



# STAFF APPROVAL LETTER

175-SA-2010

Building D - DC Ranch Market

## STEP 1

### STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

**Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.**

This approval expires one (1) year from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

### PROJECT INFORMATION

LOCATION: 20751 N Pima Rd  
PARCEL: 217-68-687  
Q.S.: 41-49  
CODE VIOLATION #:

APPLICANT: Toby Rodgers  
COMPANY: Butler Design Group  
ADDRESS: 5555 E Van Buren St Ste 215 Phoenix, AZ 85008  
PHONE: 602-957-1800

Request: Add concrete slab over existing tapering steps to create a level walkway with a safety guardrail.

### STIPULATIONS

1. The location and configuration of all site improvements shall be consistent with the site plans submitted by Butler Design Group, Inc. with a date provided by city staff of 05/12/2010.
2. All improvements shall maintain a required 6-foot pedestrian clearance.
3. At time of final plans, provide a 6-foot clearance between the proposed guardrail and existing tree gate by shortening the length of the guardrail.

Related Cases: 231-PA-2010

SIGNATURE: \_\_\_\_\_

Meredith Tessier

DATE APPROVED: \_\_\_\_\_

5/12/2010

## STEP 2

### FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

SUBMIT ONE COPY OF THIS APPROVAL LETTER WITH THE FOLLOWING PLAN SET(S)  
TO THE ONE-STOP-SHOP FOR PLAN REVIEW:

- BUILDING:  2 sets of architectural plans and 1 set of civil improvement plans  
 PLANNING:  1 set of architectural plans and 2 additional site plans & elevations  
 CIVIL:  1 set of civil improvement plans

**POLICY OF THE CITY OF SCOTTSDALE  
ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS**

**RIGHTS OF PROPERTY OWNER**

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

**APPEAL PROCEDURE**

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

**Hearing Officer, C/O City Clerk**

3939 Drinkwater Blvd.  
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

**If you have questions about this appeal process, you may contact:**

City Manager's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2422

City Attorney's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

SIGNATURE: \_\_\_\_\_

231-BA-2010



# Staff Approval Application Submittal Requirements

Project Name: Building 'D' - DC Ranch Market City Staff Contact: T. Curtis

Project Address: 20751 N. Pima Rd. Scottsdale, AZ

Zoning: PNC PCD A.P.N.: 217-68-687 Quarter Section: 41 49

Associated References: Project Number: \_\_\_\_\_ -PA- \_\_\_\_\_ Plan Check Number \_\_\_\_\_ Case(s) \_\_\_\_\_

Request: to install exterior guardrail

Is there an outstanding Code Enforcement citation or Notice of Compliance?  Yes  No If yes, provide a copy.

Owner: <u>Steve Loken</u>	Applicant: <u>Toby Rogers, AIA</u>
Company: <u>DC Ranch Market LLC</u>	Company: <u>Butler Design Group</u>
Phone: <u>480-367-7600</u> Fax: _____	Phone: <u>602-957-1800</u> Fax: _____
E-mail: <u>SLoken@dmbinc.com</u>	E-mail: <u>trogers@butlerdesigngroup.com</u>
Address: <u>7600 E. Doubletree Ranch Rd, Scottsdale</u>	Address: <u>5555 E. Van Buren, Phoenix 85008</u>

**Submittal Requirements: Please submit 1 copy of materials requested below. All plans must be folded.**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> <b>Completed Application (this form) and Application Fee-- \$ 82.00</b> (fee subject to change every July)   | <input type="checkbox"/> <b>Cross Sections-</b> for all cuts and fills  |
| <input type="checkbox"/> <b>Context Aerial</b> with site highlighted   | <input type="checkbox"/> <b>Floor Plan(s)</b> of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.   |
| <input type="checkbox"/> <b>Site Location Map</b>  | <input type="checkbox"/> <b>Landscape Plan</b> indicating location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations. |
| <input type="checkbox"/> Maricopa County <b>Assessor's Parcel Map</b> with site location highlighted   | <input checked="" type="checkbox"/> <b>Elevation Drawings or Color Photosimulations</b> of new additions, buildings, or other changes with materials and colors noted and keyed to material samples.  |
| <input checked="" type="checkbox"/> <b>Narrative</b> describing nature of request  | <input type="checkbox"/> <b>Material Samples-</b> color chips, awning fabric, glazing, etc.   |
| <input type="checkbox"/> <b>Property Owner's Authorization, or signature below</b>   | <input type="checkbox"/> <b>Conceptual Grading &amp; Drainage Plan</b> showing existing & proposed drainage flows, channels and retention.  |
| <input type="checkbox"/> <b>Homeowners/Property Owners Association Approval</b> (if applicable).   | <input type="checkbox"/> <b>Copy of Liquor License Application</b> (For all bars/ restaurants/patios)   |
| <input checked="" type="checkbox"/> <b>Color Photographs of site-</b> including all areas of change.   | <input type="checkbox"/> <b>Airport Vicinity Development Checklist-</b> provided  |
| <input checked="" type="checkbox"/> <b>Site plan</b> indicating extent and location of additions, buildings and other structures, indicate dimensions of existing and proposed structures, sidewalks, or driveways as well as any required setbacks. | <input type="checkbox"/> <b>Current Title Report</b>  |
| <input type="checkbox"/> <b>Lighting-</b> provide cut sheets, details, photometric for any proposed lighting.  | <input type="checkbox"/> <b>Other:</b> _____  |

**Please Note:** After staff review, it may be determined that this request requires approval by the Development Review Board through the public hearing process. If approved at staff level, this approval expires twelve (12) months from date of approval if a permit is required but has not been issued.

Signature Toby Rogers Circle One:  Applicant  Owner

Date 4/20/10

Submittal Date: 4/20/2010

Official Use Only: City Staff Signature: [Signature]

## Planning & Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7800

Ok to Submit



April 20, 2010

City of Scottsdale  
Planning & Development Services  
7447 E. Indian School Rd.  
Scottsdale, Arizona 85251

Re: DMB Market Street, LLC – Building D  
West Addison Exterior Guardrail

As the Owner of the subject property located at 20751 N. Pima Road, we hereby authorize Butler Design Group's representative to submit or file documents and plans on our behalf for the above referenced project.

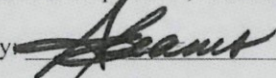
Please feel free to contact Steven Loken at (480) 367-7673 with any questions in this regard.

LANDLORD:

DMB MARKET STREET LLC, an Arizona limited liability company

By: DMB CONSOLIDATED HOLDINGS,  
L.L.C., an Arizona limited liability company,  
its Manager

By: DMB ASSOCIATES, INC., an  
Arizona corporation, its Manager

By:   
Its: EVP

Cc: Toby Rogers, Butler Design Group







# City of Scottsdale Cash Transmittal

## # 83676

**Received From :**

BUTLER DESIGN GROUP  
 5555 E VAN BUREN ST STE 215  
 PHOENIX, AZ 85008  
 602-957-1800

**Bill To :**

BUTLER DESIGN GROUP  
 5555 E VAN BUREN ST STE 215  
 PHOENIX, AZ 85008  
 602-957-1800

<b>Reference #</b>	231-PA-2010	<b>Issued Date</b>	4/20/2010
<b>Address</b>	20751 N PIMA RD	<b>Paid Date</b>	4/20/2010
<b>Subdivision</b>	DC RANCH MARKET STREET	<b>Payment Type</b>	CREDIT CARD
<b>Marketing Name</b>		<b>Cost Center</b>	
<b>MCR</b>	870-42	<b>County</b>	No
<b>APN</b>	000-00-000	<b>Gross Lot Area</b>	0
<b>Owner Information</b>		<b>NAOS Lot Area</b>	0
DC Ranch Market, LLC		<b>Net Lot Area</b>	0
7600 E DOUBLETREE RANCH RD		<b>Number of Units</b>	1
SCOTTSDALE, AZ		<b>Density</b>	
480-367-7600		<b>Meter Size</b>	QS 41-49

Code	Description	Additional	Qty	Amount	Account Number
3166	SA APPLICATION FEE (CASE)		1	\$82.00	100-21300-44221

SIGNED BY TOBY ROGERS ON 4/20/2010

Total Amount

**\$82.00**

(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 # 83676**

