



STAFF APPROVAL LETTER

407-SA-2010

Coach House Fencing

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: 7011 E Indian School Rd
PARCEL: 130-12-035A
Q.S.: 16-44
CODE VIOLATION #:

APPLICANT: Irene Brower
COMPANY: Jim Brower For Coach House Bar
ADDRESS: 7011 E Indian School Rd Scottsdale, Az
PHONE: 480-694-4943

Request: Request approval of new fence

STIPULATIONS

1. Plans submitted for permits shall match those submitted with this approval dated 11/19/2010.
2. Fence material is to match the existing saguaro wood fence.
3. The internal area is not intended to be a patio.
4. If any portion of the fence is determined to be in the City right-of-way, it shall be removed.
5. The fence will be at least 12 feet 6 inches behind the sidewalk.
6. The fence will not block the parking spaces in the front of the building.
- 7.
- 8.

Related Cases: 636-PA-2010

SIGNATURE:

Bob Hults

DATE

November 19,

APPROVED:

2010

STEP 2 FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, along with the following plan set(s) to the One-Stop-Shop for an over the counter plan review:

PLANNING: 3 site plans & elevations

**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: _____



City of Scottsdale Cash Transmittal

85487

85487
 00291254
 10/28/10 PLM-18107
 KWHEELER HPW:575014
 10/28/2010 9:44 AM
 \$106.00

Received From :

JIM BROWER FOR COACH HOUSE BAR
 7011 E INDIAN SCHOOL RD
 SCOTTSDALE, AZ
 480 990 3433

Bill To :

JIM BROWER FOR COACH HOUSE BAR
 7011 E INDIAN SCHOOL RD
 SCOTTSDALE, AZ
 480 990 3433

Reference # 636-PA-2010**Issued Date** 10/28/2010**Address** 7011 E INDIAN SCHOOL RD**Paid Date** 10/28/2010**Subdivision** SCOTTSDALE**Payment Type** CREDIT CARD**Marketing Name****Lot Number** 10**Cost Center****MCR** 006-26**County** No**Metes/Bounds** No**APN** 130-12-035A**Gross Lot Area** 0.**Water Zone****Owner Information****NAOS Lot Area** 0**Water Type**

JIM BROWER FOR COACH HOUSE BAR

Net Lot Area**Sewer Type**

7011 E INDIAN SCHOOL RD

Number of Units 1**Meter Size**

SCOTTSDALE, AZ

Density**QS** 16-44

480 990 3433

Code	Description	Additional	Qty	Amount	Account Number
3168	PRE-APPLICATION / DR		1	\$85.00	100-21300-44221
3199	RECORDS PACKET FOR PREAPPS		1	\$21.00	100-21300-44221


 SIGNED BY IRENE BROWER ON 10/28/2010

Total Amount

\$106.00

(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 # 85487



Project Pre-Application Questionnaire

The purpose of the Pre-Application process and this questionnaire is to provide preliminary information to the City's Planning Department on your proposed development project. This information and a Pre-Application meeting facilitate discussion on the development review process and related issues most likely applicable to your development project.

This questionnaire and checklist have been prepared to assist you in submitting a Pre-Application to the City of Scottsdale. After this application is submitted at the Planning & Development Services Department, a city staff member will contact you to schedule the Pre-Application meeting. At the Pre-Application meeting, a Project Coordinator will notify you of the items required for your formal project application.

Date: _____

Project No.: 636 - PA - 2010

Pre-Applications

Most projects are required to go through the application and entitlement process, and many of those are required to go through one of four public hearing processes for approval. The first step is to submit a preliminary application ("pre-app") to allow staff to begin reviewing your request. A pre-app meeting is scheduled with a Project Coordinator, and will occur a few weeks after submittal. To process your pre-application in a timely manner, the attached forms and all required materials must be provided to enable your meeting to be productive and efficient.

How to Submit

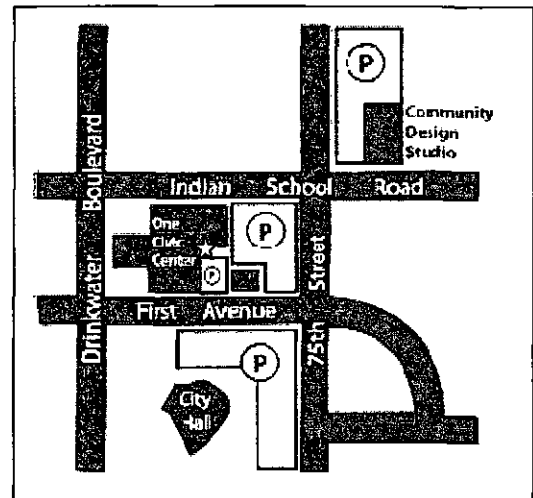
Present this completed form, all required materials and fees to the Planning & Development Services Department located in Suite 105 of One Civic Center (see map). Make checks payable to "City of Scottsdale."

Pre-Application Meeting

At the pre-application meeting, city staff highlights areas where you need to pay particular attention, and which, if any, public hearing process you will be required to go through. The Project Coordinator may advise on the following:

- Zoning & Land Use
- Development Standards
- Neighborhood Impacts
- Open Spaces
- Outdoor Lighting
- Landscaping
- Building Design
- Security
- Streets
- Lot Design
- Pedestrian Access
- Bikeways
- Transit
- Trails
- Parking
- Parks
- School Impacts
- Drainage
- Environmental Impacts
- Infrastructure

Our Location



For more information on the Pre-Application process and procedures, call 480-312-7000 or visit www.scottsdaleaz.gov/BldgResources/DevProcess/

Cost Center # (COS Projects Only): _____

Planning, Neighborhood & Transportation Division

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

Submit
10/25/2010
Revision Date: 12/17/09
10/25/2010



Project Pre-Application Questionnaire

Please Note: All projects require a legally-assigned address; if an address is not currently assigned to your project, please submit a site plan to Records Division staff to obtain one. This may take up to 5 days. The Address Request form is available on-line at www.scottsdaleaz.gov/bldgresources/records.

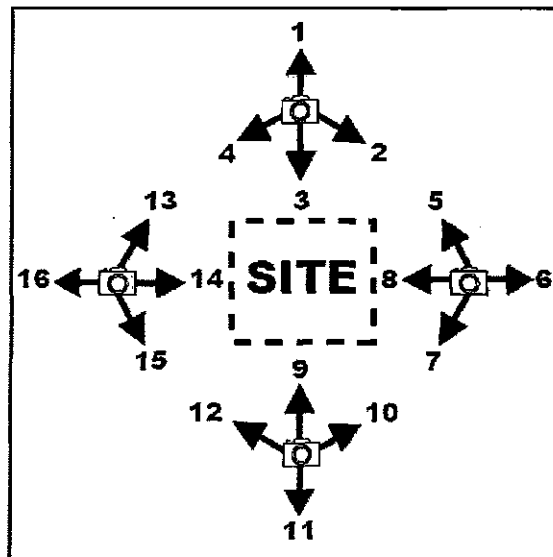
All items listed below must be submitted to constitute a complete submittal.

General Requirements

- 1. Completed Project Pre-Application Questionnaire & Fee 85
- 2. Records Packet Fee 21
The Records Packet will be processed by staff. The applicant need not visit the Records desk to obtain the packet.
- 3. Conceptual Drawing - A conceptual site plan, plot plan, or schematic drawing representing your request (not required for Abandonments). If requesting Development Review Board approval, include elevations showing architectural character.

- 5. Site / Context Photographs
Provide color photographs showing the site and the surrounding buildings/properties in order to provide city staff with a visual impression of the current site conditions. Use the guidelines for photos as instructed below.

- Photos are to be taken looking in towards the project site and looking adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Refer to photograph number and direction of view.
- If your site is greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Do not mount photos on large poster boards, cork boards, etc.



Planning, Neighborhood & Transportation Division

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



Project Pre-Application Questionnaire

Submittal Date: _____ Project No.: _____ - PA- _____
City Staff Signature: _____

Project Name: COACH HOUSE FENCING
Address: 7011 E. INDIAN SCHOOL Rd
Current Zoning: C-2 DD Parcel Number(s): 130-12-035A Quarter Section: 110-44

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial Other

Lot Size: 3,710 SQ. FT. Current Use: BAR

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

Application Type:

- Abandonment (AB)
- Appeal (AP)
- Development Review (DR)*
- ESLO Hardship Exemption (HE)
- ESLO Wash Modification (WM)
- General Plan Amendment (GP)
- Master Plan (MP)
- Master Sign Program (MS)
- Minor Subdivision (MD)
- Preliminary Plat Subdivision (PP)*
- Rezoning (ZN)
- Text Amendment (TA)
- Use Permit (UP)
- Variance (BA)
- Notice of Compliance
- Other REQUEST TO PUT UP FENCE ON OUR PROPERTY

Owner: JAMES BROWER *Applicant: IRENE BROWER

Company: COACH HOUSE Company: COACH HOUSE

Phone: 480 694 4943 Fax: NONE Phone: 480 694 4943 Fax: _____

E-mail: _____ E-mail: IRENE.COACHHOUSETAVERN@GMAIL.COM

Address: MAILING 7904 E CHAPARRAL RD Address: SAME

A110-485
SCOTTSDALE, AZ 85250

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

Signature circle one: Owner Applicant Date 10-27-10

FOR ADMINISTRATIVE USE ONLY

A Pre-application meeting with Planning Staff has already occurred with _____ Date: _____

Planning, Neighborhood & Transportation Division

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



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: _____

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

Planning, Neighborhood & Transportation Division

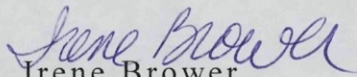
7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

October 28, 2010
City of Scottsdale
Planning, Neighborhood & Transportation Division

Request: To put up permanent fencing on our property
Location: 7011 E. Indian School Road, Scottsdale 85251
Business Name: Coach House

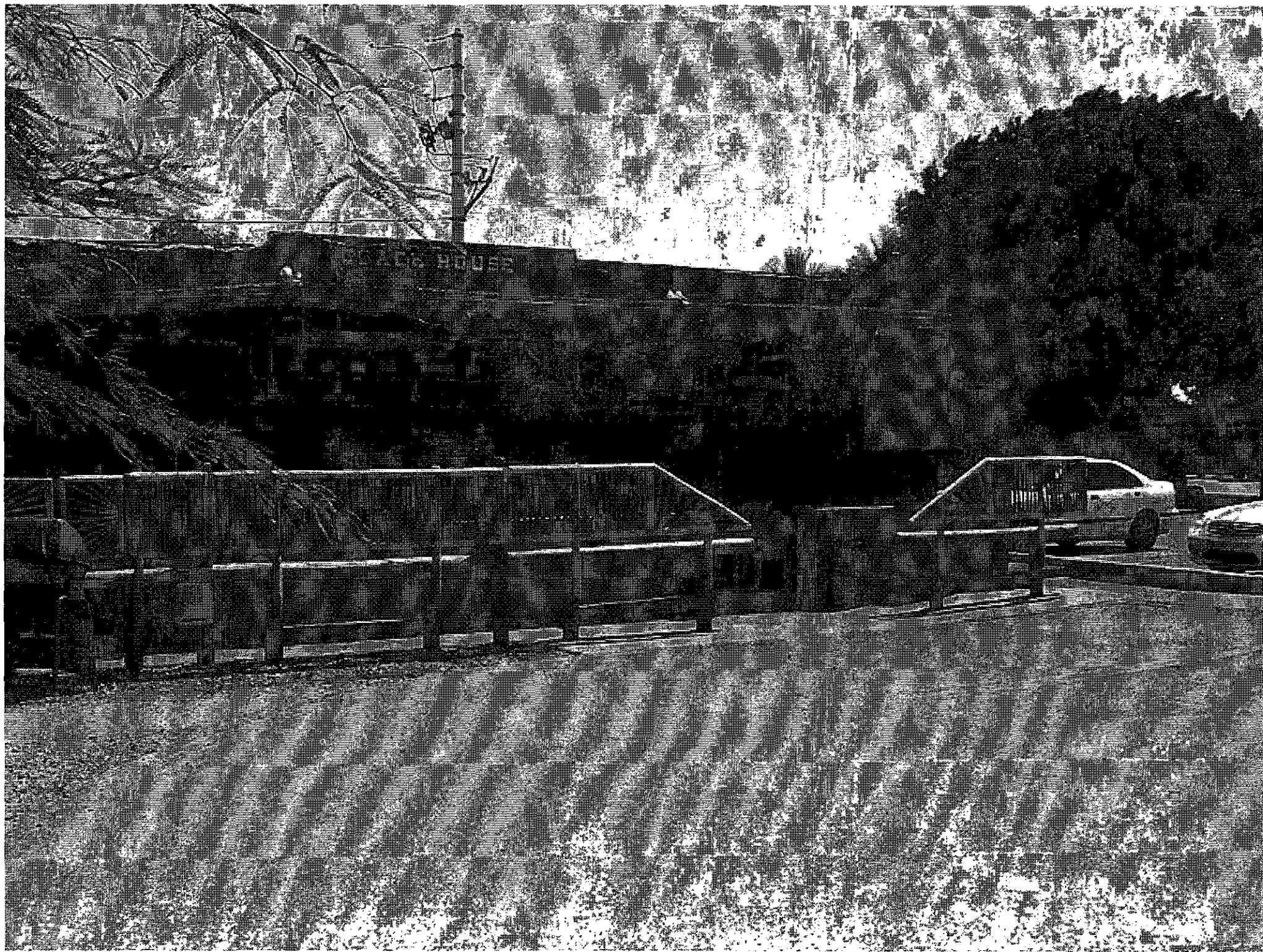
We would like to install a permanent fence on the east and west sides of our property. The fence will be made out of the same material as our existing fence we have; dried saguaro cactus wood.

The height of the fence will be 5' tall. The setback of the fence to the sidewalk will be approximately 12'6". Attached is a drawing of the fence lines in relationship to our property.



Irene Brower
Coach House
480-694-4943
email: irene.coachhousetavern@gmail.com

Mailing address:
7904 E. Chaparral Rd
#A110-485
Scottsdale, AZ 85250-7210





EXAMPLE OF EXISTING FENCE - NEW FENCE TO MATCH.

N 1/4 COR S.27,T2N,R4E
FD BC/HH

NE COR S.27,T2N,R4E
FD BC/HH

INDIAN SCHOOL ROAD

FD BCFL 1.56'
1310.86'
FD BCFL N. 0.2'

N 89°08'22" E

335.36'
GOLDWATER BLVD
30'

S 00°02'36" W

130-12-036A
130-12-037D
CITY OF SCOTTSDALE

S 89°08'22" W
49.95'

N 00°05'34" E 57.50'

2,747 SF
0.083 AC

44.00'
S 00°07'25" W

LI 5.88' 25.05'
S 89°08'22" W

5.01'
TCE
77 S.F.

130
-44
86

130-12-035A
ROBERT & MARY
BROWER

130-12-034A
MILDRED
WOLFSWINKEL

LOT 10

LOT 9

Unofficial Document

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 89°08'22" W	18.92'
L2	S 74°25'53" W	25.60'
L3	S 89°08'22" W	6.05'
L4	S 00°00'26" E	7.01'
L5	N 89°52'35" W	0.32'



SCALE: 1"=40'

FD BC/HH

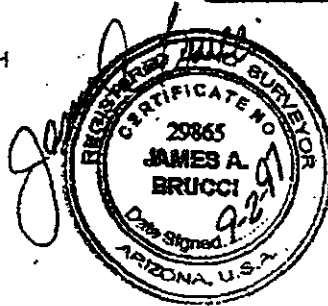
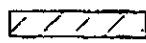
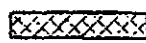


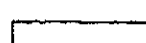


EXHIBIT "A"

ACQUISITIONS

-  REQUIRED R O W
-  TEMP CONST ESMT
-  DRAINAGE EASEMENT
-  PUBLIC UTILITY ESMT
-  OTHER

PROJECT INDIAN SCHOOL ROAD
Goldwater Blvd to Marshall Way
PROJECT NO: COSC0009
TAX PARCEL NO. 130-12-035A
OWNER R & M BROWER

BY: jabr DATE 05/97

PAGE 1 OF 2

EXHIBIT A

109 PH04109/01/97 15:45:06 jabr S:\SVY\COSC0009\CS912035