIT SHALL BE 300 FT OR SPREADER BUILDINGS.
 B. OCCUPANT LOAD SIGNAGE SHALL BE PROVIDED IN ALL SEATING AREAS.
 C. EXIT SIGNS WITH PHOTOGRAPHIC IMAGES SHALL BE PROVIDED IN ALL SEATING AREAS.
 D. FOOD WILL BE SERVED AT BAR.

LEGEND

1	OCCUPANT LOAD
2	EXIT SIGN
3	ACCESSIBLE SEATING CLEARANCE
4	ACCESSIBLE BY TURNING DOWN 180°
5	ADJACENT TO SEATING TABLE

DOSS DIABLOS
 NEW RESTAURANT TENANT IMPROVEMENT
 3887 NORTH SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA 85268



PROJECT NO. 200775573
 SHEET NO. 20119
 DATE: 04/09/09

CODE STUDY AND EXITING PLAN



AMENDMENT 4/12/09

120775573

DIMENSION FLOOR PLAN





City of Scottsdale Cash Transmittal

80058

80058
3 00151718
05/19/09 PLN-RECORD
DSIMMONS HPDOB58002
5/19/2009 4:05 PM
\$102.00

Received From :

Avante Garde Alcohol Training
2 N CENTRAL AVE STE 170
PHOENIX, AZ 85004
480-353-8035

Bill To :

Avante Garde Alcohol Training
2 N CENTRAL AVE STE 170
PHOENIX, AZ 85004
480-353-8035

Reference # 300-pa-2009
Address 32527 N SCOTTSDALE RD

Issued Date 5/19/2009

Paid Date 5/19/2009

Subdivision

Payment Type CREDIT CARD

Marketing Name

Lot Number

Cost Center

MCR

County No

Metes/Bounds No

APN 216-51-090B

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

SAA
3645 RUFFIN RD STE 310
SAN DIEGO, CA 92123
714-966-6454

Net Lot Area 0

Sewer Type

Number of Units 1

Meter Size

Density

QS 56-45

Code	Description	Additional	Qty	Amount	Account Number
3176	PRE-APPLICATION / UP		1	\$81.00	100-14510-44221
	RECORDS PACKET FOR PREAPPS		1	\$21.00	100-14510-44221

SIGNED BY THERESA MORSE ON 5/19/2009

Total Amount

\$102.00

(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 480-312-5650 AND REFER TO TRANSMITTAL # 80058